

Site Options and Assessment Final Report

Wimborne St Giles Neighbourhood Plan

Knowlton Parish Council

March 2022

Wimborne St Giles Site Options and Assessment Report

Quality information

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Wimborne St Giles Site Options and Assessment Report

Prepared for:

Wimborne St Giles Neighbourhood Plan in support of Wimborne St Giles
Neighbourhood Plan

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1. Executive Summary

This report is an assessment of potential development sites in and around the village of Wimborne St Giles to guide decision making on potential Neighbourhood Plan policies relating to the delivery of housing.

The Wimborne St. Giles neighbourhood area was designated in July 2021 and covers the village of Wimborne St Giles and the surrounding countryside. The Wimborne St Giles Neighbourhood Plan is being prepared in the context of the adopted East Dorset and Christchurch Local Plan Core Strategy (2014) and the emerging Dorset Local Plan.

The Local Plan Core Strategy identifies Wimborne St Giles as a village, where very limited development will be allowed that supports the role of the settlement as a provider of services to its home community.

The emerging Dorset Local Plan Options Consultation Paper (2021) sets out the requirement for a deliverable supply of housing land to accommodate a minimum of 30,481 dwellings, at a minimum rate of 1,793 dwellings per annum, between 2021 and 2038 across Dorset. In the south eastern Dorset functional area, where Wimborne St Giles is located, the housing growth will mainly be delivered through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries. The Neighbourhood Area does not have a housing requirement.

This report explores several sites, all of which were identified by Knowlton Parish Council in consultation with the community and have been assessed to establish whether they would be appropriate for allocation in the Neighbourhood Plan for housing.

In order to align with national planning policy and the strategic policies of the adopted local plan (Core strategy KS2 and draft Local Plan policies DEV2, DEV7 and DEV8), sites which are developable and which could potentially brought into a Neighbourhood Plan development boundary for Wimborne St Giles and the neighbouring settlement of Monkton Up Wimborne are considered suitable for allocation. Sites that are detached from existing areas of residential development and located in an isolated area of the open countryside are considered unsuitable, except for the reuse of existing buildings or proposals for commercial uses, which may be permitted where compliant with relevant local and national policies.

The report concludes that eleven of the fourteen sites included are potentially suitable for allocation. These are sites:

WSG001 – Road parallel to Coach Road near French's Farmhouse

WSG002 – Coach Road, WSG003 – Road parallel to Coach Road

WSG004 – Bailey's Hill

WSG005 – Park Lane

WSG006 – Garden Housing Development opposite Park Lane

WSG007 – Glebe Farm

Site Options and Assessment Report

WSG008 – North Barn

WSG009 – Monkton Up Wimborne – East

WSG010 – Monkton Up Wimborne – West

WSG014 – Barn in Monkton Up Wimborne

Three sites are not appropriate for development and would not therefore be appropriate for allocation in the plan. These are:

