

Sturminster Marshall Neighbourhood Plan

Site Options and Assessment

Sturminster Marshall Parish Council

June 2021

Quality information

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Abbreviations used in the report

Abbreviation

| | |
|-------|---|
| Ha | Hectare |
| LP | Local Plan |
| MHCLG | Ministry of Housing, Communities and Local Government |
| NDP | Neighbourhood Development Plan |
| NP | Neighbourhood Plan |
| NPPF | National Planning Policy Framework |
| PPG | Planning Practice Guidance |
| SHLAA | Strategic Housing Land Availability Assessment |
| SMNP | Sturminster Marshall Neighbourhood Plan |
| SSSI | Site of Special Scientific Interest |
| TPO | Tree Preservation Order |

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 It is a 'snapshot' in time and may become superseded by more recent information.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 If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage.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

Sturminster Marshall Neighbourhood Plan is being prepared in the context of the adopted Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014) and the emerging Dorset Local Plan (Options Consultation, January 2021). The Neighbourhood Plan is being produced to have an influence in determining where new homes, shops and community facilities should be built and what they should look like¹.

The Christchurch and East Dorset Core Strategy identifies Sturminster Marshall as a Rural Service Village with no housing allocations or requirement to deliver housing within the Parish. However, the draft Dorset Local Plan now includes a housing requirement of 472 dwellings for the Parish. The emerging Plan also includes housing allocations for 425 dwellings towards meeting this figure. Therefore, should this Plan come forward in its current form, the Sturminster Marshall Neighbourhood Plan would have a residual housing requirement of 47 dwellings which could be met through windfall development or allocations.

Under Government Planning Practice Guidance, individual housing allocations to meet the identified housing requirement can only be made in one document, either the Local Plan or Neighbourhood Plan and should not be duplicated. The emerging Dorset Council Local Plan, as currently drafted, would appear to prevent Sturminster Marshall from identifying alternative sites (mainly due to the Green Belt coverage which wraps tightly round the main settlement. However, communication with Dorset Council has confirmed that as this is the first consultation on the proposed Local Plan, they are supportive of the Neighbourhood Plan group exploring alternative sites for allocation to those put forward in the draft Local Plan, to meet the housing requirement.

A draft neighbourhood plan (Regulation 14) could therefore be published and consulted on prior to the Dorset Council Local Plan reaching Publication Stage. In order for this approach to be successful, the Local Plan would need to make a number of changes. In particular, it is highly likely that should the neighbourhood plan identify alternative sites for development, the land will need to be released from Green Belt. While National Planning Policy Framework paragraph 136 in theory allows a neighbourhood plan to amend Green Belt boundaries, it can only be done so where the need has been established through strategic policies. Hence there would need to be close working and cooperation between Dorset Council and the Neighbourhood Plan steering group on this matter.

There are 22 sites included in this assessment, which includes a consideration of the sites proposed as Local Plan allocations. 12 were identified through the Dorset Council Strategic Housing Land Availability Assessment (SHLAA), while the remaining 10 were identified through the Neighbourhood Plan Call for Sites.

The report concludes that two of the 22 sites are suitable for allocation, a further 13 are potentially suitable for allocation subject to the mitigation of minor constraints and the remaining seven are not appropriate for housing allocation due to significant constraints. The results are summarised below:

The site assessment found that of the 22 sites reviewed, two are suitable for allocation in the Neighbourhood Plan. These are:

- **CFS5:** This is a previously developed site in the Green Belt. The site is suitable for redevelopment, in line with Paragraph 145 NPPF.
- **CFS6:** This is a previously developed site in the Green Belt. The site is suitable for redevelopment, in line with Paragraph 145 NPPF.

13 are potentially suitable subject to the mitigation of various constraints and/or consultation with Dorset Council. These are:

- **CFS1:** This site is in conformity with adopted Local Plan policy KS2; therefore, the site is potentially appropriate for allocation in the Neighbourhood Plan subject to establishing suitable access.

¹ Neighbourhood Plan webpage available at: http://www.sturminstermarshall-pc.gov.uk/Neighbourhood_Plan_25622.aspx

- **CFS2:** The site is potentially appropriate for allocation in the Neighbourhood Plan, subject to establishing an appropriate access and consultation with Dorset Council.
- **CFS3:** The site is potentially partially appropriate for allocation subject to consultation with Dorset Council on whether a small section of this site could constitute limited infilling.
- **CFS4:** The site is potentially partially appropriate for allocation subject to consultation with Dorset Council on whether a small section of this site could constitute limited infilling and that development would avoid trees on site or confirmation from Dorset that some tree clearance would be acceptable.
- **CFS7:** The site is potentially partially appropriate for allocation subject to consultation with Dorset Council on whether a small section of this site could constitute limited infilling and whether a shared access would be considered by the landowner.
- **CFS9:** The site is potentially appropriate for allocation in the Neighbourhood Plan subject to consultation with Dorset Council and understanding from the landowner on whether a shared access would be considered.
- **CFS10:** The site is potentially appropriate for allocation subject to consultation with Dorset Council and the Highways Authority on the potential to upgrade the access.
- **SHLAA 3:** This is a greenfield site located within the Green Belt adjacent to the settlement boundary and built up area. This site is included as an allocation in the emerging Local Plan together with adjacent site SHLAA 11. Together these sites form a natural extension to the southern boundary of the settlement with a defined boundary on all sides and are close to the primary school and village services.
- **SHLAA 4:** The southern part of the site is potentially appropriate for allocation, subject to Green Belt boundary/policy change.
- **SHLAA 5:** Given the current form of the settlement boundary the inclusion of the northern part of this site in Green Belt release would represent a logical 'rounding off' off the settlement, subject to consultation with the Highways Authority.
- **SHLAA 9:** The site contains previously developed land which could come forward under permitted development rights, subject to consultation with Dorset Council. However, the rest of the southern part of the site is potentially appropriate for allocation, subject to Green Belt policy change. Issues identified in the evidence base including impact on heritage should be considered as part of any allocation.
- **SHLAA 10:** While there do not appear to be any 'showstopper' constraints to development, development of the entire site would introduce a significant area of built form into this part of Sturminster Marshall and would significantly change the form and character of the village. In addition, there would be a high level of harm to the Green Belt. A reduced site area would reduce the level of harm and incursion into the countryside.
- **SHLAA 11:** This is a greenfield site located within the Green Belt adjacent to the settlement boundary and built up area. This site is included as an allocation in the emerging Local Plan together with adjacent site SHLAA 3. Together these sites form a natural extension to the southern boundary of the settlement with a defined boundary on all sides and are close to the primary school and village services.

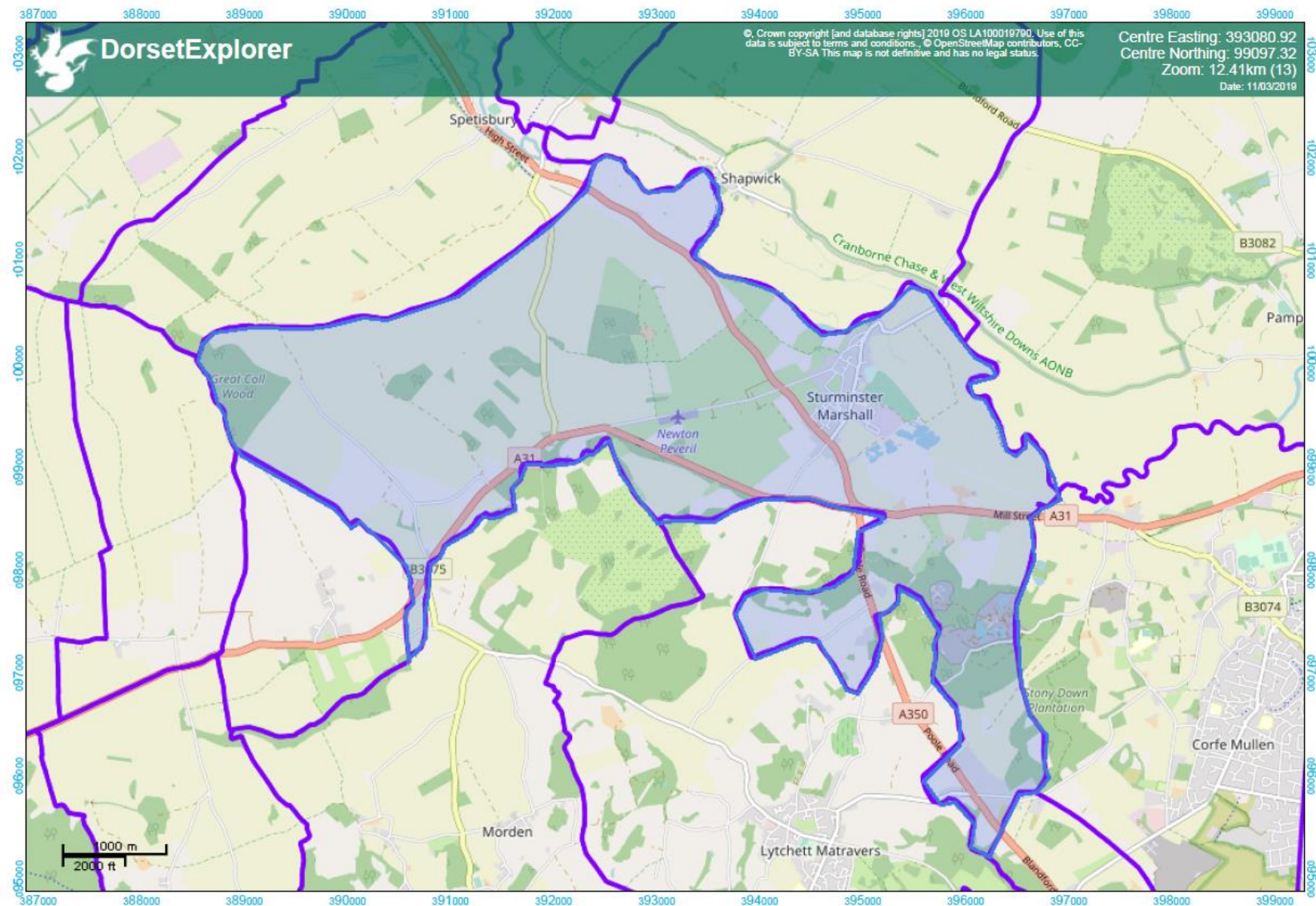
The remaining seven sites (**SHLAA 1, SHLAA 2, SHLAA 6, SHLAA 7, SHLAA 8, SHLAA 12** and **CFS8**) are not suitable for allocation in the Neighbourhood Plan due to significant constraints.

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with Dorset Council and the community to explore options for site allocations and policies in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the housing need for the plan area.

1. Introduction

- 1.1 This report is an independent assessment of potential development sites for the Sturminster Marshall Neighbourhood Plan undertaken on behalf of Sturminster Marshall Parish Council. The work was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The neighbourhood area (which covers the parish) was designated in April 2019. The boundary is shown in Figure 1-1.
- 1.4 Sturminster Marshall is a rural village, with a population of approximately 2,150, lying between the River Stour to the north and the A350 to the south west. The village is in a countryside setting and is situated between two large country estates (one of them belonging to the National Trust and one to Drax). The village is also inset with the South East Dorset Green Belt. There are also smaller hamlets within the Parish boundary which are covered by Green Belt: Jubilee Cross, Almer and Mapperton.
- 1.5 The Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty is located just north of the neighbourhood area.
- 1.6 The more northerly parts of the settlement fall within the flood plain of the River Stour. The River Winterborne flows from the southwest to join the Stour just to the north of the village. The southern parts of the village are on gently rising ground above the flood plain. The A350 which passes through this part of the village is a main route from Poole to Bristol and the north-west. While the A31 provides links to Southampton to the east and Dorchester to the west, and is the main Folkstone to Honiton Trunk road.
- 1.7 The northern part of the village, north of King Street and including the Market Place and the church, is designated as a Conservation Area. There are also Conservation Areas at Almer and Mapperton.
- 1.8 The village is served by a bus service, connecting the neighbourhood area to Blandford Forum, Wimborne and Poole. Although the closest train station is located in Hamworthy, the Parish Council noted that many residents use Poole and Salisbury train stations more frequently.
- 1.9 The village has a range of facilities including three shops, school, village hall, the Old School used for village events and a number of areas of public open space, one of which provides sports pitches and a children's play area (Church Hill Close), and the other an informal riverside open space (Walnut Tree Field) as well as Bartons Ground and Charborough Ways.
- 1.10 Neighbourhood Plans are required to be in conformity with the strategic policies of the adopted Local Plan as well as having regard to the emerging Local Plan. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plan to provide a clear overall strategic direction for development in Sturminster Marshall whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 1.11 This assessment in itself does not allocate sites. It is the responsibility of Sturminster Marshall Parish Council to decide, guided by this report and other relevant available information, whether to allocate sites and if so, which sites to select for allocation to best address the Neighbourhood Plan objectives.

Figure 1-1 Sturminster Marshall Neighbourhood Plan Area



Source: Dorset Council Webpage

2. Methodology

- 2.1 The approach undertaken in the site appraisal is based on the Government's National Planning Policy Framework (2019) and associated National Planning Practice Guidance² 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 appropriateness of sites for development is equally relevant. This is based on an assessment of whether a site is suitable, available and likely to be viable.
- 2.3 In this context, the methodology for carrying out the site appraisal is presented below. This methodology was agreed with Locality³ as appropriate for Sturminster Marshall.

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 included sites identified in the Sturminster Marshall Neighbourhood Plan area through:
 - The Neighbourhood Plan Call for Sites;
 - The SHLAA (2019); and
 - Any planning applications pending consideration.

Task 2: Site Assessment

- 2.5 Of the 22 sites identified, 12 were from the SHLAA (2019) and the remaining 10 from the Neighbourhood Plan Call for Sites.
- 2.6 For the sites identified through the SHLAA, this site assessment reviews the assessment carried out by Dorset Council and provides comments on whether these conclusions would apply in the neighbourhood planning context. The remaining sites were subject to a full appraisal proforma.
- 2.7 A site appraisal pro-forma has been developed 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)⁴ 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.
- 2.8 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:

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

³ <https://locality.org.uk/>

⁴ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability.

Task 3: Consolidation of Results

- 2.9 Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were potentially the most appropriate for allocation in the Neighbourhood Plan.
- 2.10 All the site assessment information is drawn together into a summary table which ranks sites from most to least appropriate for allocation in the Neighbourhood Plan, based on the level of constraints and issues identified which would need to be resolved or mitigated.
- 2.11 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 the following judgement, based on the three ‘tests’ of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**:
- ‘**Green**’ is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).
 - ‘**Amber**’ sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
 - ‘**Red**’ sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

- 2.12 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate. If a figure has not already been put forward for the site, a figure has been provided to indicate the amount of development that would be appropriate for the site.
- 2.13 For sites being considered for housing where a capacity figure does not already exist, a simple calculation has been made to exclude a part of the site for non-residential use (e.g. open space) and then apply an appropriate density expressed in number of dwellings per hectare. For the sites assessed, a standard density of 30 dwellings per hectare, in line with East Dorset and Christchurch Local Plan Policy LN2, unless this conflicted with the local character and distinctiveness of the area in which case a judgement was made on the potential capacity of a site.
- 2.14 The indicative densities and capacities stated for each site in this high-level assessment should however be considered as a starting point only. Different densities than suggested in this report may be appropriate to apply to the sites in the neighbourhood area (resulting in different capacities) based on site specific circumstances. It is recommended that the number of homes 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 site-specific characteristics and constraints. Therefore, the densities proposed by Sturminster Parish Council in the Sturminster Neighbourhood Plan may differ from the densities as set out in this report.

3. Policy Context

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 National policy is set out in the National Planning Policy Framework (2019)⁵ and is supported by Planning Practice Guidance⁶. The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.3 The statutory local plan-making authority for Sturminster Marshall is Dorset Council. In April 2019, East Dorset District Council was replaced by Dorset Council (a unitary authority that also replaced North Dorset, Purbeck, West Dorset and Weymouth and Portland). A decision was made in the summer of 2019 to cease work on the majority of the separate local plan reviews, and coordinate work into a single Dorset Council Local Plan.
- 3.4 Therefore, the key documents for the Dorset Council planning framework include:
- East Dorset and Christchurch Local Plan⁷;
 - Dorset Council Local Plan (Options Consultation, January 2021)⁸;
 - Strategic Green Belt Review (December 2020)⁹; and
 - East Dorset and Purbeck Area Landscape and Heritage Study (January 2021)¹⁰.

National Planning Policy Framework (2019)

- 3.5 The policies of relevance to the development in Sturminster Marshall are set out below, but this report has regard to all aspects of national planning policy where appropriate.
- 3.6 NPPF¹¹ (2019) paragraph 69 states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (less than one hectare) suitable for housing in their area¹².
- 3.7 Paragraph 78 states 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. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 3.8 Paragraph 79 states that planning policies 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;
 - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;

⁵ Available at: www.gov.uk/guidance/national-planning-policy-framework

⁶ Available at: www.gov.uk/government/collections/planning-practice-guidance

⁷ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/east-dorset-and-christchurch-adopted-local-plan.aspx>

⁸ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/the-plan/pdfs/dclp-jan-2021-dorsetcouncillocalplan-vol1.pdf>

⁹ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/evidence/strategic-green-belt-review.aspx>

¹⁰ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/evidence/east-dorset-and-purbeck-area-landscape-and-heritage-study.aspx>

¹¹ Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

¹² To note, this is not an upper limit and larger sites can be allocated in Neighbourhood Plans when in conformity with the strategic policies in the Local Plan.

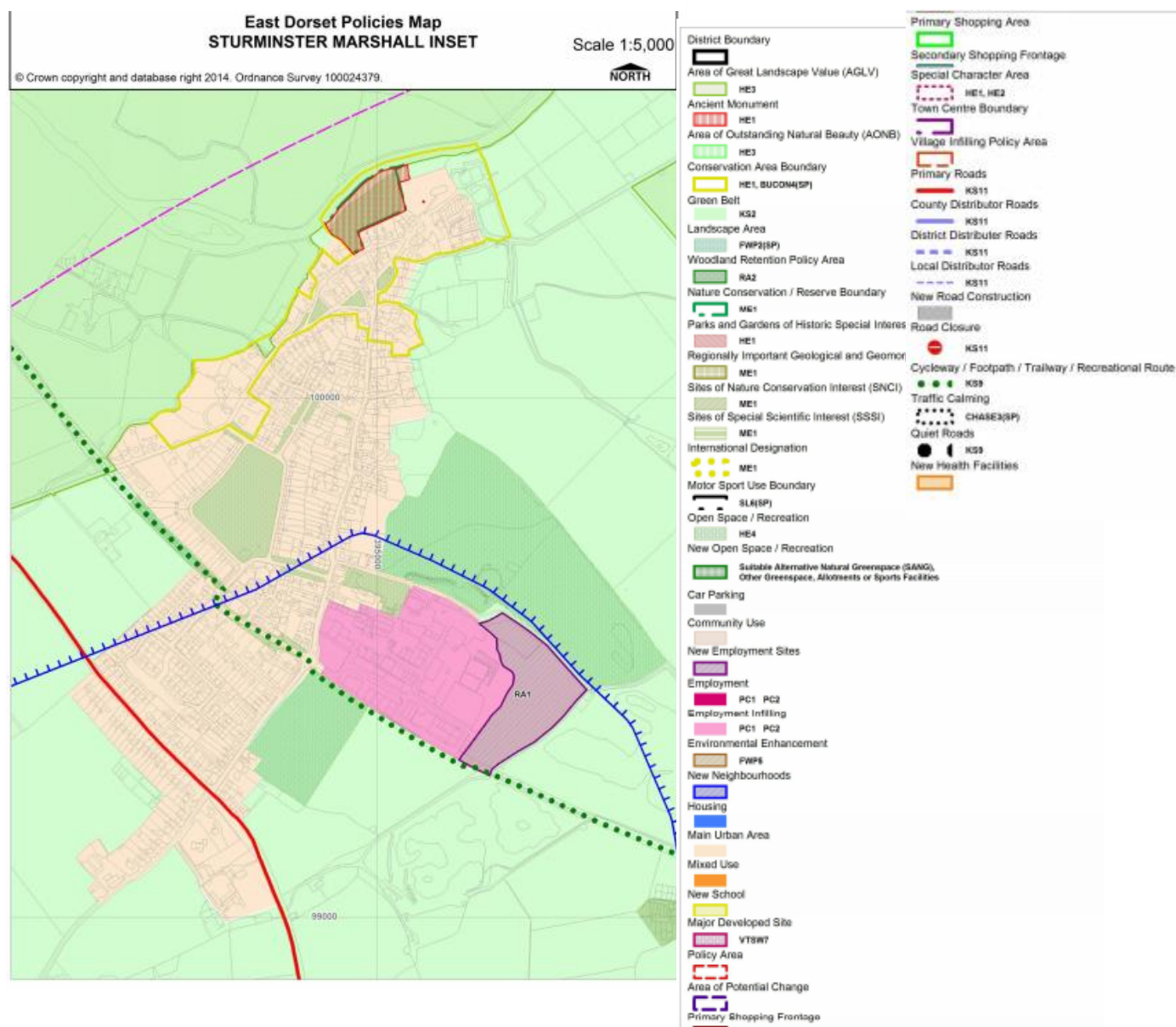
- the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential dwelling; or
 - the design is of exceptional quality.
- 3.9 Paragraph 80 notes that where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.
- 3.10 Paragraph 145 identifies exceptions to development in the Green Belt including the replacement of existing buildings, limited infilling in villages, limited affordable housing (such as rural exception sites) and limited infilling or redevelopment of a previously developed area which would not have a greater impact on the openness of the Green Belt than the existing development or would not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

East Dorset and Christchurch Local Plan (Part 1 – Core Strategy) (adopted April 2014)

- 3.11 The Core Strategy is the document that sets out the planning strategy for Christchurch Borough and East Dorset District over 15 years to 2028. It sets out how much, what type, where and how development should take place and how this should be catered for. The policies of relevance to the development in Sturminster Marshall are set out below.
- 3.12 Objective 1 of the Core Strategy is to retain and protect the Green Belt, except for strategic release of land to provide new housing and employment development.
- 3.13 **Policy KS2 Settlement Hierarchy** outlines that the location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities. Sturminster Marshall is classed as a Rural Service Centre. A Rural Service Centre is defined as a main provider for the rural area where residential development will be allowed of a scale that reinforces their role as providers of community, leisure and retail facilities to support the village and adjacent communities.
- 3.14 **Policy KS3 Green Belt** sets out that development in East Dorset District and Christchurch Borough will be contained by the South East Dorset Green Belt. The policy states that limited changes to the existing boundaries are proposed to enable some new housing and employment to meet local needs and also to include areas in the Green Belt that are no longer capable of providing for these needs. The revised Green Belt boundaries will follow the edge of the new urban area.
- 3.15 **Policy KS4 Housing Provision in Christchurch and East Dorset** states that about 8,490 new homes will be provided in the plan area between the years 2013 and 2028. The Councils aim for a total of 35% of the new homes to be affordable.
- 3.16 **Policy KS5 Provision of Employment Land** states that employment land supply located in Christchurch and East Dorset will contribute in part to meeting the wider strategic requirement across the Bournemouth and Poole Strategically Significant City and Town as identified in the 2012 Bournemouth, Dorset and Poole Workspace Study. An appropriate mix of premises will be encouraged on employment sites within the portfolio to meet these business needs.
- 3.17 **Policy RA1 Bailie Gate Employment Allocation, Sturminster Marshall** outlines that 3.3 hectares of land at Bailie Gate, Sturminster Marshall should be removed from the Green Belt and developed for new employment. This should involve:
- The provision of B1 (Office and Light Industry), B2 (General Industry) and B8 (Warehousing and Distribution) employment uses.

- 3.18 **Policy LN2 Design, Layout and Density of New Housing Development** states that on all sites, the design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of net 30 dwellings per hectare will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate.
- 3.19 **Policy LN4 Affordable Housing Exception Sites** states that exceptionally land adjoining or very close to the defined rural and urban settlements which would otherwise be considered inappropriate for development may be developed to facilitate affordable housing, in perpetuity, provided that:
- Secure arrangements are included to ensure that affordable housing will be enjoyed by successive as well as initial occupiers;
 - The proposed development would provide a mix of affordable housing size and type which meets demonstrated local housing needs; and
 - The development is small scale and reflects the setting, form and character of the settlement and the surrounding landscape.
- 3.20 **Policy PC1 Christchurch and East Dorset Employment Land Hierarchy** outlines the site hierarchy to influence the location of employment uses across sites in Christchurch and East Dorset. Baillie Gate Industrial Estate in Sturminster Marshall is considered to be a 'Higher Quality Site'. Therefore this site will be a focus for meeting projected requirements for B1, B2 and B8 uses as set out in Key Strategy Policy KS5.
- 3.21 Figure 3-1 shows the Core Strategy Policy Map for Sturminster Marshall.

Figure 3-1 Core Strategy Policies Map



Dorset Council Local Plan (Options Consultation) (Published January 2021)

- 3.22 The first draft of the proposed local plan is the Options Consultation, with the consultation running between January and March 2021. The latest Local Development Scheme indicates that following this consultation the publication version of the Local Plan is due to be published in the third quarter of 2021, and submission in the first quarter of 2022.
- 3.23 The Options Consultation proposes that for the purposes of strategic planning, the Dorset Council area should be split into four functional areas. Of these, Sturminster Marshall falls within the South East Dorset functional area. This is an area that is centred upon the suburbs surrounding the Bournemouth–Poole conurbation, and extends out into the countryside to include the full extent of the South East Dorset Green Belt designation (for the Dorset Council area).
- 3.24 Sturminster Marshall is also placed in Tier 3 out of 4 of the settlement hierarchy (larger villages). Draft **Policy DEV2** sets out the growth strategy for the South East Dorset functional area. It notes that housing growth will be delivered through windfall and infilling within existing

built up areas excluded from the Green Belt and on the edge of larger villages, through the small-scale Green Belt release at Lytchett Matravers and Sturminster Marshall.

- 3.25 The Plan provides Sturminster Marshall with a housing requirement of 472 dwellings. This is derived from a sum of completions since the beginning of the Plan period, extant planning permissions, housing allocations, capacity on major sites (of 10 or more dwellings) within development boundaries as evidenced through the SHELAA and a windfall allowance on minor sites (of less than 10 dwellings).
- 3.26 Draft **Policy SED1** The South East Dorset Green Belt notes that exceptional circumstances have been met to make changes to the Green Belt boundaries, including around the settlements of Sturminster Marshall and Lytchett Matravers.
- 3.27 **Policy HOUS7** Isolated homes in the countryside states that isolated homes may be permitted where:
- The scheme improves the setting and character of the immediate area and/or heritage asset;
 - The scheme has particular regard to minimising impact on landscape; and
 - The scheme is of exceptional quality with innovative designs.
- 3.28 The policy goes on to note that within the Green Belt the replacement, extension or alteration of an existing building will be acceptable provided it is for residential purposes and not materially larger than the original.

Chapter 20 of the Options Consultation focuses on Sturminster Marshall. It sets out a vision for the village, stating that in 2038, Sturminster Marshall will:

- act as a focal point for smaller settlements nearby and develop its role to provide facilities for everyday needs, including new employment opportunities;
 - have development, including housing, that will support its enhanced role; and
 - retain a clearly defined edge inset within the Green Belt.
- 3.29 It then states that opportunities for development at Sturminster Marshall include:
- Land at Station Road, to the south-east of the village which has capacity for around 225 new homes;
 - Land at Springfield Farm, to the north-west of the village which has capacity for around 60 new homes;
 - Sturminster Marshall Golf Course, to the east of Sturminster Marshall which has capacity for around 140 new homes;
 - An extension to the Bailie Gate Industrial Estate, which has capacity to provide around 3.3 ha of employment land on top of further opportunities within the existing industrial estate.
- 3.30 This totals 425 dwellings over 3 sites which could be allocated in the neighbourhood area.



Strategic Green Belt Review (December 2020)

- 3.31 Dorset Council and Bournemouth, Christchurch and Poole (BCP) Council have prepared a Strategic Green Belt Review of the South East Dorset Green Belt.
- 3.32 The harm assessments have been considered when assessing whether there could be 'exceptional circumstances' for changes to Green Belt boundaries. Figure 3-3 shows the environmental constraints and 3-4 shows the harm assessment for land surrounding Sturminster Marshall outside of those constraints.

Figure 3-3 Environmental Constraints



- - - Local Authority boundary
- Inset area
- Green Belt
- Sturminster Marshall parcel
- Neighbouring parcel

Absolute constraints

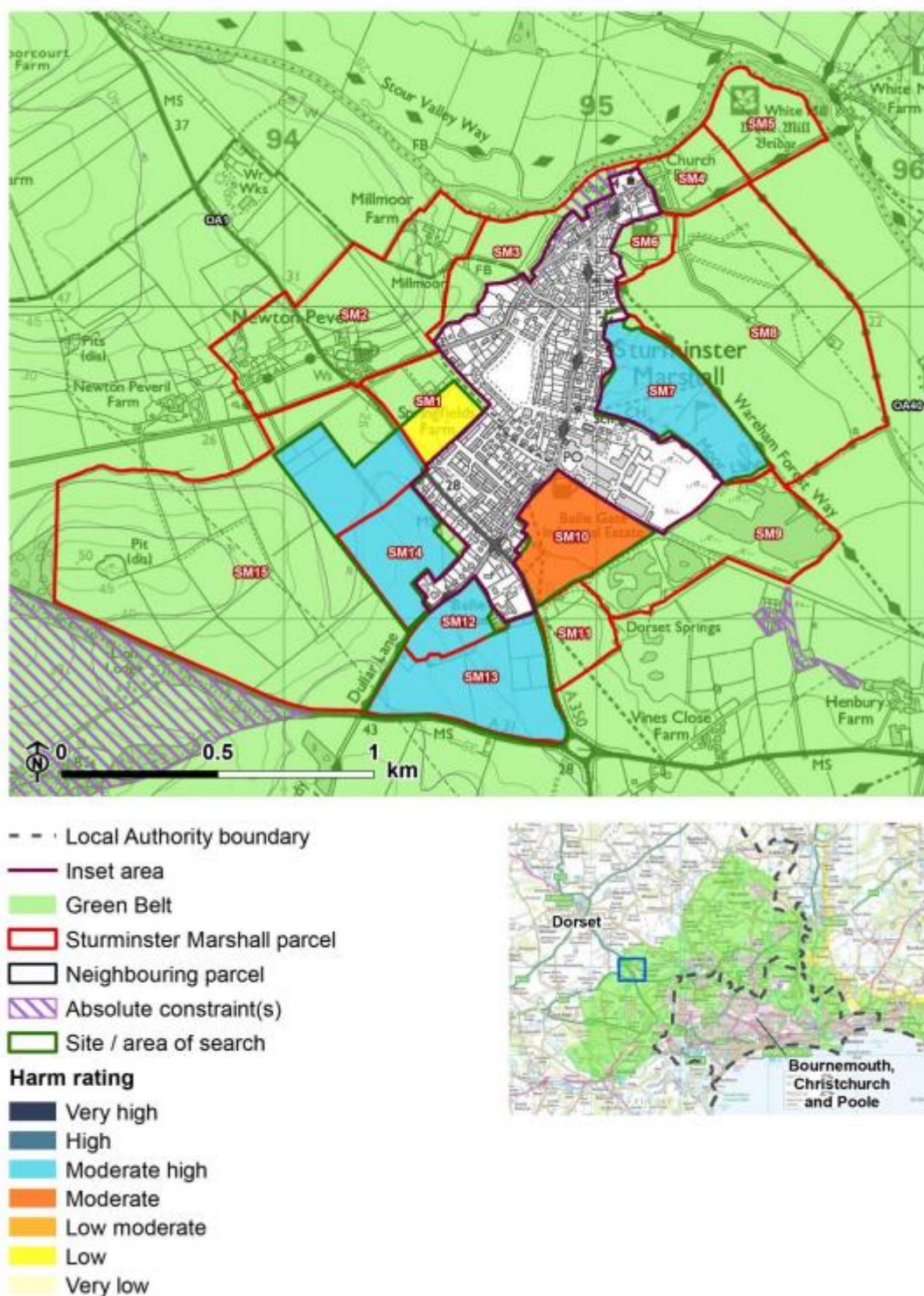
- Ancient Woodland Inventory
- Scheduled monument
- Registered park & garden
- CROW Registered Common Land



Potential constraints

- Local Nature Reserve
- Flood zone 3
- Flood zone 2

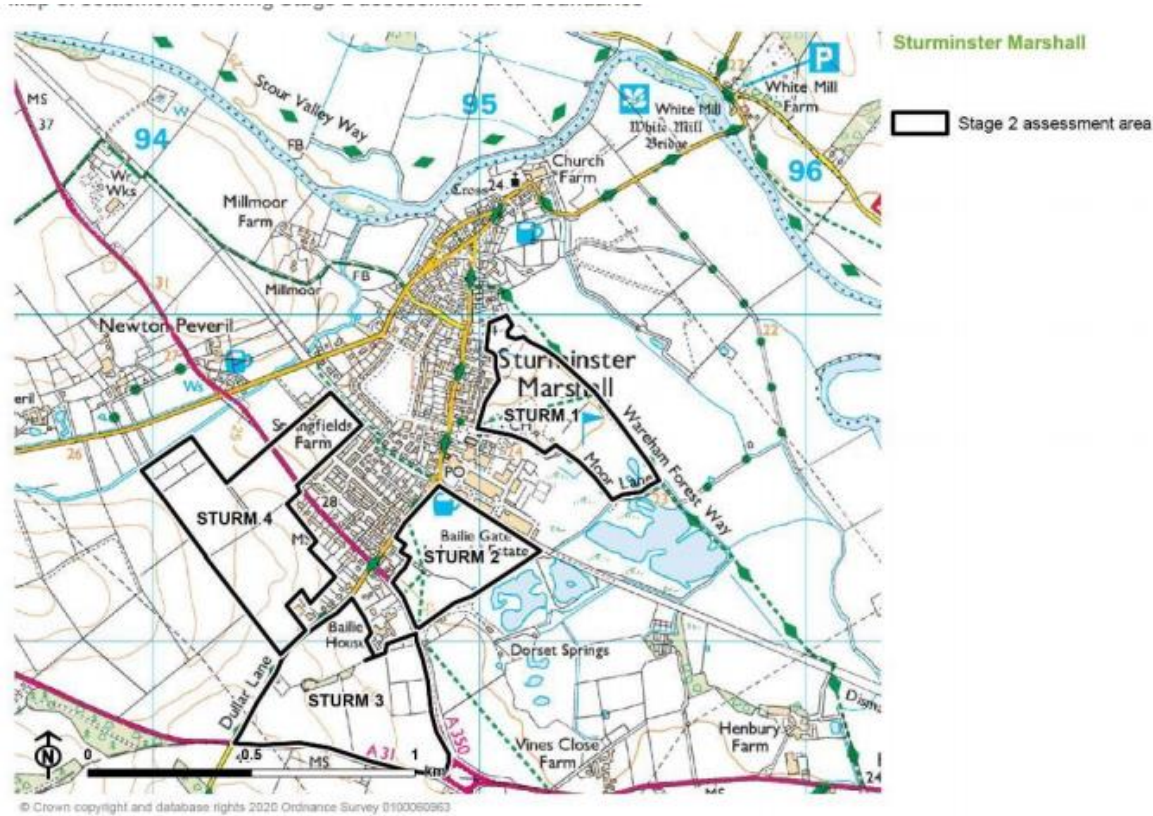
Figure 3-4 Green Belt Harm Assessment for Sturminster Marshall



East Dorset and Purbeck Area Landscape and Heritage Study (January 2021)

- 3.33 Dorset Council commissioned a landscape and heritage assessment to form part of the evidence base for the development of the Dorset Council Local Plan, the report informed the site selection process and assesses the sensitivity of potential sites based on Landscape and Heritage impacts.