WSG011 – Bottlebush Lane Bothy

WSG012 – Cranborne Lodge,

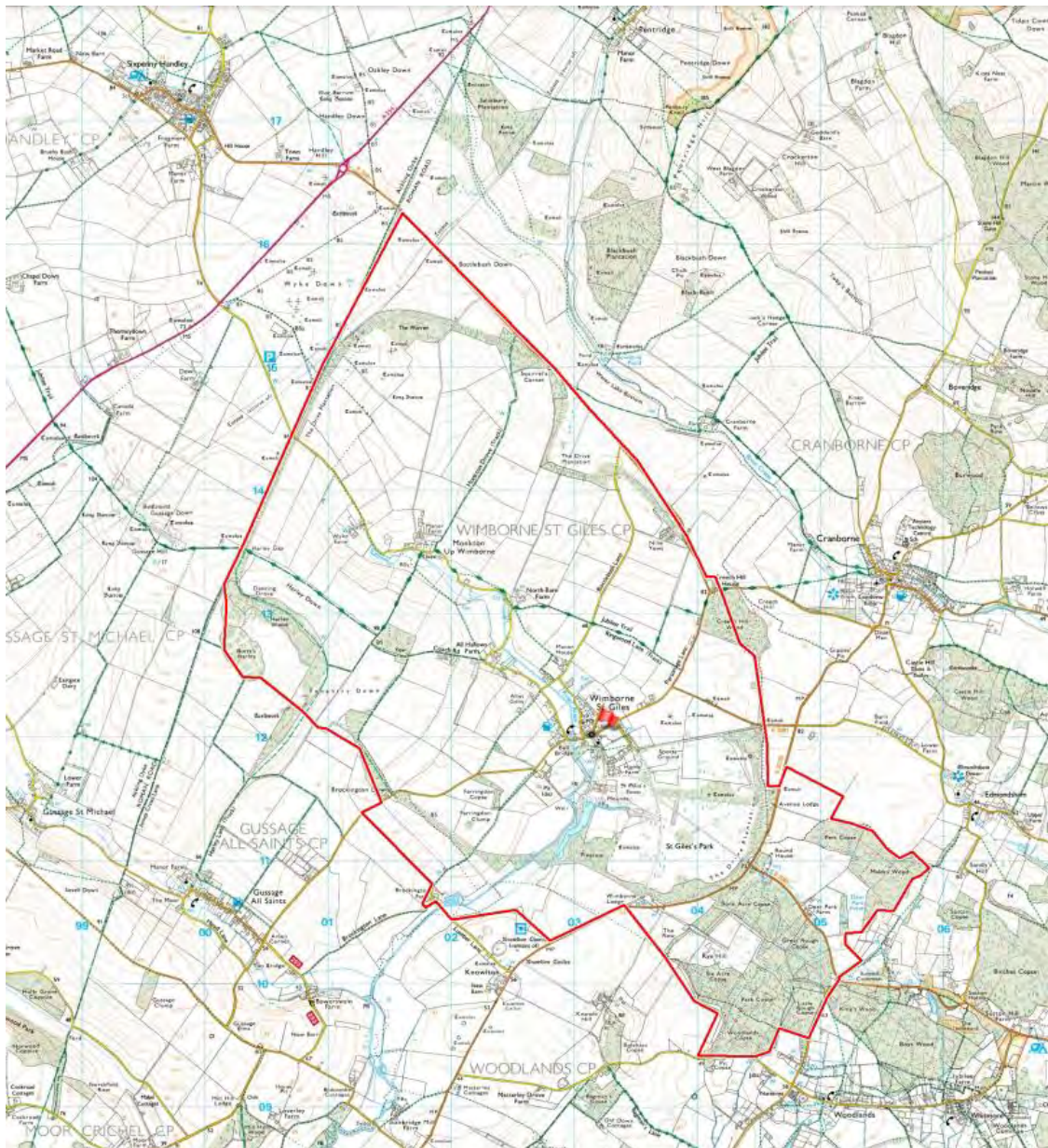
WSG013 – Brockington

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 community objectives and the development need for the neighbourhood area.

2. Introduction

- 2.1 This report is an independent assessment of potential development sites for the Wimborne St Giles Neighbourhood Plan undertaken on behalf of the Wimborne St. Giles Neighbourhood Plan Group of Knowlton Parish. The Technical Support provided to the group was agreed with the Parish Council and the former Ministry of Housing, Communities and Local Government (MHCLG), now the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality, in August 2021.
- 2.2 It is important that the Neighbourhood Plan site assessment process is carried out in a transparent, fair, robust and defensible way and that there is a consistent assessment of each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 2.3 The Wimborne St. Giles neighbourhood area was designated in July 2021 and covers the village of Wimborne St Giles and the surrounding countryside which includes the settlement of Monkton Up Wimborne. The neighbourhood area spans four different parishes and does not fully align to any one civil parish boundary. The boundary is shown in Figure 2-1.

Figure 2-1 Wimborne St Giles Neighbourhood Area



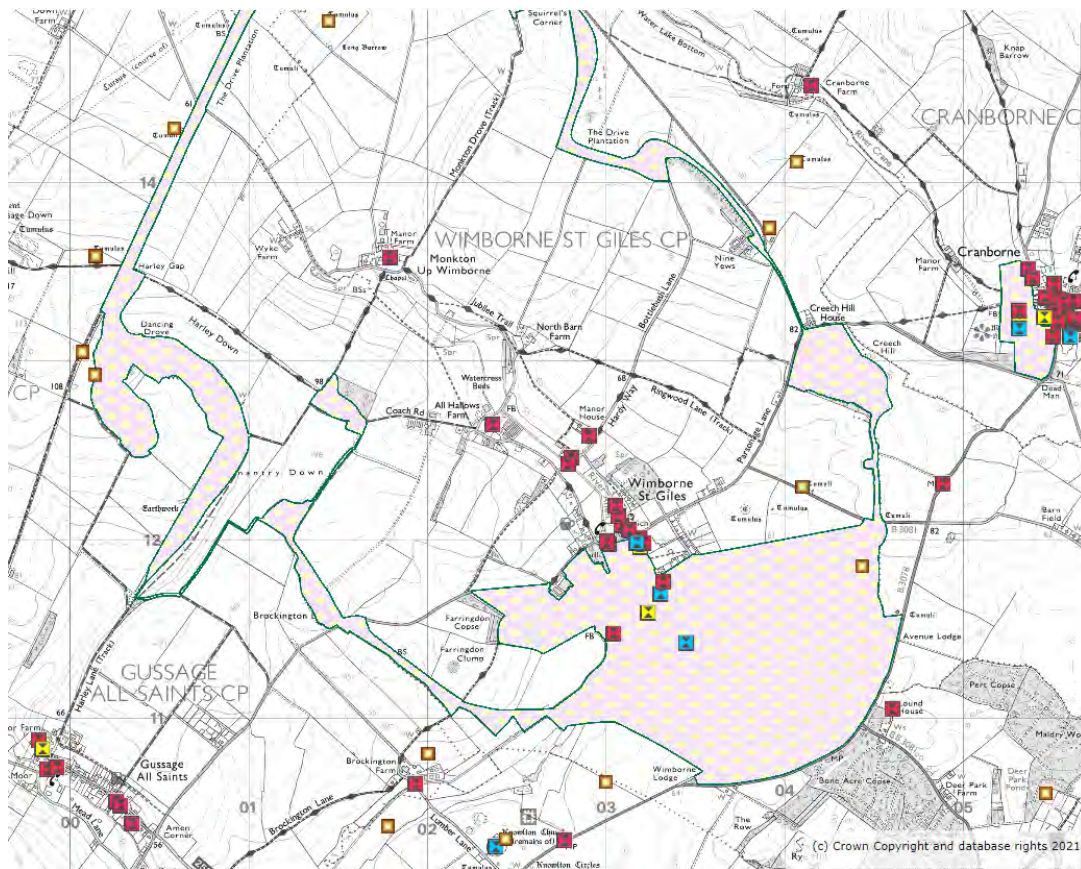
Source: Knowlton Parish Council Website

- 2.4 Wimborne St. Giles is located in Dorset, south of the A354 between Blandford Forum and Salisbury. The area is rural and forms part of the Cranborne Chase and West Wiltshire Area of Outstanding Natural Beauty (AONB). The nearest larger town is Verwood to the south of Wimborne St Giles or Blandford Forum to the west. Wimborne St Giles is not easily accessible via the public transport network: trains go to Salisbury (28km to the north east) and Poole (27km to the south).
- 2.5 Wimborne St. Giles lies within an area which has a number of environmental assets. The village and surrounding area lie within an AONB. Both Sutton Meadows SSSI and Moors River System SSSI lie to the south of Wimborne (approximately 2.9km and 3.5km respectively). To the west, Bousbury Wood

(SSSI). North west of the village lies Pentridge Down SSSI, while Ackling Dyke SSSI Roman Road lies to the North.

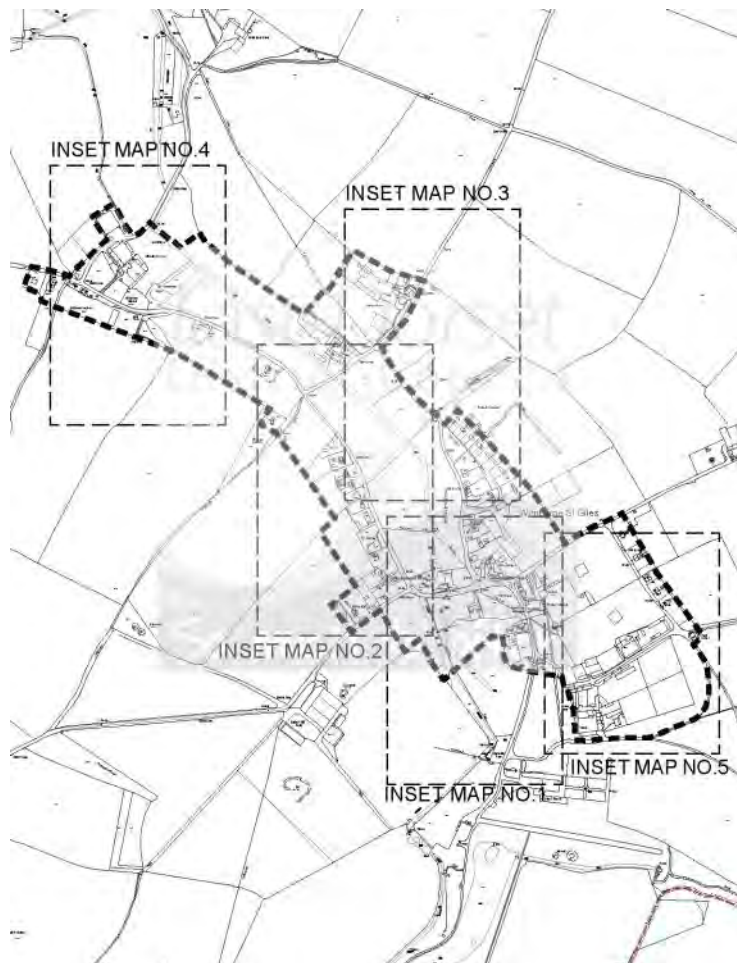
- 2.6 Wimborne St Giles is adjacent to, and the land surrounding mostly owned by, the Shaftesbury Estate and has a number of historic assets. To the south of the village lies the Grade I listed St Giles' House and accompanying St Grade II* listed St. Giles' House Registered Park and Gardens, which contains a number of listed features including a Grade II* grotto, Grade II castellated archway to the south/ south west of the house, and the Grade II listed Home Farmhouse and Grade II* Home Farm buildings north east of the main house. A number of scheduled Barrows are also located within the St Giles' Registered Park and Garden and further Barrows can also be found directly to the north of the garden.
- 2.7 At the southern end of the Village, in proximity to St Giles' House, is the Grade I Listed Church of St Giles, the Grade II* Almshouses, Grade II Listed Rectory and associated Grade II Listed stables, Grade II Listed Mill House and Grade II Listed Stocks (opposite the Mill House). Further northwards are located the Grade II house north-west of the Almshouses, the Grade II Listed house 50m south of Nos 10 and 11, the Grade II Listed No. 7 and adjacent cottage, Grade II Listed 10, 11 and 12, the Grade II Listed road bridge south-west of French's Farmhouse, Grade II Listed French's Farmhouse and Grade II Listed Manor House. To the south of the Park and Gardens (in the south of the Neighbourhood Area) there are a further two listed buildings (the Grade II Listed Roundhouse and Grade II Listed Rose Cottage) and two scheduled Boundary Banks on Rye Hill and in Maldry Wood.
- 2.8 In the south western part of the Neighbourhood Area there are further scheduled Barrows, a group of henge monuments, and the remains of a Saxon cemetery and Norman Church in Knowlton (Knowlton Church and Earthworks) just outside the neighbourhood area. To the very north of the study area can be found further scheduled Barrows. The village is also covered by Wimborne St. Giles Conservation Area, the boundary of which can be seen in Figure 2-2. The Listed Buildings, Registered Park and Garden, scheduled monuments and Conservation Area are shown in the figures 2-2 and 2-3. Grade I buildings are shown as yellow, Grade II* as blue, Grade II as red, Scheduled Monuments as brown/ gold boxes and the Registered Park and Garden is shown by the pink/yellow hatching.