Figure 3-5 Landscape Assessment Area Map Sturminster



3.34 The assessment concluded:

- STURM1 has moderate landscape sensitivity and low heritage sensitivity;
- STURM2 has low to moderate landscape sensitivity and low heritage sensitivity;
- STURM3 has moderate landscape sensitivity and low heritage sensitivity; and
- STURM4 has moderate landscape sensitivity and moderate to high heritage sensitivity;

4. Site Assessment

Identified Sites

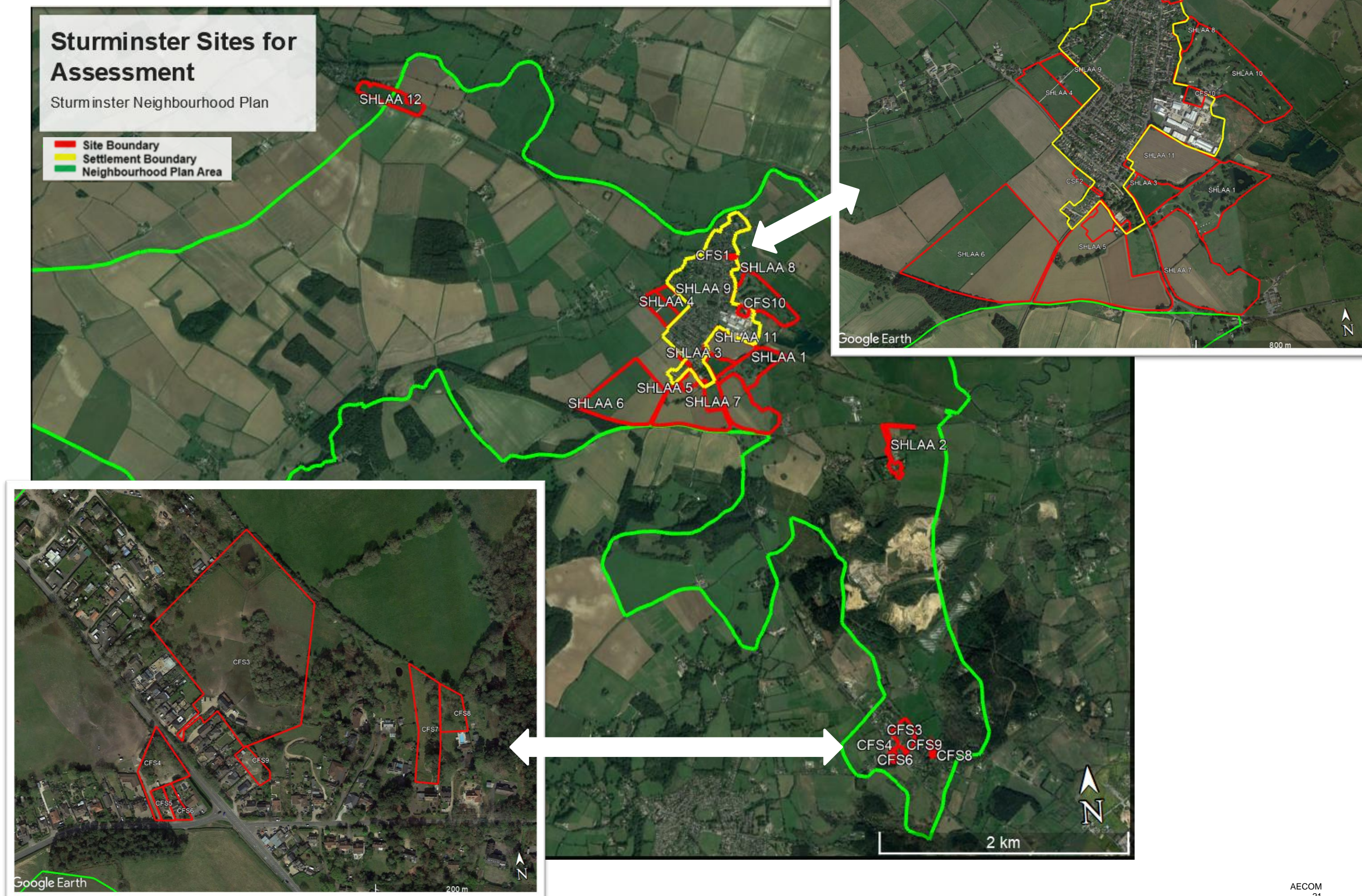
- 4.1 The list of the Neighbourhood Plan Call for Sites was checked against the ‘submitted sites’ and SHLAA evidence base to ensure that all known sites were included, as well as any sites which were subject to current planning permission.
- 4.2 Of the 22 sites identified, 12 were identified through the SHLAA (2019) and a further 10 were identified through the Neighbourhood Plan Call for Sites.
- 4.3 Table 4-1 sets out the sites included in the assessment and Figures 4-1 map the sites included in the assessment.

Table 4-1 Sites included in the assessment

| Site Ref | Address | Site source | Taken forward for assessment |
|----------|----------------|--------------|------------------------------|
| SHLAA 1 | Dorset Springs | SHLAA (2019) | Yes |

| | | | |
|----------|---|-----------------------------------|-----|
| SHLAA 2 | Henbury Manor Farm | SHLAA (2019) | Yes |
| SHLAA 3 | Land behind 10 station Road | SHLAA (2019) | Yes |
| SHLAA 4 | Springfield Farm (2) | SHLAA (2019) | Yes |
| SHLAA 5 | Bailie Farm | SHLAA (2019) | Yes |
| SHLAA 6 | Broomhill Bailie Farm | SHLAA (2019) | Yes |
| SHLAA 7 | Dullar Farm | SHLAA (2019) | Yes |
| SHLAA 8 | Bartons Ground | SHLAA (2019) | Yes |
| SHLAA 9 | Springfield Farm | SHLAA (2019) | Yes |
| SHLAA 10 | Sturminster Marshall Golf Course | SHLAA (2019) | Yes |
| SHLAA 11 | Archground | SHLAA (2019) | Yes |
| SHLAA 12 | Land adjoining A350, Spetisbury | SHLAA (2019) | Yes |
| CFS1 | 134 High Street | Neighbourhood Plan Call for Sites | Yes |
| CFS2 | The Schieling, Dullar Lane | Neighbourhood Plan Call for Sites | Yes |
| CFS3 | Broad Acre Farm | Neighbourhood Plan Call for Sites | Yes |
| CFS4 | Jubilee Cottage | Neighbourhood Plan Call for Sites | Yes |
| CFS5 | Blaycombe, Wimborne Road, Jubilee Cross, Lychett Matravers | Neighbourhood Plan Call for Sites | Yes |
| CFS6 | Barrow Haven, Wimborne Rd , Jubilee Cross, Lychett Matravers | Neighbourhood Plan Call for Sites | Yes |
| CFS7 | Fern Hollow, Rushall Lane | Neighbourhood Plan Call for Sites | Yes |
| CFS8 | Crosswinds, Rushall Lane | Neighbourhood Plan Call for Sites | Yes |
| CFS9 | Hillview, Poole Road | Neighbourhood Plan Call for Sites | Yes |
| CFS10 | Birchmere Land off Moor Lane | Neighbourhood Plan Call for Sites | Yes |

Figure 4-1 Map showing sites included in assessment



Site Assessment Summary

- 4.4 The following tables provide a summary of the findings of the assessment of potential development sites within the Sturminster Marshall Neighbourhood Plan area. The final column in the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for development. Red indicates the site is not appropriate for development and Green indicates the site is appropriate for development. Amber indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.
- 4.5 The summary found two sites are appropriate for housing allocation in the Neighbourhood Plan, 13 are potentially suitable while the remaining seven sites are not appropriate for allocation in the neighbourhood plan.
- 4.6 It is important to note that sites must be available to be allocated in the neighbourhood plan and that any potential site allocations should be discussed with Dorset Council to establish whether the allocations are made in the Neighbourhood Plan or the Local Plan.

Table 4-2 Site Assessment Summary Table

| Site Reference | Address/location | Strategic Housing Land Availability Assessment (SHLAA) Conclusions | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land Use being considered | Overall site rating (Red/ Amber/ Green) | Justification |
|----------------|--------------------|---|----------------------|---------------------------------------|---------------------------|---|---|
| SHLAA 1 | Dorset Springs | The site is located in a rural location outside the settlement development boundary. An unsuitable site. | 4.87 | 0 dwellings | Residential | | <p>This is a large greenfield site located within the Green Belt. While it is in close proximity to the village it is not directly connected to the settlement boundary or the built up area. It is predominantly fishing lakes and mature trees and would not be suitable for large scale development. Development of the site would be contrary to policy, as it is within the Green Belt and is unlikely to be an acceptable option for Green Belt release due to the scale and location of the site extending into open countryside.</p> <p>If adjacent sites closer to Sturminster Marshall were developed (SHLAA 11 and SHLAA3) it is possible that small scale development on parts of the site adjacent to these sites could be suitable, however the harm to Green Belt from development in this location is likely to rule out the site as an option.</p> |
| SHLAA 2 | Henbury Manor Farm | The site is located in a rural location outside the settlement development boundary and remote from existing infrastructure and facilities. An unsuitable site. | 2.7 | 0 dwellings | Residential | | <p>Site contains previously development land which could come forward under permitted development rights, subject to consultation with Dorset Council</p> <p>This is a partially previously developed site located in the Green Belt, while the greenfield (eastern) section of the site would not be appropriate for allocation as it does not meet the exceptions set out in the NPPF, the previously developed land may be suitable for conversion to residential under permitted development rights. This would not require the site to be allocated in the Neighbourhood Plan but any additional</p> |

| Site Reference | Address/location | Strategic Housing Land Availability Assessment (SHLAA) Conclusions | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land Use being considered | Overall site rating (Red/ Amber/ Green) | Justification |
|----------------|-----------------------------|--|----------------------|---------------------------------------|---------------------------|---|--|
| | | | | | | | <p>housing from this source would count as windfall towards the overall housing requirement.</p> <p>Regard should be given to any increase in vehicular use that might require upgrades to the access which may impact the blanket TPO.</p> |
| SHLAA 3 | Land behind 10 Station Road | The site is located in close proximity to existing services and facilities with few constraints. A suitable site subject to policy change. | 2.78 | 50 | Residential | | <p>This is a greenfield site located within the Green Belt adjacent to the settlement boundary and built up area. This site is included as an allocation in the emerging Local Plan together with adjacent site SHLAA 11. Together these sites form a natural extension to the southern boundary of the settlement with a defined boundary on all sides and are close to the primary school and village services.</p> |
| SHLAA 4 | Springfield Farm (2) | The site is located in close proximity to existing services and facilities with few constraints. The northern half of the site is located in flood zone 2 and should be excluded from build development. The remaining half is a suitable site subject to policy change. | 4.27 | 40 | Residential | | <p>This is a greenfield site within the Green Belt, it is adjacent to the settlement boundary and built up area. The site is allocated in the emerging Local Plan.</p> <p>As noted in the SHLAA the northern half of the site is within flood zone 2 and 3; therefore, this area should be excluded from development.</p> <p>Therefore, the southern part of the site is potentially appropriate for allocation, subject to Green Belt boundary/policy change.</p> |
| SHLAA 5 | Bailie Farm | The site is located in a rural location outside the settlement development boundary with a potential highways capacity issue | 19.16 | 30-40 dwellings | Residential | | <p>This is a large predominantly green field site that extends out into open countryside. The Green Belt Review scored development of this site as having high to moderate harm to the Green Belt. While</p> |

| Site Reference | Address/location | Strategic Housing Land Availability Assessment (SHLAA) Conclusions | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land Use being considered | Overall site rating (Red/ Amber/ Green) | Justification |
|----------------|------------------------|--|----------------------|---------------------------------------|---------------------------|---|---|
| | | and wider landscape impact. An unsuitable site. | | | | | <p>the East Dorset and Purbeck Landscape and Heritage Study identified the site as having moderate landscape sensitivity and low heritage sensitivity.</p> <p>This site is split across the settlement boundary, a small section of the site (Baillie Farm) located within the settlement boundary is suitable for allocation in the Neighbourhood Plan, while the northern section of the site adjacent to the settlement boundary (Land south of Dullar Lane) is potentially suitable for allocation subject to consultation with Dorset on the appropriateness of this land being released from the Green Belt and establishing an appropriate access. Given the current form of the settlement boundary the inclusion of the northern part of this site in Green Belt release would represent a logical 'rounding off' off the settlement.</p> <p>Consultation with the Highways Authority would be required to assess the capacity of the highway to accommodate development at this location.</p> |
| SHLAA 6 | Broomhill Baillie Farm | The site is located in a rural location outside the settlement development boundary with a potential highways capacity issue and wider landscape impact. An unsuitable site. | 27.58 | 0 dwellings | Residential | | <p>This is a large greenfield site located within the Green Belt, while it is relatively close in proximity to the village it is not connected to the settlement boundary or the built up area. This site is not suitable on policy grounds, as it is within the Green Belt and is unlikely to be an acceptable option for Green Belt release in line with emerging Policy SED1 due to the scale and location of the site located in open countryside.</p> |
| SHLAA 7 | Dullar Farm | The site is located in a rural location outside the settlement | 12.88 | 0 dwellings | Residential | | <p>This is a large greenfield site located within the Green Belt. While it is in close</p> |

| Site Reference | Address/location | Strategic Housing Land Availability Assessment (SHLAA) Conclusions | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land Use being considered | Overall site rating (Red/ Amber/ Green) | Justification |
|----------------|------------------|--|----------------------|---------------------------------------|---------------------------|---|--|
| | | development boundary with a potential highways capacity issue and wider landscape impact. An unsuitable site. | | | | | <p>proximity to the village it is not directly connected to the settlement boundary or the built up area. This site is not suitable on policy grounds, as it is within the Green Belt and is unlikely to be an acceptable option for Green Belt release due to the scale and location of the site extending out into open countryside.</p> <p>Therefore, the site is unsuitable in isolation; however, when considered as a broader area of growth together with sites closer to the settlement of Sturminster Marshall (SHLAA 3 and SHLAA 11), it could be considered as a large area of Green Belt release to meet the current housing requirement. However the higher potential harm to the Green Belt from development on this site and SHLAA 1 as compared with alternative sites would point to this being a less favourable 'direction of growth'. It would also significantly elongate the village and would reduce the gap between settlements to the south and the outer reaches of Bournemouth.</p> |
| SHLAA 8 | Bartons Ground | The site is located in a rural location outside the settlement development boundary with no obvious means of access. An unsuitable site. | 1.25 | 0 dwellings | Residential | | <p>This site consists of permanent grassland and two copses that is used for recreation such as dog walking (as observed during the site survey). It is located within the Green Belt and is adjacent to the settlement boundary and village edge. There is a small area of Flood Zone 2 located in the north of the site.</p> <p>The site is proposed for allocation in the emerging Local Plan together with SHLAA10. There is currently no obvious vehicular access from the road network to the site and therefore it is not suitable for development.</p> |