Figure 2-2 Listed Buildings, Registered Park and Gardens and Scheduled Monuments



Source: Magic Map, DEFRA

Figure 2-3 Wimborne St Giles Conservation Area



Source: Wimborne St. Giles Conservation Area SPG, East Dorset District Council

- 2.9 In terms of facilities, Wimborne St. Giles has a primary school, village shop / post office, church and currently closed pub, however, it is necessary to go to other villages outside of the Neighbourhood area, such as Cranborne (to the east) and Verwood (to the south) for other services, including a doctor's surgery (Cranborne) and supermarket (Verwood). The closest secondary school is in Verwood.
- 2.10 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 the Wimborne St Giles area whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 2.11 This assessment in itself does not allocate sites. It is the responsibility of Wimborne St Giles Neighbourhood Plan Group 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.

3. Methodology

- 3.1 The approach to site assessment is based on the Government's National Planning Policy Framework and associated Planning Practice Guidance (including Housing and Economic Land Availability Assessment¹ and Neighbourhood Planning)² as well as other guidance including Locality's Neighbourhood Planning Site Assessment Toolkit³.
- 3.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing is the same.
- 3.3 The methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identifying Sites to be included in the Assessment

- 3.4 The first task is to identify which sites should be considered as part of the assessment. The sites included in the assessment were identified by Knowlton Parish Council in consultation with the community. No separate Call for Sites exercise has been undertaken for the Neighbourhood Plan. The Dorset Strategic Housing Land Assessment (SHLAA) also includes one site which is a partial duplicate of one of the landowner identified sites.

Task 2: Site Assessment

- 3.5 A site appraisal pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁴. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.6 A site visit was also conducted in order to verify the information gathered through the desktop assessment and to add further details on aspects which are difficult to assess without physical inspection, such as landscape impact and visual amenity.

Task 3: Consolidation of Results

- 3.7 Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to

¹ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

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

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

meet the housing requirement. All the site assessment information is drawn together into a summary table which contains the site assessment conclusions, based on the level of constraints and issues identified which would need to be resolved or mitigated. 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:

- 3.8 **'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 the proposed use in a neighbourhood plan.
- 3.9 **'Amber'** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation.
- 3.10 **'Red'** sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

- 3.11 The housing capacity figure is the number of homes that can be achieved on each site taking into account Local Plan policies, the density of the surrounding area and the site-specific constraints and opportunities.
- 3.12 For sites which were found to be suitable or potentially suitable for residential allocation but for which no housing figure has been put forward by the landowner, an indicative capacity has been provided to allow for the sites to be compared on a consistent basis.
- 3.13 The indicative capacity takes into account the site-specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), the average densities recommended by the Local Planning Authority and the relevant Local Plan policies. The calculations also take into account the size of the site, as larger sites are more likely to require other uses and supporting infrastructure to be provided within the site boundary, reducing the area available for residential development.
- 3.14 The Core Strategy (Policy LN2) sets out that the minimum target density for new development is 30 dwellings per hectare (dph), although this may be lower in sensitive areas. **Table 3.1** shows how site capacity is calculated, with the second column showing what percentage of the site is considered to be developable for residential use. Indicative capacities may be at lower densities than that set out in the Local Plan where sites are subject to constraints such as access or heritage assets.
- 3.15 The actual capacity of a site is likely to require detailed design work, along with consideration of the type and size of housing required in the Neighbourhood Area and the wider objectives of the Neighbourhood Plan.

Table 3.1 Net housing density

Area	Proportion of site developable for residential use	Local Plan target residential density
Up to 0.4 ha	90%	30 dph
0.4 ha to 2 ha	80%	30 dph
2 ha to 10 ha	75%	30 dph
Over 10 ha	50%	30 dph

4. Policy Context

- 4.1 The Neighbourhood Plan policies must be in general conformity with the strategic policies of the adopted development plan, and consideration should be given to the direction of travel of the emerging development plan to avoid disparities between the two.
- 4.2 National Policy is set out in the National Planning Policy Framework (2021)⁵ (NPPF) and is supported by National Planning Practice Guidance⁶ (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 4.3 The statutory local plan-making authority for Wimborne St Giles is Dorset Council. The adopted statutory development plan for Wimborne St Giles is the: Christchurch and East Dorset Local Plan Part 1 – Core Strategy (April 2014)⁷.
- 4.4 The emerging Local Plan and evidence base for the area is the: Dorset Council Local Plan (Options Consultation, January 2021)⁸.
- 4.5 There are also a range of Local Plan and Neighbourhood Plan evidence studies which are relevant to this assessment, including:
- East Dorset and Purbeck Area Strategic Landscape and Heritage Study (January 2021)⁹
 - Strategic Housing Land Availability Assessment (SHLAA) 2021- East Dorset¹⁰
 - Conservation Area Appraisal (2006)¹¹
 - The Cranborne Chase and Wiltshire Downs AONB Landscape Character Assessment (2003)¹²
 - East Dorset Landscape Character Assessment (2008)¹³
- 4.6 All these documents will be explored further in the sections below.