| Site Reference | Address/location | Strategic Housing Land Availability Assessment (SHLAA) Conclusions | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land Use being considered | Overall site rating (Red/ Amber/ Green) | Justification |
|----------------|----------------------------------|--|----------------------|--|---------------------------|---|--|
| | | | | | | | When considered in combination with SHLAA10 as proposed in the emerging Local Plan allocation, access issues could be considered through SHLAA 10 , however, the areas of trees with potential higher ecological value and flooding are constraints to development which would need to be considered. |
| SHLAA 9 | Springfield Farm | The site is located in close proximity to existing services and facilities with few constraints. The northern half of the site is located in flood zone two and should be excluded from build development. A remaining half is a suitable site subject to policy change. | 2.77 | 40 | Residential | | <p>This site is a mix of greenfield and previously developed land within the Green Belt. It is adjacent to the settlement boundary and built up area. The site is proposed for allocation in the emerging Local Plan.</p> <p>As noted in the SHLAA the northern half of the site is within flood zone 2 and 3; therefore, this area should be excluded from development.</p> <p>The site contains previously developed land which could come forward under permitted development rights, subject to consultation with Dorset Council. However, the rest of the southern part of the site is potentially appropriate for allocation, subject to Green Belt policy change. Issues identified in the evidence base including impact on heritage should be considered as part of any allocation.</p> |
| SHLAA 10 | Sturminster Marshall Golf Course | The site is located in a rural location outside the settlement development boundary with potential highways capacity issues on the wider road network. An unsuitable site. | 11.73 | Together with SHLAA8 the sites have a capacity of 140 dwellings. | Residential | | This site consists of a golf course and ancillary buildings, it is located within the Green Belt and is adjacent to the settlement boundary and built up area. The site is proposed for allocation in the emerging Local Plan. |

| Site Reference | Address/location | Strategic Housing Land Availability Assessment (SHLAA) Conclusions | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land Use being considered | Overall site rating (Red/ Amber/ Green) | Justification |
|----------------|------------------|---|----------------------|---------------------------------------|---------------------------|---|---|
| | | | | | | | <p>While there do not appear to be any 'showstopper' constraints to development, development of the entire site would introduce a significant area of built form into this part of Sturminster Marshall and would significantly change the form and character of the village. There may be reduced amenity value if the golf course was lost. In addition, there would be a high level of harm to the Green Belt. A reduced site area would reduce the level of harm and incursion into the countryside.</p> <p>A point of access would need to be established, as Moor Lane may need to be widened to accommodate development of this site, as it is currently narrow and unlikely to be able to support this level of development. Pedestrian access would also need to be created.</p> |
| SHLAA 11 | Archground | The site is located in close proximity to existing services and facilities with few constraints. The northwestern half of the site is allocated for sports pitches and should not be developed. The remaining land is a suitable site subject to policy change. | 7.37 | 76 | Residential | | <p>This is a greenfield site located within the Green Belt adjacent to the settlement boundary and built up area. This site is included as an allocation in the emerging Local Plan together with adjacent site SHLAA 3. Together these sites form a natural extension to the southern boundary of the settlement with a defined boundary on all sides and are close to the primary school and village services. There is low to medium risk of surface water flooding along the south eastern boundary of the site.</p> <p>As noted in the SHLAA the northwest part of the site which is designated for open space should remain undeveloped (given its allocation in the Local Plan for open</p> |

| Site Reference | Address/location | Strategic Housing Land Availability Assessment (SHLAA) Conclusions | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land Use being considered | Overall site rating (Red/ Amber/ Green) | Justification |
|----------------|---------------------------------|--|----------------------|---------------------------------------|---------------------------|---|--|
| | | | | | | | space) and would reduce the capacity of the site. |
| SHLAA 12 | Land adjoining A350, Spetisbury | No development potential. | 6.16 | 0 dwellings | Residential | | <p>This is a greenfield site is split between Sturminster Marshall Parish and Spetisbury Parish, located outside the Green Belt and settlement boundary, and although in close proximity not connected to the built up area of Spetisbury.</p> <p>Any access to the site would require significant hedgerow loss.</p> <p>The site would constitute development in the countryside and is not appropriate for allocation.</p> |
| CFS1 | 134 High Street | N/A | 0.22 | Approximately 3 | Residential | | <p>This site comprises one dwelling and its curtilage and is within the settlement boundary.</p> <p>This site is in close proximity to the Conservation Area; therefore, any development may require a sensitive design to mitigate any potential impact on this heritage asset.</p> <p>Access to the existing dwelling is from High Street; however, this would require upgrading as well as demolition of some of the existing dwelling to accommodate further development and retain the public footpath on the northern edge of the site.</p> <p>This site is in conformity with adopted Local Plan policy KS2; therefore, the site is potentially appropriate for allocation in the Neighbourhood Plan subject to establishing suitable access.</p> |

| Site Reference | Address/location | Strategic Housing Land Availability Assessment (SHLAA) Conclusions | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land Use being considered | Overall site rating (Red/ Amber/ Green) | Justification |
|----------------|----------------------------|--|----------------------|---------------------------------------|---------------------------|---|--|
| CFS2 | The Schieling, Dullar Lane | N/A | 0.49 | Approximately 7 | Residential | | <p>This site comprises a bungalow (located within the settlement boundary) and rear land (outside the settlement boundary and in the Green Belt).</p> <p>Access to the bungalow is from Dullar Lane; however, this access would require upgrading - potentially including demolishing the existing dwelling to accommodate access for further development. This is due to the narrow gap between adjacent properties.</p> <p>Given the location of the site (primarily) adjacent to the settlement boundary and built up area this site could be considered, with consultation with Dorset Council, as an area for Green Belt release in line with emerging Policy SED1.</p> <p>Therefore, the site is potentially appropriate for allocation in the Neighbourhood Plan, subject to establishing an appropriate access and consultation with Dorset Council.</p> |
| CFS3 | Broad Acre Farm | N/A | 3.14 | Approximately 2-3 | Residential | | <p>This is a large site of predominantly green field land in the Green Belt.</p> <p>The site as a whole does not meet policy requirements as there are limited exceptions to allow development in the Green Belt. This site would not be appropriate for consideration of Green Belt release as it is disconnected from any existing settlement boundary.</p> <p>However, conversion/replacement of the existing buildings may be appropriate</p> |

| Site Reference | Address/location | Strategic Housing Land Availability Assessment (SHLAA) Conclusions | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land Use being considered | Overall site rating (Red/ Amber/ Green) | Justification |
|----------------|------------------|--|----------------------|---------------------------------------|---------------------------|---|---|
| | | | | | | | <p>and/or the provision of limited development in close proximity to the built up area may be considered as limited infilling in line with Paragraph 145 (g, paragraph 1) of the NPPF.</p> <p>Therefore, the site is potentially partially appropriate for allocation subject to consultation with Dorset Council on whether a small section of this site could constitute limited infilling.</p> |
| CFS4 | Jubilee Cottage | N/A | 0.3 | Approximately 2-3 | Residential | | <p>This is a greenfield site within the Green Belt.</p> <p>The site as a whole does not meet policy requirements as there are limited exceptions to allow development in the Green Belt. This site would not be appropriate for consideration of Green Belt release as it is disconnected from any existing settlement boundary.</p> <p>There are a large number of mature/semi mature trees on the site, clearance of these trees for development is unlikely to be acceptable.</p> <p>However, the provision of limited development in close proximity to the existing dwellings may be considered as limited infilling and in accordance with Paragraph 145 (g, paragraph 1) of the NPPF.</p> <p>Therefore, the site is potentially partially appropriate for allocation subject to consultation with Dorset Council on whether a small section of this site could</p> |

| Site Reference | Address/location | Strategic Housing Land Availability Assessment (SHLAA) Conclusions | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land Use being considered | Overall site rating (Red/ Amber/ Green) | Justification |
|----------------|---------------------------|--|----------------------|---------------------------------------|---------------------------|---|---|
| | | | | | | | constitute limited infilling and that development would avoid trees on site or confirmation from Dorset that some tree clearance would be acceptable. |
| CFS5 | Blaycombe, Wimborne Road | N/A | 0.1 | Approximately 1-2 net dwellings | Residential | | <p>This is a previously developed site in the Green Belt. The site contains a detached dwelling and therefore it is assumed the site is offered with the intention that the existing dwelling would be demolished, either together with CFS4 and CFS6 or on its own.</p> <p>The site is suitable for redevelopment, in line with Paragraph 145 (g, paragraph 1) NPPF.</p> |
| CFS6 | Barrow Haven, Wimborne Rd | N/A | 0.1 | Approximately 1-2 net dwellings | Residential | | <p>This is a previously developed site in the Green Belt. The site contains a detached dwelling and therefore it is assumed the site is offered with the intention that the existing dwelling would be demolished, either together with CFS4 and CFS5 or on its own.</p> <p>The site is suitable for redevelopment, in line with Paragraph 145 (g, paragraph 1) NPPF.</p> |
| CFS7 | Fern Hollow, Rushall Lane | N/A | 0.38 | Approximately 2-3 | Residential | | <p>This is a greenfield site within the Green Belt.</p> <p>The site as a whole does not meet policy requirements as there are limited exceptions to allow development in the Green Belt. This site would not be appropriate for consideration of Green Belt release as it is disconnected from any existing settlement boundary.</p> |

| Site Reference | Address/location | Strategic Housing Land Availability Assessment (SHLAA) Conclusions | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land Use being considered | Overall site rating (Red/ Amber/ Green) | Justification |
|----------------|--------------------------|--|----------------------|---------------------------------------|---------------------------|---|--|
| | | | | | | | <p>However, the provision of limited development in close proximity to the existing dwellings may be considered as limited infilling in line with Paragraph 145 (g, paragraph 1) of the NPPF.</p> <p>Access would need to be shared with the existing adjacent dwelling.</p> <p>Therefore, the site is potentially partially appropriate for allocation subject to consultation with Dorset Council on whether a small section of this site could constitute limited infilling and whether a shared access would be considered by the landowner.</p> |
| CFS8 | Crosswinds, Rushall Lane | N/A | 0.15 | 0 dwellings | Residential | | <p>This is a greenfield site within the Green Belt. It is not well connected to the existing built up area and is unlikely to meet the exceptions set out in the NPPF for development in the Green Belt. Therefore, the site is not appropriate for allocation in the Neighbourhood Plan.</p> |
| CFS9 | Hillview, Poole Road | N/A | 0.1 | Approximately 2-3 | Residential | | <p>This site comprises greenfield land in the Green Belt, it is well related to the existing development form of the village.</p> <p>The land is the back garden of an existing dwelling, access would need to be shared with the existing access for this dwelling.</p> <p>The site is potentially in conformity with the Green Belt policy as limited infilling in line with Paragraph 145 (g, paragraph 1) of the NPPF; however, this should be discussed with Dorset Council.</p> |

| Site Reference | Address/location | Strategic Housing Land Availability Assessment (SHLAA) Conclusions | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land Use being considered | Overall site rating (Red/ Amber/ Green) | Justification |
|----------------|------------------------------|--|----------------------|---------------------------------------|---------------------------|---|---|
| | | | | | | | Therefore, the site is potentially appropriate for allocation in the Neighbourhood Plan subject to consultation with Dorset Council and understanding from the landowner on whether a shared access would be considered. |
| CFS10 | Birchmere Land off Moor Lane | N/A | 0.67 | Approximately 10 | Residential | | <p>The site is a mix of greenfield and previously developed land within the settlement boundary.</p> <p>Access could be provided from Moor Lane; however, this would require widening and the provision of a footpath to provide a pedestrian link from the site to High Street and the village. There is low to medium risk of surface water flooding along Moor Lane at the access to this site.</p> <p>The site is included as land part of a wider employment allocation in both the adopted and emerging Local Plan, known as Baille Gate Industrial Estate; therefore, consultation with Dorset Council on using this site for residential use would be required.</p> <p>Additionally, any development proposal would need to be sensitively designed to protect the mature trees, many of which are protected by TPOs.</p> <p>Therefore, the site is potentially appropriate for allocation subject to consultation with Dorset Council and the Highways Authority on the potential to upgrade the access.</p> |

5. Conclusions

Site assessment conclusions

- 5.1 The site assessment found that of the 22 sites considered two are suitable for allocation in the Neighbourhood Plan. These are:
- **CFS5:** This is a previously developed site in the Green Belt. The site is suitable for redevelopment, in line with Paragraph 145 NPPF.
 - **CFS6:** This is a previously developed site in the Green Belt. The site is suitable for redevelopment, in line with Paragraph 145 NPPF.
- 5.2 13 are potentially suitable subject to the mitigation of various constraints and/or consultation with Dorset Council. These are:
- **CFS1:** This site is in conformity with adopted Local Plan policy KS2; therefore, the site is potentially appropriate for allocation in the Neighbourhood Plan subject to establishing suitable access.
 - **CFS2:** The site is potentially appropriate for allocation in the Neighbourhood Plan, subject to establishing an appropriate access and consultation with Dorset Council.
 - **CFS3:** The site is potentially partially appropriate for allocation subject to consultation with Dorset Council on whether a small section of this site could constitute limited infilling.
 - **CFS4:** The site is potentially partially appropriate for allocation subject to consultation with Dorset Council on whether a small section of this site could constitute limited infilling and that development would avoid trees on site or confirmation from Dorset that some tree clearance would be acceptable.
 - **CFS7:** The site is potentially partially appropriate for allocation subject to consultation with Dorset Council on whether a small section of this site could constitute limited infilling and whether a shared access would be considered by the landowner.
 - **CFS9:** The site is potentially appropriate for allocation in the Neighbourhood Plan subject to consultation with Dorset Council and understanding from the landowner on whether a shared access would be considered.
 - **CFS10:** The site is potentially appropriate for allocation subject to consultation with Dorset Council and the Highways Authority on the potential to upgrade the access.
 - **SHLAA 3:** This is a greenfield site located within the Green Belt adjacent to the settlement boundary and built up area. This site is included as an allocation in the emerging Local Plan together with adjacent site SHLAA 11. Together these sites form a natural extension to the southern boundary of the settlement with a defined boundary on all sides and are close to the primary school and village services.
 - **SHLAA 4:** The southern part of the site is potentially appropriate for allocation, subject to Green Belt boundary/policy change.
 - **SHLAA 5:** Given the current form of the settlement boundary the inclusion of the northern part of this site in Green Belt release would represent a logical 'rounding off' off the settlement, subject to consultation with the Highways Authority.
 - **SHLAA 9:** The site contains previously developed land which could come forward under permitted development rights, subject to consultation with Dorset Council. However, the rest of the southern part of the site is potentially appropriate for allocation, subject to Green Belt policy change. Issues identified in the evidence base including impact on heritage should be considered as part of any allocation.
 - **SHLAA 10:** While there do not appear to be any 'showstopper' constraints to development, development of the entire site would introduce a significant area of built form into this part of Sturminster Marshall and would significantly change the form and character of the village. In

addition, there would be a high level of harm to the Green Belt. A reduced site area would reduce the level of harm and incursion into the countryside.

- **SHLAA 11:** This is a greenfield site located within the Green Belt adjacent to the settlement boundary and built up area. This site is included as an allocation in the emerging Local Plan together with adjacent site SHLAA 3. Together these sites form a natural extension to the southern boundary of the settlement with a defined boundary on all sides and are close to the primary school and village services.
- 5.3 The remaining seven sites (**SHLAA 1, SHLAA 2, SHLAA 6, SHLAA 7, SHLAA 8, SHLAA 12** and **CFS8**) are not suitable for allocation in the Neighbourhood Plan due to significant constraints.
- 5.4 Overall, there are two categories of sites. The sites submitted through the Call for Sites process are generally small sites adjacent to the existing settlements, while the SHLAA sites are larger sites on the edge of the village. While a number of the sites submitted through the Call for Sites have been assessed as potentially suitable, in reality they are largely back garden development, with very significant access issues as well as other constraints meaning they will not all come forward and it may be more appropriate to consider these as ‘windfall’ sites than sites for allocation in the neighbourhood plan
- 5.5 Given sites SHLAA 3, SHLAA 11, SHLAA 8, SHLAA 10, SHLAA 9, and SHLAA 4 are already included for allocation in the emerging Dorset Local Plan, the alternatives which could be proposed by the Neighbourhood Plan to deliver an equivalent number of homes are limited and would not be sufficient to meet the housing requirement.
- 5.6 While the Neighbourhood Plan could allocate over and above the Local Plan allocations, there does not appear to be sufficient suitable sites to allocate as alternatives to the Local Plan allocations to meet the housing requirement.
- 5.7 In addition, should the Neighbourhood Plan identify areas believed to be appropriate for development but are unlikely to be successful in Green Belt release, these areas could be identified as rural exception sites through discussions with landowners. This would enable land adjacent to the settlement boundary to come forward without Green Belt release for affordable housing.