⁵ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁶ Available at: <https://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>

⁸ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/about-the-dorset-council-local-plan-january-2021-consultation>

⁹ 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>

¹⁰ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/evidence/land-availability>

¹¹ Available at: <https://www.dorsetcouncil.gov.uk/documents/35024/287469/SPG16+Wimborne+St+Giles+Conservation+Area.pdf/80f58943-dd0c-ace1-3a50-a38499e42363>

¹² Available at: https://cranbornechase.org.uk/wp-content/uploads/2020/10/LandscapeCharacterAssessment_FULL.pdf

¹³ Available at: <https://www.dorsetcouncil.gov.uk/documents/35024/286287/East+Dorset+Landscape+Character+Assessment.pdf/e9d5acf4-47e6-a63e-fbae-47b4b0633d5a>

National Planning Policy Framework

- 4.7 The policies of relevance to the development in Wimborne St Giles are set out below.
- 4.8 **Paragraph 78** states that planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 4.9 **Paragraph 80** highlights that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential building; or
 - e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
- 4.10 **Paragraph 119** sets out the need to promote an effective use of land in meeting the requirement for homes and other uses.
- 4.11 **Paragraph 120** outlines that planning policies and decisions should:
- a) encourage developments that would enable new habitat creation or improve public access to the countryside;
 - c) give substantial weight to the value of using suitable brownfield land within settlements;
 - d) promote and support the development of under-utilised land and buildings.
- 4.12 **Paragraph 125** states that area-based character assessments, design guides and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.
- 4.13 **Paragraph 127** highlights the role that neighbourhood planning groups have in identifying the special qualities of each area and explaining how this should be reflected in development.

- 4.14 **Paragraph 153** states that plans should take a proactive approach to mitigating and adapting to climate change.
- 4.15 **Paragraph 156** states that local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.
- 4.16 **Paragraph 161** outlines that all plans should apply a sequential, risk-based approach to the location of development, which considers sources of flood risk and the current and future impacts of climate change.
- 4.17 **Paragraph 174** highlights that planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes,
 - b) recognising the intrinsic character and beauty of the countryside.
- 4.18 **Paragraph 176** outlines that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.
- 4.19 **Paragraph 180** explains the exception to development within sites of Specific Scientific Interest, where the benefits of the proposed development clearly outweigh both its likely impact on the features of the site, and any broader impacts on the national network of Sites of Special Scientific Interest.
- 4.20 **Paragraph 187** states that planning policies should ensure that new development can be integrated effectively with existing businesses and community facilities.
- 4.21 **Paragraph 190** outlines that plans should provide a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk.
- 4.22 **Paragraph 199** considers the impact of a proposed development on a designated heritage asset and states that great weight should be given to the asset's conservation.
- 4.23 **Paragraph 201** states that where a proposed development will lead to substantial harm of a designated heritage asset planning authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm.

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

- 4.24 The Core Strategy is the document that sets out the Council's planning strategy for the next 15 years up until 2028. This document states how much, what type, where and how development should take place. The policies of relevance to the development in Wimborne St Giles are set out on the following page.

- 4.25 **Policy KS1 Presumption in Favour of Sustainable Development** states that planning applications that accord with policy will be approved without delay.
- 4.26 **Policy KS2 Settlement Hierarchy** highlights 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. Wimborne St Giles is classed as a village, where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community.
- 4.27 **Policy KS4 Housing Provision in Christchurch and East Dorset** aims to provide about 8,490 new homes in the plan area between 2013 and 2028. A total of 35% of the new homes will be affordable.
- 4.28 **Policy KS5 Provision of Employment Land** outlines that employment land supply 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.
- 4.29 **Policy ME3 Sustainable Development Standards for New Development** highlight that residential and non-residential development including new homes and extensions of existing homes will be expected to meet national sustainable development standards.
- 4.30 **Policy ME4 Renewable Energy Provision for Residential and Non-residential Developments** states that the provision of renewable, decentralised, and low carbon energy will be encouraged I residential developments of 10 or more dwellings (or sites of 0.5 hectares or greater). This will include new development and the extension and refurbishment of existing homes.
- 4.31 **Policy ME6 Flood Management, Mitigation and Defence** sets out that all development will be required to demonstrate that flood risk does not increase as a result of the development proposed, and that options have been taken to reduce overall flood risk.
- 4.32 **Policy HE1 Valuing and Conserving our Historic Environment** outlines that heritage assets will be conserved and where appropriate enhanced for their historic significance and importance locally or the wider social, cultural and economic environment.
- 4.33 **Policy HE2 Design of New Development** must be of a high quality, reflecting and enhancing areas of recognised local distinctiveness.
- 4.34 **Policy HE3 Landscape Quality** states that proposals will need to demonstrate that the following factors have been taken into account:
1. The character of settlements and their landscape settings.
 2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.
 3. Features of cultural, historical and heritage value.
 4. Important views and visual amenity.
 5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.