Next Steps

- 5.8 Should Sturminster Marshall Parish Council decide to allocate a site or sites, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:
- The findings of this site assessment;
 - An assessment of viability;
 - Community consultation;
 - Discussions with Dorset Council;
 - Any other evidence that becomes available, such as assessments of constraints such as local transport or infrastructure capacity; and
 - Other considerations such as the appropriate density of the proposed sites to reflect local character.

Other considerations

Viability

- 5.9 As part of the site selection process, it is recommended that the Neighbourhood Group discusses site viability with Dorset Council and with landowners and site developers. The Local Plan evidence bases 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

- 5.10 15 of the 22 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed use development. Seven of these sites have the potential to accommodate 10 or more dwellings and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area¹³. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹⁴), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 64.
- 5.11 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.

¹³ see NPPF para 62-64

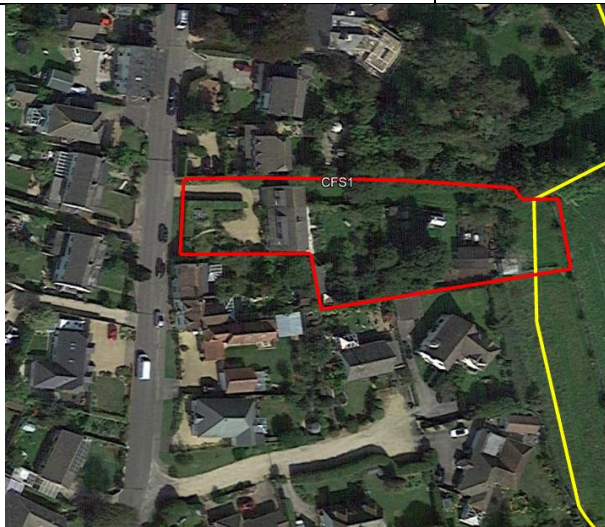
¹⁴ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>

Appendix A Individual Site Assessments

CFS1

1. Site Details

| | |
|---|-----------------------------------|
| Site Reference / Name | CFS1 |
| Site Address / Location | 134 High Street |
| Gross Site Area (Hectares) | 0.22 |
| Existing land use | House and rear curtilage |
| Land use being considered | Residential |
| Development Capacity (Proposed by Landowner or SHLAA/HELAA) | 6 dwellings |
| Site identification method / source | Neighbourhood Plan Call for Sites |
| Planning history | None recent or relevant |
| Neighbouring uses | Residential and agricultural |



| 2. Assessment of Suitability | |
|--|---|
| Environmental Constraints | |
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • 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) <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>Yes, SSSI Impact Risk Zone (any net gain in residential dwellings requires consultation with Natural England).</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • 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>No</p> |
| <p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • 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 | <p>Low risk</p> |
| <p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • 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 | <p>Low risk</p> |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p> | <p>Yes, Grade 3 (undifferentiated)</p> |

2. Assessment of Suitability

| | |
|---|---|
| <p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • 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? <p>Yes / No / Unknown</p> | No |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p> | Gently sloping |
| <p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - there is existing access from High Street to the existing dwelling. However, to create a suitable access to the site behind would require demolishing some of the dwelling. |
| <p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes, access off High Street and PRow along site boundary. |
| <p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes, access off High Street. |
| <p>Are there any Public Rights of Way (PRow) crossing the site?</p> <p>Yes / No / Unknown</p> | Yes Footpath E53/1 is located along the northern edge of the site |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Unknown |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Yes, within |

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No.

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

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) | 400-1200 | <400 | >1200 | <400 | >3900 | <400 | <400 |

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.

While there is no formal landscape evidence for this site, it is likely to have medium sensitivity. While the site is part brownfield, and the redevelopment of the residential dwelling is considered to have low landscape sensitivity, the rear of the site is allotment space/ garden that is open in part, contributing to the local landscape value. This part of the site is likely to be susceptible to development (with potential impact on views from surrounding dwellings), but could potentially accommodate some change with appropriate mitigation.

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.

Medium Sensitivity- the site is somewhat enclosed and has some intervisibility with the surrounding landscape (to the rear of the site - i.e. the allotment space is likely to be of amenity value). Development of the site may adversely impact views from surrounding properties.

2. Assessment of Suitability

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*

Limited impact - the site is in close proximity to 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*

No impact

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?

Policy KS2 Settlement Hierarchy and Policy KS3 Green Belt

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*

Within

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*

Within

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

| | |
|--|--|
| 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) | 6 |
| What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No | Amber Unknown |
| Summary of justification for rating | <p>This site comprises one dwelling and its curtilage and is within the settlement boundary.</p> <p>This site is in close proximity to the Conservation Area; therefore, any development may require a sensitive design to mitigate any potential impact on this heritage asset.</p> <p>Access to the existing dwelling is from High Street; however, this would require upgrading as well as demolition of some of the existing dwelling to accommodate further development and retain the public footpath on the northern edge of the site.</p> <p>This site is in conformity with adopted Local Plan policy KS2; therefore, the site is potentially appropriate for allocation in the Neighbourhood Plan subject to establishing suitable access.</p> |

1. Site Details

| | |
|---|-----------------------------------|
| Site Reference / Name | CFS2 |
| Site Address / Location | The Schieling, Dullar Lane |
| Gross Site Area (Hectares) | 0.49 |
| Existing land use | House and rear curtilage |
| Land use being considered | Residential |
| Development Capacity (Proposed by Landowner or SHLAA/HELAA) | 14 dwellings |
| Site identification method / source | Neighbourhood Plan Call for Sites |
| Planning history | None recent or relevant |
| Neighbouring uses | Residential and agricultural |



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?*

Yes, SSSI Impact Risk Zone (any net gain in residential dwellings requires consultation with Natural England) and Bournemouth Green Belt.

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**

Low risk

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

Yes, Grade 3 (undifferentiated)

| 2. Assessment of Suitability | |
|---|--|
| <p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • 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? <p>Yes / No / Unknown</p> | No |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p> | Flat or relatively flat |
| <p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - there is existing access from Dullar Lane which provides access to existing property. However, to create suitable access to the site behind would require demolishing the existing dwelling. |
| <p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access would be off Dullar Lane which provides access to existing property |
| <p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access would be off Dullar Lane which provides access to existing property |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Unknown |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | No |

2. Assessment of Suitability

| | |
|--|----------------------------------|
| Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i> | Unknown |
| Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i> | Unable to confirm - but unlikely |
| Would development of the site result in a loss of social, amenity or community value? <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) | <400 | <400 | >1200 | <400 | >3900 | <400 | <400 |

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? <ul style="list-style-type: none"> <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> <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> <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> | <p>This site is located in area STURM4 of the East Dorset and Purbeck Landscape and Heritage Study which identifies the whole area as having moderate landscape sensitivity however, given the size of this site and location adjacent to the built up area it is likely it would have low sensitivity - the site is an existing residential property and garden which is being redeveloped. There are no valued landscape features and the site can accommodate change.</p> |
| Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <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> <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> <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> | <p>Low sensitivity - the site is an existing residential property and garden which is being redeveloped. There are no valued landscape features and the site can accommodate change.</p> |

2. Assessment of Suitability

Heritage Constraints

| | |
|--|-----------|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p> | No impact |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p> | No impact |

Planning Policy Constraints

| | |
|---|---|
| <p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p> | No |
| <p>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?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any other relevant planning policies relating to the site?</p> | Policy KS2 Settlement Hierarchy and Policy KS3 Green Belt |
| <p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p> | Mix |
| <p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p> | Adjacent |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p> | Adjacent |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p> | No |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p> | No |

| 3. Assessment of Availability | |
|--|--|
| Is the site available for development? <i>Yes / No / Unknown</i> | Yes, the site came forward in the Neighbourhood Plan Call for Sites. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i> | Unknown |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years | Unknown |
| 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? <i>Yes / No / Unknown</i> | Demolition costs would reduce viability of the site |
| 5. Conclusions | |

| | |
|---|---|
| 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) | 14 |
| What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| <p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p> | <p>Amber</p> <p>Demolition costs would reduce viability of the site</p> |
| Summary of justification for rating | <p>This site comprises a bungalow (located within the settlement boundary) and rear land (outside the settlement boundary and in the Green Belt). Access to the bungalow is from Dullar Lane; however, this access would require upgrading - potentially including demolishing the existing dwelling to accommodate access for further development. This is due to the narrow gap between adjacent properties.</p> <p>Given the location of the site (primarily) adjacent to the settlement boundary and built up area this site could be considered, with consultation with Dorset Council, as an area for Green Belt release in line with emerging Policy SED1.</p> <p>Therefore, the site is potentially appropriate for allocation in the Neighbourhood Plan, subject to establishing an appropriate access and consultation with Dorset Council.</p> |

1. Site Details

| | |
|---|-----------------------------------|
| Site Reference / Name | CFS3 |
| Site Address / Location | Broad Acre Farm |
| Gross Site Area (Hectares) | 3.14 |
| Existing land use | Residential and agricultural |
| Land use being considered | Residential |
| Development Capacity (Proposed by Landowner or SHLAA/HELAA) | 94 dwellings |
| Site identification method / source | Neighbourhood Plan Call for Sites |
| Planning history | None recent or relevant |
| Neighbouring uses | Residential and agricultural |



| 2. Assessment of Suitability | |
|--|--|
| Environmental Constraints | |
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • 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) <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>Yes, SSSI Impact Risk Zone (any net gain in residential dwellings requires consultation with Natural England) and Bournemouth Green Belt.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • 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>No</p> |
| <p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • 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 | <p>Low risk</p> |
| <p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • 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 | <p>Low risk</p> |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p> | <p>Yes, Grade 3 (undifferentiated)</p> |

| 2. Assessment of Suitability | |
|---|--|
| <p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • 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? <p>Yes / No / Unknown</p> | <p>Yes, small area of Deciduous Woodland and Woodland</p> |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p> | <p>Steeply sloping</p> |
| <p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | <p>Yes - access would be via track off Poole Road which provides access to existing property. Note that track unlikely to support further significant vehicular use.</p> |
| <p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | <p>Yes - access would be via track off Poole Road which provides access to existing property. Note that track unlikely to support further significant vehicular use.</p> |
| <p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | <p>Yes - access would be via track off Poole Road which provides access to existing property. Note that track unlikely to support further significant vehicular use.</p> |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | <p>Unknown</p> |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | <p>Yes, within</p> |

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Yes - power lines present

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

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) | >1200 | <400 | >1200 | >1200 | >3900 | <400 | <400 |

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.

While there is no formal landscape evidence for this site, it is likely to have high sensitivity - the site is large, mixed agricultural and brownfield (farm buildings and horse paddock). Site is very open and topography is steeply sloping. Development would not be in keeping with local character and would be a significant alteration of the existing settlement pattern (i.e. the ribbon development seen along Poole Road. Development would significantly alter views from properties along Poole Road, and surrounding - i.e. possible also impacting long-distance views from Rushall Lane.

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.

High sensitivity - site is visually open and has high intervisibility with the surrounding landscape, particularly given its topography. Development would significantly impact upon surrounding views from residential properties.

2. Assessment of Suitability

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*

No impact

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*

No impact

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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?

Policy KS2 Settlement Hierarchy, Policy KS3 Green Belt and paragraph 145 NPPF.

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*

Adjacent

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

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 | |
|--|--|
| Is the site available for development? <i>Yes / No / Unknown</i> | Yes, the site came forward in the Neighbourhood Plan Call for Sites. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i> | Unknown |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years | Unknown |
| 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? <i>Yes / No / Unknown</i> | Potential viability issues with powerlines on site. |
| 5. Conclusions | |

| | |
|--|--|
| 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) | Approximately 2-3. |
| What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| <p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p> | <p>Amber</p> <p>Potential viability issues with powerlines on site.</p> |
| Summary of justification for rating | <p>This is a large site of predominantly green field land in the Green Belt.</p> <p>The site as a whole does not meet policy requirements as there are limited exceptions to allow development in the Green Belt. This site would not be appropriate for consideration of Green Belt release as it is disconnected from any existing settlement boundary.</p> <p>However, conversion/replacement of the existing buildings may be appropriate and/or the provision of limited development in close proximity to the built up area may be considered as limited infilling in line with Paragraph 145 (g, paragraph 1) of the NPPF.</p> <p>Therefore, the site is potentially partially appropriate for allocation subject to consultation with Dorset Council on whether a small section of this site could constitute limited infilling.</p> |

CSF4

| 1. Site Details | |
|--|-----------------------------------|
| Site Reference / Name | CSF4 |
| Site Address / Location | Jubilee Cottage |
| Gross Site Area (Hectares) | 0.30 |
| Existing land use | Paddock |
| Land use being considered | Residential |
| Development Capacity (Proposed by Landowner or SHLAA/HELAA) | 9 dwellings |
| Site identification method / source | Neighbourhood Plan Call for Sites |
| Planning history | None recent or relevant |
| Neighbouring uses | Residential and agricultural |

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?*

Yes, SSSI Impact Risk Zone (any net gain in residential dwellings requires consultation with Natural England) and Bournemouth Green Belt.

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**

Low risk

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

Yes, Grade 3 (undifferentiated)

2. Assessment of Suitability

| | |
|---|---|
| <p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • 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? <p>Yes / No / Unknown</p> | <p>Yes, there are a large number of mature trees which could support priority habitats.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p> | <p>Steeply sloping</p> |
| <p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | <p>Yes - access via track off Wimbourne Road, this would require upgrading.</p> |
| <p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | <p>Yes - access via track off Wimbourne Road.</p> |
| <p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | <p>Yes - access via track off Wimbourne Road.</p> |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | <p>Unknown</p> |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | <p>Yes, within</p> |

2. Assessment of Suitability

| | |
|--|---|
| <p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p> | Unknown |
| <p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p> | Yes - telegraph pole on site boundary and powerlines crossing access. |
| <p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p> | 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) | >1200 | <400 | >1200 | >1200 | >3900 | <400 | <400 |

Landscape and Visual Constraints

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

| | |
|--|---|
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> 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. | <p>While there is no formal landscape evidence for this site, it is likely to have medium sensitivity - the site is of low landscape value with limited features but given its prominence and steep topography development at the site is likely to impact upon views and change the character of the settlement - i.e this is a reasonably large site that would alter the ribbon development currently seen along Wimbourne Rd. However site could potentially accommodate some change with appropriate mitigation.</p> |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> 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. | <p>Medium sensitivity- the site is somewhat enclosed by vegetative screening but is raised and prominent with intervisibility with the surrounding landscape. It therefore may adversely impact views from Poole Road/ the A350.</p> |

2. Assessment of Suitability

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*

No impact

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*

No impact

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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?

Policy KS2 Settlement Hierarchy, Policy KS3 Green Belt and paragraph 145 NPPF.

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

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

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 | |
|--|--|
| Is the site available for development? <i>Yes / No / Unknown</i> | Yes, the site came forward in the Neighbourhood Plan Call for Sites. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i> | Unknown |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years | Unknown |
| 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? <i>Yes / No / Unknown</i> | Potential viability issues with powerlines on site. |
| 5. Conclusions | |

| | |
|---|--|
| 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) | Approximately 2-3. |
| What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| <p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p> | <p>Amber</p> <p>Potential viability issues with powerlines on site.</p> |
| Summary of justification for rating | <p>This is a greenfield site within the Green Belt. The site as a whole does not meet policy requirements as there are limited exceptions to allow development in the Green Belt. This site would not be appropriate for consideration of Green Belt release as it is disconnected from any existing settlement boundary.</p> <p>There are a large number of mature/semi mature trees on the site, clearance of these trees for development is unlikely to be acceptable.</p> <p>However, the provision of limited development in close proximity to the existing dwellings may be considered as limited infilling and in accordance with Paragraph 145 (g, paragraph 1) of the NPPF.</p> <p>Therefore, the site is potentially partially appropriate for allocation subject to consultation with Dorset Council on whether a small section of this site could constitute limited infilling and that development would avoid trees on site or confirmation from Dorset that some tree clearance would be acceptable.</p> |

1. Site Details

| | |
|---|--|
| Site Reference / Name | CSF5 |
| Site Address / Location | Blaycombe, Wimborne Road, Jubilee Cross, Lychett Matravers |
| Gross Site Area (Hectares) | 0.10 |
| Existing land use | House and rear curtilage |
| Land use being considered | Residential |
| Development Capacity (Proposed by Landowner or SHLAA/HELAA) | 3 dwellings |
| Site identification method / source | Neighbourhood Plan Call for Sites |
| Planning history | None recent or relevant |
| Neighbouring uses | Residential and agricultural |



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?*

Yes, SSSI Impact Risk Zone (any net gain in residential dwellings requires consultation with Natural England) and Bournemouth Green Belt.

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**

Low risk

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

Yes, Grade 3 (undifferentiated)

2. Assessment of Suitability

| | |
|---|----------------------------------|
| <p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • 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? <p>Yes / No / Unknown</p> | No |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p> | Flat/ relatively flat |
| <p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access via Wimbourne Road. |
| <p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access via Wimbourne Road. |
| <p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access via Wimbourne Road. |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Unknown |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Yes, adjacent |

2. Assessment of Suitability

| | |
|--|---------|
| Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i> | Unknown |
| Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i> | No |
| Would development of the site result in a loss of social, amenity or community value? <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) | >1200 | <400 | >1200 | >1200 | >3900 | <400 | <400 |

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? <ul style="list-style-type: none"> <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> <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> <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> | <p>While there is no formal landscape evidence for this site, it is likely to have low sensitivity- the site is an existing residential property. There are no valued landscape features and the site can accommodate change.</p> |
| Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <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> <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> <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> | <p>Low sensitivity- the site is an existing residential property surrounded by neighbouring residential properties. The site has low intervisibility with the surrounding landscape, and it would not adversely impact any identified views.</p> |

2. Assessment of Suitability

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*

No impact

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*

No impact

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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?

Policy KS2 Settlement Hierarchy, Policy KS3 Green Belt and paragraph 145 NPPF.

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*

Within

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

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 | |
|---|---|
| Is the site available for development? <i>Yes / No / Unknown</i> | Yes, the site came forward in the Neighbourhood Plan Call for Sites. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i> | Unknown |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years | Unknown |
| 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? <i>Yes / No / Unknown</i> | Unknown |
| 5. Conclusions | |
| 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) | Approximately 1-2 net dwellings. |
| What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? <i>Yes / No</i> | Green Unknown |
| Summary of justification for rating | <p>This is a previously developed site in the Green Belt. The site contains a detached dwelling and therefore it is assumed the site is offered with the intention that the existing dwelling would be demolished, either together with CFS4 and CFS6 or on its own.</p> <p>The site is suitable for redevelopment, in line with Paragraph 145 (g, paragraph 1) NPPF.</p> |

CSF6

| 1. Site Details | |
|--|--|
| Site Reference / Name | CSF6 |
| Site Address / Location | Barrow Haven, Wimborne Rd , Jubilee Cross, Lychett Matravers |
| Gross Site Area (Hectares) | 0.10 |
| Existing land use | House and rear curtilage |
| Land use being considered | Residential |
| Development Capacity (Proposed by Landowner or SHLAA/HELAA) | 4 dwellings |
| Site identification method / source | Neighbourhood Plan Call for Sites |
| Planning history | None recent or relevant |
| Neighbouring uses | Residential and agricultural |



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?*

Yes, SSSI Impact Risk Zone (any net gain in residential dwellings requires consultation with Natural England) and Bournemouth Green Belt.

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**

Low risk

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

Yes, Grade 3 (undifferentiated)

2. Assessment of Suitability

| | |
|---|----------------------------------|
| <p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • 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? <p>Yes / No / Unknown</p> | No |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p> | Flat/ relatively flat |
| <p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access via Wimbourne Road. |
| <p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access via Wimbourne Road. |
| <p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access via Wimbourne Road. |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Unknown |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Yes, adjacent |

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

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) | >1200 | <400 | >1200 | >1200 | >3900 | <400 | <400 |

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.

While there is no formal landscape evidence for this site, it is likely to have low sensitivity- the site is an existing residential property. There are no valued landscape features and the site can accommodate change.

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.

Low sensitivity- the site is an existing residential property surrounded by neighbouring residential properties. The site has low intervisibility with the surrounding landscape, and it would not adversely impact any identified views.

2. Assessment of Suitability

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*

No impact

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*

No impact

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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?

Policy KS2 Settlement Hierarchy, Policy KS3 Green Belt and paragraph 145 NPPF.

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*

Within

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

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 | |
|---|---|
| Is the site available for development? <i>Yes / No / Unknown</i> | Yes, the site came forward in the Neighbourhood Plan Call for Sites. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i> | Unknown |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years | Unknown |
| 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? <i>Yes / No / Unknown</i> | Unknown |
| 5. Conclusions | |
| 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) | Approximately 1-2 net dwellings. |
| What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i> | Green Unknown |
| Summary of justification for rating | <p>This is a previously developed site in the Green Belt. The site contains a detached dwelling and therefore it is assumed the site is offered with the intention that the existing dwelling would be demolished, either together with CFS4 and CFS5 or on its own.</p> <p>The site is suitable for redevelopment, in line with Paragraph 145 (g, paragraph 1) NPPF.</p> |

CSF7

| 1. Site Details | |
|--|-----------------------------------|
| Site Reference / Name | CSF7 |
| Site Address / Location | Fern Hollow, Rushall Lane |
| Gross Site Area (Hectares) | 0.38 |
| Existing land use | Rear curtilage |
| Land use being considered | Residential |
| Development Capacity (Proposed by Landowner or SHLAA/HELAA) | 11 dwellings |
| Site identification method / source | Neighbourhood Plan Call for Sites |
| Planning history | None recent or relevant |
| Neighbouring uses | Residential and agricultural |
|   | |

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?*

Yes, SSSI Impact Risk Zone (any net gain in residential dwellings requires consultation with Natural England) and Bournemouth Green Belt.

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**

Low risk

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

Yes, Grade 3 (undifferentiated)

| 2. Assessment of Suitability | |
|---|---|
| <p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • 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? <p>Yes / No / Unknown</p> | No |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p> | Gently sloping - possibly steeper - difficult to access site. |
| <p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access would be via track off Rushall Lane which provides access to existing property. Note that track unlikely to support further significant vehicular use. |
| <p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access would be via track off Rushall Lane which provides access to existing property. Note that track unlikely to support further significant vehicular use. |
| <p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access would be via track off Rushall Lane which provides access to existing property. Note that track unlikely to support further significant vehicular use. |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Unknown |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Yes, within |

2. Assessment of Suitability

| | |
|--|------------------------------|
| Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i> | Unknown |
| Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i> | Unable to confirm - unlikely |
| Would development of the site result in a loss of social, amenity or community value? <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) | >1200 | <400 | >1200 | >1200 | >3900 | <400 | <400 |

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? <ul style="list-style-type: none"> <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> <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> <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> | <p>While there is no formal landscape evidence for this site, it is likely to have medium sensitivity - development would extend existing built form into the countryside, and would not be in keeping with existing settlement pattern. New housing would alter the ribbon development seen along Rushall Lane. Site sloping and although relatively enclosed due to woodland/mature trees/ dense vegetation present, development would likely impact on long distance views from properties along Rushall Lane given topography. Development may also set precedent for further growth/ sprawl off Rushall Lane.</p> |
| Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <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> <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> <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> | <p>Medium sensitivity - site sloping in nature and although some screening would be provided by woodland/vegetation present, development would likely impact on long distance views from properties along Rushall Lane given topography.</p> |

2. Assessment of Suitability

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*

No impact

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*

No impact

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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?

Policy KS2 Settlement Hierarchy, Policy KS3 Green Belt and paragraph 145 NPPF.

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

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

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

| | |
|--|--|
| 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) | Approximately 2-3. |
| What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No | Amber Unknown |
| Summary of justification for rating | <p>This is a greenfield site within the Green Belt. The site as a whole does not meet policy requirements as there are limited exceptions to allow development in the Green Belt. This site would not be appropriate for consideration of Green Belt release as it is disconnected from any existing settlement boundary.</p> <p>However, the provision of limited development in close proximity to the existing dwellings may be considered as limited infilling in line with Paragraph 145 (g, paragraph 1) of the NPPF.</p> <p>Access would need to be shared with the existing adjacent dwelling.</p> <p>Therefore, the site is potentially partially appropriate for allocation subject to consultation with Dorset Council on whether a small section of this site could constitute limited infilling and whether a shared access would be considered by the landowner.</p> |

| 1. Site Details | |
|---|-----------------------------------|
| Site Reference / Name | CSF8 |
| Site Address / Location | Crosswinds, Rushall Lane |
| Gross Site Area (Hectares) | 0.15 |
| SHLAA/SHELAA Reference (if applicable) | |
| Existing land use | Rear curtilage |
| Land use being considered | Residential |
| Development Capacity (Proposed by Landowner or SHLAA/HELAA) | 4 dwellings |
| Site identification method / source | Neighbourhood Plan Call for Sites |
| Planning history | None recent or relevant |
| Neighbouring uses | Residential and agricultural |
| <div>   </div> | |

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?*

Yes, SSSI Impact Risk Zone (any net gain in residential dwellings requires consultation with Natural England) and Bournemouth Green Belt.

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**

Low risk

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

Yes, Grade 3 (undifferentiated)

| 2. Assessment of Suitability | |
|---|---|
| <p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • 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? <p>Yes / No / Unknown</p> | No |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p> | Gently sloping - possibly steeper - difficult to access site. |
| <p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access would be via track off Rushall Lane which provides access to existing property. Note that track unlikely to support further significant vehicular use. |
| <p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access would be via track off Rushall Lane which provides access to existing property. Note that track unlikely to support further significant vehicular use. |
| <p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access would be via track off Rushall Lane which provides access to existing property. Note that track unlikely to support further significant vehicular use. |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Unknown |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Yes, within |

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unable to confirm - unlikely

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

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) | >1200 | <400 | >1200 | >1200 | >3900 | <400 | <400 |

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.

While there is no formal landscape evidence for this site, it is likely to have medium sensitivity - development would extend existing built form into the countryside, and would not be in keeping with existing settlement pattern. New housing would alter the ribbon development seen along Rushall Lane. Site sloping and appears to be covered significantly by woodland/dense vegetation. Nonetheless, development at this location may impact on long distance views from properties along Rushall Lane given topography (sloping). Development may also set precedent for further growth/ sprawl off Rushall Lane.

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.

Medium sensitivity - site sloping in nature and although screening would be provided by dense woodland/vegetation present within site boundary, development would likely impact on long distance views from properties along Rushall Lane given topography.

| 2. Assessment of Suitability | |
|--|--|
| Heritage Constraints | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p> | No impact |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p> | No impact |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p> | Yes |
| <p>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?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any other relevant planning policies relating to the site?</p> | Policy KS2 Settlement Hierarchy, Policy KS3 Green Belt and paragraph 145 NPPF. |
| <p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p> | Greenfield |
| <p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p> | Adjacent |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p> | Outside |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p> | No |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p> | No |

| 3. Assessment of Availability | |
|---|--|
| Is the site available for development? <i>Yes / No / Unknown</i> | Yes, the site came forward in the Neighbourhood Plan Call for Sites. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i> | Unknown |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years | Unknown |
| 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? <i>Yes / No / Unknown</i> | Unknown |
| 5. Conclusions | |
| 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) | 0 |
| What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i> | Red Unknown |
| Summary of justification for rating | This is a greenfield site within the Green Belt. It is not well connected to the existing built up area and is unlikely to meet the exceptions set out in the NPPF for development in the Green Belt. Therefore, the site is not appropriate for allocation in the Neighbourhood Plan. |

| 1. Site Details | |
|--|-----------------------------------|
| Site Reference / Name | CSF9 |
| Site Address / Location | Hillview, Poole Road |
| Gross Site Area (Hectares) | 0.10 |
| Existing land use | Rear curtilage |
| Land use being considered | Residential |
| Development Capacity (Proposed by Landowner or SHLAA/HELAA) | 3 dwellings |
| Site identification method / source | Neighbourhood Plan Call for Sites |
| Planning history | None recent or relevant |
| Neighbouring uses | Residential |



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?*

Yes, SSSI Impact Risk Zone (any net gain in residential dwellings requires consultation with Natural England) and Bournemouth Green Belt.

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**

Low risk

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

Yes, Grade 3 (undifferentiated)

| 2. Assessment of Suitability | |
|---|---|
| <p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • 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? <p>Yes / No / Unknown</p> | No |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p> | Gently sloping |
| <p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access would be via Poole Road which provides access to existing property which the site is garden to. Note that access through/ via the existing dwelling may need to be sought. |
| <p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access would be via Poole Road which provides access to existing property which the site is garden to. Note that access through/ via the existing dwelling may need to be sought. |
| <p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access would be via Poole Road which provides access to existing property which the site is garden to. Note that access through/ via the existing dwelling may need to be sought. |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Unknown |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Yes, within |

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

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) | >1200 | <400 | >1200 | >1200 | >3900 | <400 | <400 |

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.

While there is no formal landscape evidence for this site, it is likely to have low sensitivity - the site has no valued landscape features, being a small back garden of an existing residential dwelling. Site is gently sloping - topography to note for potential impact on views from neighbouring properties - however, mature trees along site boundary likely to reduce potential for adverse effects, and it is noted that the site is well contained, off the main road, and in keeping with existing infill/ ribbon development along Poole Road.

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.

Low sensitivity - the site is a small back garden, is visually enclosed and has low intervisibility with the surrounding landscape. Development is unlikely to significantly adversely impact any identified views.

| 2. Assessment of Suitability | |
|--|--|
| Heritage Constraints | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p> | No impact |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p> | No impact |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p> | Yes |
| <p>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?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any other relevant planning policies relating to the site?</p> | Policy KS2 Settlement Hierarchy, Policy KS3 Green Belt and paragraph 145 NPPF. |
| <p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p> | Greenfield |
| <p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p> | Within |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p> | Outside |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p> | No |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p> | No |

| 3. Assessment of Availability | |
|--|--|
| Is the site available for development? <i>Yes / No / Unknown</i> | Yes, the site came forward in the Neighbourhood Plan Call for Sites. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i> | Unknown |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years | Unknown |
| 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? <i>Yes / No / Unknown</i> | Unknown |
| 5. Conclusions | |

| | |
|--|---|
| 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) | Approximately 2-3. |
| What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No | Amber Unknown |
| Summary of justification for rating | <p>This site comprises greenfield land in the Green Belt, it is well related to the existing development form of the village.</p> <p>The land is the back garden of an existing dwelling, access would need to be shared with the existing access for this dwelling.</p> <p>The site is potentially in conformity with the Green Belt policy as limited infilling in line with Paragraph 145 (g, paragraph 1) of the NPPF; however, this should be discussed with Dorset Council.</p> <p>Therefore, the site is potentially appropriate for allocation in the Neighbourhood Plan subject to consultation with Dorset Council and understanding from the landowner on whether a shared access would be considered.</p> |

CFS10

1. Site Details

| | |
|---|-----------------------------------|
| Site Reference / Name | CFS10 |
| Site Address / Location | Birchmere Land off Moor Lane |
| Gross Site Area (Hectares) | 0.67 |
| Existing land use | House and curtilage |
| Land use being considered | Residential |
| Development Capacity (Proposed by Landowner or SHLAA/HELAA) | 16 dwellings |
| Site identification method / source | Neighbourhood Plan Call for Sites |
| Planning history | None recent or relevant |
| Neighbouring uses | Employment |



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?*

Yes, SSSI Impact Risk Zone (any net gain in residential dwellings requires consultation with Natural England).

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**

Low risk

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; however, there is low to medium risk of surface water flooding along Moor Lane at the access to this site.

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

Yes / No / Unknown

Yes, Grade 3 (undifferentiated)

| 2. Assessment of Suitability | |
|---|---|
| <p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • 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? <p>Yes / No / Unknown</p> | No |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p> | Gently sloping |
| <p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access via Moor Lane; however, both the access point and Moor Lane would require upgrading to accommodate a significant increase in vehicular movement. |
| <p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access via Moor Lane; however, there are no pavements along Moor Lane to connect the site to High Street. |
| <p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p> | Yes - access via Moor Lane |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | Yes - lots of TPOs scattered on the site. |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Unknown |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p> | Yes, within |

2. Assessment of Suitability

| | |
|--|--------------------------------|
| Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i> | Unknown |
| Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i> | Yes - power line crossing site |
| Would development of the site result in a loss of social, amenity or community value? <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) | <400 | <400 | >1200 | >1200 | >3900 | <400 | <400 |

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? <ul style="list-style-type: none"> <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> <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> <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> | <p>While there is no formal landscape evidence for this site, it is likely to have low sensitivity - the site has limited landscape value and features, being predominately brownfield with employment/ former educational uses surrounding (school and industrial estate). The site can accommodate change - its redevelopment has the potential to lead to positive effects depending on design and layout. Note mature trees within the site and along the site boundaries which may hold some value, and may also provide a level of screening.</p> |
| Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <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> <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> <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> | <p>Low sensitivity - the site is predominately brownfield with employment/ educational uses surrounding (school and industrial estate). Redevelopment of the site would likely positively impact views, however mature trees present are likely to have amenity value and should be retained.</p> |

2. Assessment of Suitability

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*

No impact

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*

No impact

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

Yes , the site is included in the Bailie Gate Industrial Estate and extension (employment allocation) in both the emerging and adopted local plan.

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

Policy KS2 Settlement Hierarchy, Policy KS3 Green Belt and paragraph 145 NPPF.