- 4.35 **Policy LN1 The Size and Type of New Dwellings** states that new market and affordable dwellings will reflect current and projected local housing needs identified in the latest Strategic Housing Market Assessment and be built to meet minimum living space standards for both internal and external areas.
- 4.36 **Policy LN2 Design, Layout and Density of New Housing Development** outlines a minimum density of 30dph to be achieved, unless this would conflict with the local character and distinctiveness of an area.
- 4.37 **Policy LN3 Provision of Affordable Housing** states that all greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable and all other residential development which results in a net increase of housing is to provide up to 40% of the residential units as affordable housing.
- 4.38 **Policy LN4 Affordable Housing Exception Sites** highlights Wimborne St Giles as a location close to the defined rural and urban settlements which would otherwise be considered inappropriate for development, but in this case may be developed to facilitate affordable housing.

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

- 4.39 The consultation for the first draft of the Local Plan ran between January and March 2021. This was due to be published in the third quarter of 2021 and submitted in the first quarter of 2022. These proposals are currently still in draft form however, once adopted, the Local Plan will form part of the development plan alongside the adopted minerals and waste policy documents and any neighbourhood plans that have also been made part of the development plan.
- 4.40 According to the Options Consultation the Dorset Council area will be split into four functional areas. Wimborne St Giles falls into the South Eastern 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.
- 4.41 **Draft Policy DEV1: The housing requirement and the need for employment land in Dorset** states that a deliverable supply of housing land to accommodate a minimum of 30,481 dwellings, at a minimum rate of 1,793 dwellings per annum, should be provided between 2021 and 2038.
- 4.42 **Draft Policy DEV2: Growth in the south eastern Dorset functional area** sets out that in the parts of the functional area beyond the south east Dorset Green Belt, housing growth will be delivered through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries.
- 4.43 **Draft Policy DEV7: Development outside local plan and neighbourhood plan development boundaries in rural Dorset** states that development will be strictly controlled in these areas, having particular regard to environmental constraints and to the need for the protection of the countryside.

- 4.44 **Draft Policy DEV8: Reuse of buildings outside settlement boundaries** will be permitted, provided that:
- a) the existing building is permanent, of substantial construction and merits retention;
 - c) the existing building would readily lend itself to residential conversion in terms of its scale, height, depth and the number and location of existing openings;
 - d) in an isolated locations, there are special circumstances as set out in national planning policy such as housing, affordable housing, essential rural workers' housing.
- 4.45 **Draft Policy DEV9: Neighbourhood plans** states that where provision is made for housing, the housing requirement figure for a neighbourhood plan area should be met and where possible exceeded.
- 4.46 **Draft Policy ENV2: Habitats and species** sets out that proposals where the primary purpose is to conserve or enhance biodiversity and deliver a net gain for such objectives will be supported in principle where this accords with other policies in the Local Plan.
- 4.47 **Draft Policy ENV4: Landscape** highlights that all development should conserve and enhance the landscape. Where an adverse impact is unavoidable, mitigation measures should be incorporated into the development proposal.
- 4.48 **Draft Policy ENV5: Heritage Assets** states that the impact of development proposals affecting heritage assets will be assessed against the significance of the heritage asset being affected.
- 4.49 **Draft Policy ENV7: Achieving high- quality design** sets out one of the requirements for receiving planning permission is proposals that are of high quality and follow the principles of good design and place making.
- 4.50 **Draft Policy ENV13: Flood risk** states that development should be located in areas of the lowest flood risk. The sequential test will be used to decide whether there are reasonable alternatives to development within areas at risk of flooding.
- 4.51 **Draft Policy HOUS1: Housing Mix** outlines that new residential developments of all tenures should contribute towards achieving sustainable and balanced communities through an appropriate mix, size, type and affordability of homes.
- 4.52 **Draft Policy HOUS2: Affordable housing** states that sites of 5 to 9 net additional dwellings in designated rural areas will contribute to affordable housing in the following proportions; 40% on sites in Zone 1, 35% in Zone 2 and 25% on sites in Zone 3.
- 4.53 **Draft COM4: Recreation, sports facilities and open space** sets out that residential development should make provision for formal and informal recreation, play, sports and/or open space facilities on-site, which are appropriate to the scale and needs of the development.

Evidence base and other considerations

- 4.54 East Dorset and Purbeck Area Strategic Landscape and Heritage Study (January 2021) aimed to appraise the sensitivity of land surrounding thirteen settlements to the effects of development, in terms of the potential impact on the landscape and heritage environment. Wimborne St Giles was not included within the stage 1 assessment, which indicates it is not considered to be a focus for new development.
- 4.55 Strategic Housing Land Availability Assessment (SHLAA) 2021- East Dorset assessed sites for their development potential and attributed sites to one of three conclusions: developable, suitable subject to policy change or unsuitable. There was a 73.2-hectare site (Ref: LA/WISG/001) within Knowlton which was assessed in the 2021 SHLAA. However, it was concluded that the site was unsuitable for development as development would extend into the open countryside and be uncharacteristic.
- 4.56 The Wimborne St Giles Conservation Area Appraisal (2006) provides guidance to those elements and characteristics that should be taken into account when considering proposed developments. The appraisal states that new development must demonstrate that the proposal will harmonise with the Conservation Area and that it will preserve or enhance its character. Particular attention will be paid to the positioning of buildings, building materials, proportions, mass and scale and the impact on trees, hedges and other natural features on the site.
- 4.57 The Cranborne Chase and Wiltshire Downs AONB Landscape Character Assessment (2003) highlights that the Cranborne Chase and the West Wiltshire Downs is a landscape of national significance which is characterised by a diversity of eight landscape types. The character assessment along with the AONB Management Plan will articulate a vision on how these special qualities can be sustained in the future.
- 4.58 The East Dorset Landscape Character Assessment (2008) identifies the unique character areas and associated characteristic features within East Dorset. The document outlines that there are a wealth of archaeological features in Knowlton that should be protected and enhanced such as the Knowlton Church which is a listed building, set within Knowlton Rings, a scheduled ancient monument.