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*

Within

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*

Within

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 | |
|--|--|
| Is the site available for development? <i>Yes / No / Unknown</i> | Yes, the site came forward in the Neighbourhood Plan Call for Sites. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i> | Unknown |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years | Unknown |
| 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? <i>Yes / No / Unknown</i> | Potential viability issues with powerlines on site. |
| 5. Conclusions | |

| | |
|---|--|
| 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) | Approximately 16 |
| What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| <p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p> | <p>Amber</p> <p>Potential viability issues with powerlines on site.</p> |
| Summary of justification for rating | <p>The site is a mix of greenfield and previously developed land within the settlement boundary. Access could be provided from Moor Lane; however, this would require widening and the provision of a footpath to provide a pedestrian link from the site to High Street and the village. There is low to medium risk of surface water flooding along Moor Lane at the access to this site.</p> <p>The site is included as land part of a wider employment allocation in both the adopted and emerging Local Plan, known as Baille Gate Industrial Estate; therefore, consultation with Dorset Council on using this site for residential use would be required.</p> <p>Additionally, any development proposal would need to be sensitively designed to protect the mature trees, many of which are protected by TPOs.</p> <p>Therefore, the site is potentially appropriate for allocation subject to consultation with Dorset Council and the Highways Authority on the potential to upgrade the access.</p> |

Appendix B SHLAA Proformas

| SHLAA 2 – Henbury Manor Farm | | |
|---|--|---|
| Site Reference (SHLAA) | | LA/SMAR/002 |
| Gross Site Area (Hectares) | | 2.7 |
| Proposed Land Use | | Residential |
| Site Capacity | | Up to 10 dwellings |
| SHLAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion? | | <p>Topography: A level site</p> <p>Flood Risk: Affected by flooding from other sources including surface water</p> <p>Access: Existing access off Mill Street. The access road to the site is subject to a blanket TPO.</p> <p>Contamination: Visible signs of contamination.</p> <p>Existing infrastructure / facilities: Remote from existing infrastructure and facilities.</p> <p>Site features: The eastern half of the site is covered by several barns positioned around a large square. The western half contains further barns.</p> <p>Townscape / landscape character: The site is relatively well hidden from wider views by the surrounding existing buildings and vegetation.</p> <p>Environmental: Within 5k of the Dorset Heathlands.</p> <p>Environmental mitigation: Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites.</p> <p>Availability: Owner identified</p> <p>Relevant policy considerations: Outside the development boundary and within the Green Belt.</p> <p>Conclusion The site is located in a rural location outside the settlement development boundary and remote from existing infrastructure and facilities. An unsuitable site.</p> |
| 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 SHLAA findings? | There is no evidence to show the site is affected by any form of flooding. |
| | Are there any concerns that the SHLAA conclusion is reasonable and defensible? | Yes |
| Are the SHLAA 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? | | SHLAA conclusions reasonable. |
| Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement? | | <p>Site contains previously development land which could come forward under permitted development rights, subject to consultation with Dorset Council</p> <p>This is a partially previously developed site located in the Green Belt, while the greenfield (eastern) section of the site would not be appropriate for allocation as it does not meet the exceptions set out in the NPPF, the previously developed land may be suitable for conversion to</p> |

residential under permitted development rights. This would not require the site to be allocated in the Neighbourhood Plan but any additional housing from this source would count as windfall towards the overall housing requirement.

Regard should be given to any increase in vehicular use that might require upgrades to the access which may impact the blanket TPO.

| SHLAA 7 - Dullar Farm | | |
|--|--|---|
| Site Reference (SHLAA) | | LA/SMAR/007 |
| Gross Site Area (Hectares) | | 12.88 |
| Proposed Land Use | | Residential |
| Site Capacity (SHLAA) | | 0 dwellings |
| <p>SHLAA Conclusions</p> <p>Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p> | | <p>Topography: A level site.</p> <p>Flood Risk: Affected by flooding from other sources including surface water.</p> <p>Access: A new access could be formed off Poole Road. Potential highways capacity issue on the wider road network.</p> <p>Access mitigation: Investigate acceptable highways solution and provide footway / cycle way to connect site.</p> <p>Existing infrastructure / facilities: Located within walking distance of shops, a school and employment.</p> <p>Site features: Mature hedgerows.</p> <p>Townscape / landscape character: A substantial area with potential for landscape and visual impacts upon the wider landscape.</p> <p>Townscape / landscape character mitigation: To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed.</p> <p>Environmental: Within 5k of the Dorset Heathlands</p> <p>Environmental mitigation: Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites.</p> <p>Suitability: A substantial area with potential for landscape and visual impacts upon the wider landscape. Potential highways capacity issue on the wider road network.</p> <p>Availability: Owner identified</p> <p>Relevant policy considerations: Outside the development boundary and within the Green Belt.</p> <p>Conclusion</p> <p>The site is located in a rural location outside the settlement development boundary with a potential highways capacity issue and wider landscape impact. An unsuitable site.</p> |
| 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 SHLAA findings? | <p>The risk of flooding from surface water is very small.</p> <p>The Strategic Green Belt Review identifies this site as 'outer Green Belt' with a very strong distinction from the village of Sturminster Marshall.</p> <p>This site is not included in the East Dorset and Purbeck Landscape and Heritage Assessment.</p> |
| | Are there any concerns that the SHLAA conclusion is reasonable and defensible? | No |

| | |
|--|--|
| <p>Are the SHLAA 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?</p> | <p>Yes, the conclusions are reasonable to be carried forward to the Neighbourhood Plan site assessment, the site on its own is not suitable for allocation.</p> |
| <p>Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?</p> | <p>This is a large greenfield site located within the Green Belt. While it is in close proximity to the village it is not directly connected to the settlement boundary or the built up area. This site is not suitable on policy grounds, as it is within the Green Belt and is unlikely to be an acceptable option for Green Belt release due to the scale and location of the site extending out into open countryside.</p> <p>Therefore, the site is unsuitable in isolation; however, when considered as a broader area of growth together with sites closer to the settlement of Sturminster Marshall (SHLAA 3 and SHLAA 11), it could be considered as a large area of Green Belt release to meet the current housing requirement. However the higher potential harm to the Green Belt from development on this site and SHLAA 1 as compared with alternative sites would point to this being a less favourable 'direction of growth'. It would also significantly elongate the village and would reduce the gap between settlements to the south and the outer reaches of Bournemouth.</p> |

| SHLAA 1 Dorset Springs | | |
|---|--|---|
| Site Reference (SHLAA) | | LA/SMAR/001 |
| Gross Site Area (Hectares) | | 4.87 |
| Proposed Land Use | | Residential |
| Site Capacity (SHLAA) | | 0 dwellings |
| SHLAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion? | | <p>Topography: A level site.</p> <p>Flood Risk: Affected by flooding from other sources including surface water</p> <p>Access: A new access could be formed off Poole Road. Potential highways capacity issue on the wider road network.</p> <p>Access mitigation: Investigate acceptable highways solution and provide footway / cycle way to connect site.</p> <p>Existing infrastructure / facilities: Isolated from existing residential development. Located within walking distance of shops, a school and employment.</p> <p>Site features: A residential dwelling and holiday accommodation is located near the entrance of the site. Much of the site consists of fishing lakes. There are many mature trees edging these lakes.</p> <p>Townscape / landscape character: Residential development would represent an uncharacteristic extension beyond the well-defined settlement boundary.</p> <p>Environmental: Within 5k of the Dorset Heathlands</p> <p>Environmental mitigation: Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites.</p> <p>Suitability: The site is isolated from existing residential development and constrained by flood risk.</p> <p>Availability: Owner identified</p> <p>Relevant policy considerations: Outside the development boundary and within the Green Belt</p> <p>Conclusion The site is located in a rural location outside the settlement development boundary. An unsuitable site.</p> |
| 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 SHLAA findings? | <p>The Strategic Green Belt Review identifies this site as 'outer Green Belt' with a very strong distinction from the village of Sturminster Marshall.</p> <p>This site is not included in the East Dorset and Purbeck Landscape and Heritage Assessment.</p> |
| | Are there any concerns that the SHLAA conclusion is reasonable and defensible? | No |
| Are the SHLAA 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, the conclusions are reasonable to be carried forward to the Neighbourhood Plan site assessment, the site is not suitable for allocation. |

Neighbourhood Plan Site Assessment

conclusion

What is the justification for this judgement?

This is a large greenfield site located within the Green Belt. While it is in close proximity to the village it is not directly connected to the settlement boundary or the built up area. It is predominantly fishing lakes and mature trees and would not be suitable for large scale development. Development of the site would be contrary to policy, as it is within the Green Belt and is unlikely to be an acceptable option for Green Belt release due to the scale and location of the site extending into open countryside.

If adjacent sites closer to Sturminster Marshall were developed (SHLAA 11 and SHLAA3) it is possible that small scale development on parts of the site adjacent to these sites could be suitable, however the harm to Green Belt from development in this location is likely to rule out the site as an option.

| SHLAA 3 - Land behind 10 Station Road | | |
|---|--|---|
| Site Reference (SHLAA) | | LA/SMAR/003 |
| Gross Site Area (Hectares) | | 2.78 |
| Proposed Land Use | | Residential |
| Site Capacity (SHLAA) | | 50 |
| <p>SHLAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p> | | <p>Topography: A level site. Flood Risk: Affected by flooding from other sources including surface water Access: A new access could be formed off Poole Road. Potential highways capacity issue on the wider road network. Access mitigation: Investigate acceptable highways solution and provide footway / cycle way to connect site. Existing infrastructure / facilities: Adjacent to residential development to the north. Located within walking distance of shops, a school and employment. Site features: Mature hedgerow Townscape / landscape character: Visually contained by the topography and existing residential development. Environmental: Within 5k of the Dorset Heathlands Environmental mitigation: Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites. Suitability: Adjacent to residential development to the north. Located within walking distance of shops, a school and employment. Availability: Owner identified Relevant policy considerations: Outside the development boundary and within the Green Belt.</p> <p>Conclusion The site is located in close proximity to existing services and facilities with few constraints. A suitable site subject to policy change.</p> |
| <p>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</p> | 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 SHLAA findings? | <p>Yes, the site is included in the Dorset Local Plan Options Consultation together with SHLAA 11 in allocation STMR2 for 225 dwellings. The emerging Dorset Local Plan Sustainability Appraisal notes that this allocation has a moderate potential for harm upon the Green Belt, which is lower than surrounding sites.</p> <p>The East Dorset and Purbeck Landscape and Heritage assessment identifies this site as having moderate landscape sensitivity and low heritage sensitivity. While the Green Belt Review notes that development of the site would have a moderate impact on the Green Belt.</p> <p>As noted on the site visit, that while adjacent to existing development it is still very open in nature and would have significant impact on views and the landscape character and may set precedent for further growth.</p> |
| | Are there any concerns that the SHLAA conclusion | No |

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| | is reasonable and defensible? | |
| Are the SHLAA 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, the conclusions are reasonable to be carried forward to the Neighbourhood Plan site assessment, the site is potentially suitable for allocation, subject to policy change. |
| Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement? | | This is a greenfield site located within the Green Belt adjacent to the settlement boundary and built up area. This site is included as an allocation in the emerging Local Plan together with adjacent site SHLAA 11. Together these sites form a natural extension to the southern boundary of the settlement with a defined boundary on all sides and are close to the primary school and village services. |

| SHLAA 11 - Archground | | |
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| Site Reference (SHLAA) | | LA/SMAR/011 |
| Gross Site Area (Hectares) | | 7.37 |
| Proposed Land Use | | Residential |
| Site Capacity (SHLAA) | | 76 |
| <p>SHLAA Conclusions</p> <p>Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p> | | <p>Topography: A level site.</p> <p>Flood Risk: Affected by flooding from other sources including surface water.</p> <p>Access: A new access could be formed off Station Road. Potential highways capacity issue on the wider road network.</p> <p>Access mitigation: Investigate acceptable highways solution and provide footway / cycle way to connect site.</p> <p>Existing infrastructure / facilities: Adjacent to residential development to the northeast. Located within walking distance of shops, a school and employment.</p> <p>Site features: Mature hedgerow</p> <p>Townscape / landscape character: Visually contained by the topography and existing residential development</p> <p>Environmental: Within 5k of the Dorset Heathlands</p> <p>Environmental mitigation: Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites.</p> <p>Suitability: Adjacent to residential development to the north. Located within walking distance of shops, a school and employment.</p> <p>Availability: Owner identified</p> <p>Relevant policy considerations: Outside the development boundary and within the Green Belt. Policy HE4, SM3(SP) Open Space / Recreation Area.</p> <p>Conclusion</p> <p>The site is located in close proximity to existing services and facilities with few constraints. The northwestern half of the site is allocated for sports pitches and should not be developed. The remaining land is a suitable site subject to policy change.</p> |
| <p>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</p> | <p>Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</p> | No |
| | <p>Does more recent or additional information now exist which could change the SHLAA findings?</p> | <p>Yes, the site is included in the Dorset Local Plan Options Consultation together with SHLAA 3 in allocation STMR2 for 225 dwellings. The emerging Dorset Local Plan Sustainability Appraisal notes that this allocation has a moderate potential for harm upon the Green Belt, which is lower than surrounding sites.</p> <p>The East Dorset and Purbeck Landscape and Heritage assessment identifies this site as having moderate landscape sensitivity and low heritage sensitivity. While the Green Belt Review notes that development of the site would have a moderate impact on the Green Belt.</p> |
| | <p>Are there any concerns that the SHLAA conclusion</p> | No |

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| | is reasonable and defensible? | |
| Are the SHLAA 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, the conclusions are reasonable to be carried forward to the Neighbourhood Plan site assessment, the site is potentially suitable for allocation, subject to policy change. |
| Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement? | | <p>This is a greenfield site located within the Green Belt adjacent to the settlement boundary and built up area. This site is included as an allocation in the emerging Local Plan together with adjacent site SHLAA 3. Together these sites form a natural extension to the southern boundary of the settlement with a defined boundary on all sides and are close to the primary school and village services. There is low to medium risk of surface water flooding along the south eastern boundary of the site.</p> <p>As noted in the SHLAA the northwest part of the site which is designated for open space should remain undeveloped (given its allocation in the Local Plan for open space) and would reduce the capacity of the site.</p> |

| SHLAA 5 – Bailie Farm | | |
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| Site Reference (SHLAA) | | LA/SMAR/005 |
| Gross Site Area (Hectares) | | 19.16 |
| Proposed Land Use | | Residential |
| Site Capacity (SHLAA) | | Approximately 30-40 |
| <p>SHLAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p> | | <p>Topography: Land rises to the northwest. Flood Risk: Affected by flooding from other sources including surface water Access: A new access could be formed off Duller Lane. Potential highways capacity issue on the wider road network. Access mitigation: Investigate acceptable highways solution and provide footway / cycle way to connect site. Existing infrastructure / facilities: Located within walking distance of shops, a school and employment. Site features: The north eastern corner of the site contains a group of buildings associated with Bailie House. The remainder of the site is made up of agricultural fields. There is a copse of trees in the sites centre. Townscape / landscape character: A substantial area with potential for landscape and visual impacts upon the wider landscape Townscape / landscape character mitigation: To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed. Environmental: Within 5k of the Dorset Heathlands Environmental mitigation: Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites. Suitability: A substantial area with potential for landscape and visual impacts upon the wider landscape. Potential highways capacity issue on the wider road network. Relevant policy considerations: Outside the development boundary and within the Green Belt. Availability: Owner identified Conclusion The site is located in a rural location outside the settlement development boundary with a potential highways capacity issue and wider landscape impact. An unsuitable site.</p> |
| 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 SHLAA findings? | <p>Yes, two smaller sections of this site were put forward in the Neighbourhood Plan Call for Sites, the first located to the very north within the settlement boundary (known as Baillie Farm) and the second a larger section of the northern part of the site outside but adjacent to the settlement boundary (known as land south of Duller Lane).</p> <p>The Green Belt Review scored development of this site as having high to moderate harm to the Green Belt. While the East Dorset and Purbeck Landscape and Heritage Study identified the site as having moderate landscape sensitivity and low heritage sensitivity.</p> |