5. Site Assessment

5.1 This chapter sets out the conclusions of the site assessment. Table 5-1 lists all identified sites identified by Knowlton Parish Council in consultation with the community, Table 5-2 shows the summary of conclusions and Appendix A includes the site assessment proformas. Figure 5-1 later shows a map of all of the sites with an inset for the village of Wimborne St Giles in Figure 5-2.

Table 5-1 List of sites considered in this assessment

Site Ref	Address	Additional information
WSG001	Road parallel to Coach Road near French's Farmhouse	
WSG002	Coach Road	
WSG003	Road parallel to Coach Road	
WSG00	Bailey's Hill	
WSG005	Park Lane	
WSG006	Garden Housing Development opposite Park Lane	<p>SHLAA (2021) comments. NB comments relate to a larger site boundary <i>Shlaa ref: LA/WISG/001</i></p> <p><i>Parish: Wimborne St. Giles CP</i> <i>Previous local authority: East Dorset District Council</i> <i>Previously submitted site:</i> <i>Conclusion: An unsuitable site</i> <i>Area ha: 3.5920</i> <i>Potential capacity: 0</i> <i>Notes: Site is detached and isolated from the village. Development would extend into open countryside and be uncharacteristic. An unsuitable site.</i></p>
WSG007	Glebe Farm	Proposal is for a change of use of an existing building so comments provided but not assessed in full
WSG008	North Barn	
WSG009	Monkton Up Wimborne - East	Proposal is for a change of use of an existing building so comments provided but not assessed in full

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Site Ref	Address	Additional information
WSG010	Monkton Up Wimborne - West	
WSG011	Bottlebush Lane Bothy	
WSG012	Cranborne Lodge	
WSG013	Brockington	
WSG014	Barn in Monkton Up Wimborne	

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Table 5-1 Site Assessment Summary

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Overall Site Rating (Red/Amber/Green)	Justification
WSG001	Road parallel to Coach Road near French's Farmhouse	0.23	2 dwellings	New housing	Amber	The site comprises a small part of a field in the village of Wimborne St Giles on the east side of the Allen Valley close to Bottlebush Lane. Although not contiguous with the existing built form of the village, the site is in close proximity to the settlement of Wimborne St Giles and may therefore be acceptable in the context of the emerging Local Plan policy. As the site is in the Conservation Area, any proposal should incorporate sensitive design which responds to the character of the Conservation Area. The site is also in proximity to both listed buildings and non-designated heritage assets and the design should avoid any impacts on these nearby buildings. There is medium landscape and medium visual sensitivity. There are power lines crossing the site which may limit the developable area. Any proposal should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.
WSG002	Coach Road	0.21	2 dwellings	New housing	Amber	The site comprises a small part of a field in the village of Wimborne St Giles on the west side of the Allen Valley on Coach Road. It is contiguous with the existing built form of the village and may therefore be acceptable in the context of the adopted Local Plan and emerging Local Plan policy. As the site is in the Conservation Area, any proposal should incorporate sensitive design which responds to the character of the Conservation Area. The site is also in proximity to both listed buildings and non-designated heritage assets and the design should avoid any impacts on these nearby buildings. There is medium landscape and medium visual sensitivity. Any proposal should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.

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WSG003	Road parallel to Coach Road	0.17	1 dwelling	New housing	Green	This site is a small area of shrubland located in the village of Wimborne St Giles near to Cashbrook Cottages. It is contiguous with the existing built form of the village and may therefore be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy. As the site is in the Conservation Area, any proposal should incorporate sensitive design which responds to the character of the Conservation Area. The site is also in proximity to both listed buildings and non-designated heritage assets and the design should avoid any impacts on these nearby buildings. The plot is narrow so the potential for accommodating a dwelling in this location should be established through design as well as a suitable access point and the possibility of removing trees and shrubs. Any proposal should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.
WSG004	Bailey's Hill	0.08	2 dwellings	New housing	Green	This site is part of a garden located adjacent to Baileys Hill in the village of Wimborne St Giles. It is contiguous with the existing built form of the village and may therefore be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy. As the site is in the Conservation Area, any proposal should incorporate sensitive design which responds to the character of the Conservation Area. The site is also in proximity to non-designated heritage assets and the design should avoid any impacts on these nearby buildings. It is within the setting of the Registered Park and Garden but well screened from view. There are power lines crossing the site which may reduce the developable area. Any proposal should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.
WSG005	Park Lane	0.08	1 dwelling	New housing	Green	This site is part of a garden between two properties on Park Lane in the village of Wimborne St Giles. It is an infill site and may therefore be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy. As the site is in the Conservation Area, any proposal should incorporate sensitive design which responds to the character of the Conservation Area. It is within the setting of the Registered Park and Garden but well screened from view. The site is also in proximity to both listed buildings and non-designated heritage assets and the design should avoid any impacts on these nearby buildings. Any proposals should align with Area of Outstanding Natural Beauty's Management Plan.