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| | | The Sustainability Appraisal for the Dorset local Plan notes at stage one that whilst a degree of landscape and heritage sensitivity has been identified, these are not considered significant at this stage and therefore further consideration will be given to this area of growth. While stage 2 discounts this site as it is more remote from the existing services and facilities in the town centre. |
| | Are there any concerns that the SHLAA conclusion is reasonable and defensible? | Yes |
| Are the SHLAA 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? | | No. A reduced sites area adjacent to the existing settlement is potentially suitable for limited development . |
| Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement? | | <p>This is a large predominantly green field site that extends out into open countryside. The Green Belt Review scored development of this site as having high to moderate harm to the Green Belt. While the East Dorset and Purbeck Landscape and Heritage Study identified the site as having moderate landscape sensitivity and low heritage sensitivity.</p> <p>This site is split across the settlement boundary, a small section of the site (Bailie Farm) located within the settlement boundary is suitable for allocation in the Neighbourhood Plan, while the northern section of the site adjacent to the settlement boundary (Land south of Dullar Lane) is potentially suitable for allocation subject to consultation with Dorset on the appropriateness of this land being released from the Green Belt and establishing an appropriate access. Given the current form of the settlement boundary the inclusion of the northern part of this site in Green Belt release would represent a logical 'rounding off' off the settlement.</p> <p>Consultation with the Highways Authority would be required to assess the capacity of the highway to accommodate development at this location.</p> |

| SHLAA 6 – Broomhill Bailie Farm | | |
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| Site Reference (SHLAA) | | LA/SMAR/006 |
| Gross Site Area (Hectares) | | 27.58 |
| Proposed Land Use | | Residential |
| Site Capacity (SHLAA) | | 0 dwellings |
| <p>SHLAA Conclusions</p> <p>Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p> | | <p>Topography: Land rises to the south</p> <p>Flood Risk: Not affected by flooding from other sources</p> <p>Access: A new access could be formed off Duller Lane. Potential highways capacity issue on the wider road network.</p> <p>Access mitigation: Investigate acceptable highways solution and provide footway / cycle way to connect site.</p> <p>Existing infrastructure / facilities: Located within walking distance of shops, a school and employment.</p> <p>Site features: Mature hedgerows</p> <p>Townscape / landscape character: A substantial area with potential for landscape and visual impacts upon the wider landscape.</p> <p>Townscape / landscape character mitigation: To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed.</p> <p>Environmental: Within 5k of the Dorset Heathlands</p> <p>Environmental mitigation: Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites.</p> <p>Suitability: A substantial area with potential for landscape and visual impacts upon the wider landscape. Potential highways capacity issue on the wider road network.</p> <p>Availability: Owner identified</p> <p>Relevant policy considerations: Outside the development boundary and within the Green Belt.</p> <p>Conclusion</p> <p>The site is located in a rural location outside the settlement development boundary with a potential highways capacity issue and wider landscape impact. An unsuitable site.</p> |
| 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 SHLAA findings? | <p>The Strategic Green Belt Review identifies this site as 'outer Green Belt' with a very strong distinction from the village of Sturminster Marshall.</p> <p>This site is not included in the East Dorset and Purbeck Landscape and Heritage Assessment.</p> |
| | Are there any concerns that the SHLAA conclusion is reasonable and defensible? | No |
| Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would | | Yes, the site is not appropriate for allocation in the Neighbourhood Plan. |

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| <p>the conclusions change for the Neighbourhood Plan Site Assessment?</p> | |
| <p>Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement?</p> | <p>This is a large greenfield site located within the Green Belt, while it is relatively close in proximity to the village it is not connected to the settlement boundary or the built up area. This site is not suitable on policy grounds, as it is within the Green Belt and is unlikely to be an acceptable option for Green Belt release in line with emerging Policy SED1 due to the scale and location of the site located in open countryside.</p> |

| SHLAA 10 - Sturminster Marshall Golf Course | | |
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| Site Reference (SHLAA) | | LA/SMAR/010 |
| Gross Site Area (Hectares) | | 11.73 |
| Proposed Land Use | | Residential |
| Site Capacity (SHLAA) | | Together with SHLAA8 the sites have a capacity of 140 dwellings. |
| <p>SHLAA Conclusions</p> <p>Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p> | | <p>Topography: The site is fairly flat with some undulations throughout.</p> <p>Flood Risk: 0.12% within flood zone 2 Affected by flooding from other sources including surface water.</p> <p>Flood risk mitigation: Developable in accordance with the application of site level sequential test.</p> <p>Access: Existing access off Moor Lane. Potential highways capacity issue on the wider road network.</p> <p>Access mitigation: Investigate acceptable highways solution and provide footway / cycle way to connect site.</p> <p>Existing infrastructure / facilities: Located within walking distance of shops, a school and employment.</p> <p>Site features: There is a golf club house and associated ground keeper sheds are located on the western edge of the site. The site whole site is interspersed with veteran trees and tree groups. There is a pond at the southern end of the site.</p> <p>Townscape / landscape character: Residential development would represent an uncharacteristic extension beyond the well-defined settlement boundary.</p> <p>Townscape / landscape character mitigation: To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed.</p> <p>Environmental: Within 5k of the Dorset Heathlands</p> <p>Environmental mitigation: Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites.</p> <p>Suitability: Residential development would represent an uncharacteristic extension beyond the well-defined settlement boundary. Potential highways capacity issue on the wider road network.</p> <p>Availability: Owner identified</p> <p>Relevant policy considerations: Outside the development boundary and within the Green Belt. Policy HE4, SM3(SP) Open Space / Recreation Area.</p> <p>Conclusion</p> <p>The site is located in a rural location outside the settlement development boundary with potential highways capacity issues on the wider road network. An unsuitable site.</p> |
| 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 SHLAA findings? | <p>Yes, the site is included in the Dorset Local Plan Options Consultation together with SHLAA 8 for allocation STMR4 for 140 dwellings.</p> <p>The Sustainability Appraisal for the emerging Dorset local Plan notes at stage one that whilst a degree of landscape</p> |

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| | <p>and heritage sensitivity has been identified, these are not considered significant at this stage and therefore further consideration will be given to this area of growth. Stage 2 takes this site forward as a preferred option.</p> <p>The Green Belt Review scored development of this site as having high to moderate harm to the Green Belt. While the East Dorset and Purbeck Landscape and Heritage Study identified the site as having moderate landscape sensitivity and low heritage sensitivity.</p> |
| Are there any concerns that the SHLAA conclusion is reasonable and defensible? | No |
| Are the SHLAA 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? | No, the site is potentially appropriate for development; however has significant constraints. |
| <p>Neighbourhood Plan Site Assessment conclusion</p> <p>What is the justification for this judgement?</p> | <p>This site consists of a golf course and ancillary buildings, it is located within the Green Belt and is adjacent to the settlement boundary and built up area. The site is proposed for allocation in the emerging Local Plan,</p> <p>While there do not appear to be any 'showstopper' constraints to development, development of the entire site would introduce a significant area of built form into this part of Sturminster Marshall and would significantly change the form and character of the village. There may be reduced amenity value if the golf course was lost. In addition, there would be a high level of harm to the Green Belt. A reduced site area would reduce the level of harm and incursion into the countryside.</p> <p>A point of access would need to be established, as Moor Lane may need to be widened to accommodate development of this site, as it is currently narrow and unlikely to be able to support this level of development. Pedestrian access would also need to be created. .</p> |

| SHLAA 8 -Bartons Ground | | |
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| Site Reference (SHLAA) | | LA/SMAR/008 |
| Gross Site Area (Hectares) | | 1.245 |
| Proposed Land Use | | Residential |
| Site Capacity (SHLAA) | | Together with SHLAA 10, the site is allocated for 140 dwellings. |
| <p>SHLAA Conclusions</p> <p>Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p> | | <p>Topography: A level site.</p> <p>Flood Risk: 11.53% within flood zone 2 Affected by flooding from other sources including surface water</p> <p>Flood risk mitigation: Developable in accordance with the application of site level sequential test.</p> <p>Access: Potential highways issue as there is no obvious means of access to the site.</p> <p>Access mitigation: Investigate acceptable highways solution</p> <p>Existing infrastructure / facilities: Access mitigation Investigate acceptable highways solution</p> <p>Site features: Orchard.</p> <p>Townscape / landscape character: The site is relatively well hidden from wider views by the surrounding existing buildings and vegetation.</p> <p>Environmental: Within 5k of the Dorset Heathlands</p> <p>Environmental mitigation: Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites</p> <p>Suitability: Potential highways issue as there is no obvious means of access to the site. The north eastern corner of the site is located in flood zone 2.</p> <p>Availability: Owner identified</p> <p>Relevant policy considerations: Outside the development boundary and within the Green Belt.</p> <p>Conclusion</p> <p>The site is located in a rural location outside the settlement development boundary with no obvious means of access. An unsuitable site.</p> |
| <p>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</p> | <p>Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</p> | No |
| | <p>Does more recent or additional information now exist which could change the SHLAA findings?</p> | <p>Yes, the site is included in the Dorset Local Plan Options Consultation together with SHLAA 10 for allocation STMR4 for 140 dwellings.</p> <p>The Sustainability Appraisal for the Dorset local Plan notes at stage one that whilst a degree of landscape and heritage sensitivity has been identified, these are not considered significant at this stage and therefore further consideration will be given to this area of growth. While stage 2 takes this site forward as a preferred option.</p> <p>The Green Belt Review scored development of this site as having high to moderate harm to the Green Belt. While the East Dorset and Purbeck Landscape and Heritage Study identified the site as having moderate landscape sensitivity and low heritage sensitivity.</p> |

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| | Are there any concerns that the SHLAA conclusion is reasonable and defensible? | No |
| Are the SHLAA 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, the site is not suitable for allocation in isolation. |
| Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement? | | <p>This site consists of permanent grass land and two copses that is used for recreation such as dog walking (as observed during the site survey). It is located within the Green Belt and is adjacent to the settlement boundary and village edge. There is a small area of Flood Zone 2 located in the north of the site. The site is proposed for allocation in the emerging Local Plan together with SHLAA10. There is currently no obvious vehicular access from the road network to the site and therefore it is not suitable for development.</p> <p>When considered in combination with SHLAA10 as proposed in the emerging Local Plan allocation, access issues could be considered through SHLAA 10 , however, the areas of trees with potential higher ecological value and flooding are constraints to development which would need to be considered.</p> |

| SHLAA 9 - Springfield Farm | | |
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| Site Reference (SHLAA) | | LA/SMAR/009 |
| Gross Site Area (Hectares) | | 2.77 |
| Proposed Land Use | | Residential |
| Site Capacity (SHLAA) | | 40 |
| <p>SHLAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p> | | <p>Topography: A level site. Flood Risk: 40.58% within flood zone 2 Not affected by flooding from other sources Flood risk mitigation: Developable in accordance with the application of site level sequential test. Access: Existing access off Newton Road. Potential highways capacity issue on the wider road network. Access mitigation: Investigate acceptable highways solution and provide footway / cycle way to connect site. Existing infrastructure / facilities: Adjacent to residential development to the south. Located within walking distance of shops, a school and employment. Site features: A farm house with associated barns is located in the centre of the site. The north eastern edge of the site is bounded by an old railway line embankment. Townscape / landscape character: The site is relatively well hidden from wider views by the surrounding banks and vegetation. Environmental: Within 5k of the Dorset Heathlands Environmental mitigation: Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites. Suitability: Adjacent to residential development to the south. Located within walking distance of shops, a school and employment. Availability: Owner identified Relevant policy considerations: Outside the development boundary and within the Green Belt.</p> <p>Conclusion The site is located in close proximity to existing services and facilities with few constraints. The northern half of the site is located in flood zone two and should be excluded from build development. A remaining half is a suitable site subject to policy change.</p> |
| <p>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</p> | <p>Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</p> | No |
| | <p>Does more recent or additional information now exist which could change the SHLAA findings?</p> | <p>Yes, the southern half of the site is included in the Dorset Local Plan Options Consultation together with the southern half of SHLAA 5 to make up allocation STMR3 for 60 dwellings.</p> <p>The emerging Dorset Local Plan Sustainability Assessment identifies the area to the west of the village including this site as having low potential for harm upon the Green Belt and will be taken forward for development.</p> <p>The East Dorset and Purbeck Landscape and Heritage assessment identifies this site as having moderate landscape sensitivity and high heritage sensitivity. While</p> |

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| | | the Green Belt Review notes that development of the site would have a low impact on the Green Belt. |
| | Are there any concerns that the SHLAA conclusion is reasonable and defensible? | No |
| | Are the SHLAA 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, the southern half of the site is potentially suitable subject to policy change. |
| Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement? | | <p>This site is a mix of greenfield and previously developed land within the Green Belt. It is adjacent to the settlement boundary and built up area. The site is proposed for allocation in the emerging Local Plan.</p> <p>As noted in the SHLAA the northern half of the site is within flood zone 2 and 3; therefore, this area should be excluded from development.</p> <p>The site contains previously development land which could come forward under permitted development rights, subject to consultation with Dorset Council. However, the rest of the southern part of the site is potentially appropriate for allocation, subject to Green Belt policy change. Issues identified in the evidence base including impact on heritage should be considered as part of any allocation.</p> |

| SHLAA 4 - Springfield Farm (2) | | |
|--|---|---|
| Site Reference (SHLAA) | | LA/SMAR/004 |
| Gross Site Area (Hectares) | | 4.27 |
| Proposed Land Use | | Residential |
| Site Capacity (SHLAA) | | 40 |
| <p>SHLAA Conclusions</p> <p>Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p> | | <p>Topography: A level site.</p> <p>Flood Risk: 48.95% within flood zone 2. Affected by flooding from other sources including surface water.</p> <p>Flood risk mitigation: Developable in accordance with the application of site level sequential test.</p> <p>Access: A new access could be formed off Newton Road. Potential highways capacity issue on the wider road network.</p> <p>Access mitigation: Investigate acceptable highways solution and provide footway / cycle way to connect site.</p> <p>Existing infrastructure / facilities: Adjacent to residential development to the south. Located within walking distance of shops, a school and employment.</p> <p>Site features: Mature hedgerows</p> <p>Townscape / landscape character: The site is relatively well hidden from wider views by the surrounding banks and vegetation</p> <p>Environmental: Within 5k of the Dorset Heathlands</p> <p>Environmental mitigation: Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites.</p> <p>Suitability: Adjacent to residential development to the south. Located within walking distance of shops, a school and employment.</p> <p>Availability: Owner identified</p> <p>Relevant policy considerations: Outside the development boundary and within the Green Belt.</p> <p>Conclusion</p> <p>The site is located in close proximity to existing services and facilities with few constraints. The northern half of the site is located in flood zone 2 and should be excluded from build development. The remaining half is a suitable site subject to policy change.</p> |
| <p>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</p> | <p>Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</p> | No |
| | <p>Does more recent or additional information now exist which could change the SHLAA findings?</p> | <p>Yes, the southern half of the site is included in the Dorset Local Plan Options Consultation together with the southern half of SHLAA 9 to make up allocation STMR3 for 60 dwellings.</p> <p>The emerging Dorset Local Plan Sustainability Assessment identifies the area to the west of the village including this site as having low potential for harm upon the Green Belt and will be taken forward for development.</p> <p>The East Dorset and Purbeck Landscape and Heritage assessment identifies this site as having moderate landscape sensitivity and high heritage sensitivity. While the Green Belt Review notes that development of the site would have a low impact on the Green Belt.</p> |

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| | Are there any concerns that the SHLAA conclusion is reasonable and defensible? | Yes |
| Are the SHLAA 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, the southern half of the site is potentially suitable subject to policy change. |
| Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement? | | <p>This is a greenfield site within the Green Belt, it is adjacent to the settlement boundary and built up area. The site is allocated in the emerging Local Plan.</p> <p>As noted in the SHLAA the northern half of the site is within flood zone 2 and 3; therefore, this area should be excluded from development.</p> <p>Therefore, the southern part of the site is potentially appropriate for allocation, subject to Green Belt boundary/policy change.</p> |

| SHLAA 12 - Land adjoining A350, Spetisbury | | |
|---|--|--|
| Site Reference (SHLAA) | | LA/SPET/001 |
| Gross Site Area (Hectares) | | 6.16 |
| Proposed Land Use | | Residential |
| Site Capacity | | 0 dwellings |
| SHLAA Conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion? | | <p>Topography: Gently sloping - slope upwards from the road</p> <p>Flood Risk: Affected by flooding from other sources including surface water</p> <p>Access: Adj to A350 but no obvious access</p> <p>Access mitigation: Would require a significant amount of highway engineering to make a safe junction</p> <p>Contamination: Groundwater Source Protection Zone</p> <p>Existing infrastructure / facilities: Bordering residential</p> <p>Site features: Trees and hedgerows</p> <p>Townscape / landscape character: Open countryside between to A350 and the former railway line.</p> <p>Suitability: No obvious access to the site, and is poorly related to the rest of the village - development would extend the village considerably further southwards into open countryside.</p> <p>Relevant policy considerations: Outside settlement boundary</p> <p>Conclusion No development potential</p> |
| 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 SHLAA findings? | No |
| | Are there any concerns that the SHLAA conclusion is reasonable and defensible? | No |
| Are the SHLAA 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, the site is not suitable for allocation. |
| Neighbourhood Plan Site Assessment conclusion What is the justification for this judgement? | | <p>This is a greenfield site is split between Sturminster Marshall Parish and Spetisbury Parish, located outside the Green Belt and settlement boundary, and although in close proximity not connected to the built up area of Spetisbury.</p> <p>Any access to the site would require significant hedgerow loss.</p> <p>The site would constitute development in the countryside and is not appropriate for allocation.</p> |