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WSG006	Garden Housing Development opposite Park Lane	2.43	22 dwellings	New housing	Amber	<p>This site is a large paddock located in the village of Wimborne St Giles just north-west of the houses on Park Lane. The site was previously submitted to the SHLAA. The SHLAA conclusions state that the "Site is detached and isolated from the village. Development would extend into open countryside and be uncharacteristic. An unsuitable site." However, as it is contiguous with and well related to the existing built form of the village, it may therefore be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy. The site is adjacent to the Conservation Area and within its setting alongside being in the setting of the Registered Park and Garden and is in proximity to several listed buildings including the Grade I Church of St Giles. There are views into the conservation area from the site, especially of the church from the south-east boundary of the site opposite Park Lane. Development within the site has the potential for impact on the Conservation Area as a result of its size and location at one of the entrances to the village. The site is also located within the setting of a number of non-designated assets including a mid to late 19th century bungalow and early 20th century cottages on Park Lane and mid to late 19th century outbuildings of Glebe Farm and Glebe Cottages. There is medium visual sensitivity, but it is considered that by considering the design and layout of development sensitively, any adverse impacts could be avoided. There are also power lines crossing the site which may reduce the developable area. Any proposal should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.</p>
WSG007	Glebe Farm	0.1	1 dwelling	Barn conversion	Green	<p>This site is occupied by a barn. The conversion of the barn to a residential property may be suitable in the context of adopted and emerging Local Plan policy. The site is within the setting of the conservation area and within the setting of the scheduled Barrows N of St Giles Park. The site is also within the setting of the mid to late 19th century Glebe Cottages. As a conversion of existing agricultural buildings, the development is unlikely to change the settings of the assets identified. The agricultural buildings themselves are of some historic interest and their conversion should be sensitively handled. Any proposal should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.</p>
WSG008	North Barn	0.29	2 dwellings	New housing	Amber	<p>This site is located between a residential property and an agricultural barn in Monkton Up Wimborne. The site is in an isolated location and remote from services and facilities, but is within a cluster of buildings including residential</p>

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						and agricultural making up Monkton Up Wimborne, and may therefore be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy, particularly if the proposal is related to the adjacent agricultural use. Development at this location would have some landscape and visual impact as the site is visually prominent in the Allen Valley and the site is steeply sloping. The design should take account of the landscape and visual sensitivity. The impact on the setting of a non-designated heritage asset should also be considered. Any proposals should align with the Area of Outstanding Natural Beauty's Management Plan.
WSG009	Monkton Up Wimborne - East	0.23	2 dwellings	New housing	Amber	This site is greenfield land with a chicken shed in Monkton Up Wimborne. The proposal does not constitute a barn conversion as there is no fixed barn building to convert. Therefore, it must be considered as a new housing proposal. The site is remote from services and facilities; however, given it is in a small cluster of residential and agricultural buildings making up Monkton Up Wimborne it may be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy. The site is within the setting of the 16 th century and later Grade II Manor Farmhouse. It is also within the setting of potential 'ancient chapel' as shown on historic maps. Development of the site has the potential for impact on both assets. It is important the design takes this impact into account and in particular the Grade II Manor Farmhouse which is a key landmark and heritage asset in Monkton Up Wimborne. Any proposals should align with the Area of Outstanding Natural Beauty's Management Plan.
WSG010	Monkton Up Wimborne - West	0.18	2 dwellings	New housing	Amber	This site is part of a field adjacent to residential properties in Monkton Up Wimborne. The site is remote from services and facilities; however, given it is in a small cluster of residential and agricultural buildings making up Monkton Up Wimborne it may be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy. The site has some landscape and visual sensitivity because it is visible from a broad area of the Allen Valley. It is also within the setting of the Grade II Manor Farmhouse. The design should take the potential landscape and visual sensitivity into account as well as impact on heritage assets. Any proposals should align with the Area of Outstanding Natural Beauty's Management Plan.
WSG011	Bottlebush Lane Bothy	0.21	1 dwelling	New housing	Red	This site is located in the Registered Park and Garden and in woodland at the site of derelict Bottlebush Cottages in the countryside. The site is isolated and remote from any facilities or services and would not be acceptable in the

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						context of the adopted of emerging Local Plan policy. The site is also unsuitable due to the adverse impact's development would have on the Registered Park and Garden. It is within the woodland belt and whilst there are the ruins of Bottlebush Cottages any proposal would involve a more intrusive building. The site has high landscape and high visual sensitivity as a result of its location within the Registered Park and Garden.
WSG012	Cranborne Lodge	1.12	1 dwelling	New housing	Red	This site is located in the Registered Park and Garden and in woodland adjacent to a Scheduled Monument in the countryside. The site is isolated and remote from any facilities or services and would not be acceptable in the context of the adopted of emerging Local Plan policy. The site is also unsuitable due to the adverse impacts that development would have on the Scheduled Monument immediately adjacent to the site, which is a Bronze Age barrow. In addition, the site is within the woodland belt of the Registered Park and Garden and development would impact on this well preserved feature of the RPG. The site has high landscape and high visual sensitivity as a result of its proximity to a Scheduled Monument and location within the Registered Park and Garden.
WSG013	Brockington	0.73	2 dwellings	New housing	Red	This site is located to the west of a residential property in the countryside. It is remote from services and facilities. It has medium landscape and visual sensitivity. This is also an especially sensitive location because of the presence of a number of Scheduled Monuments, listed buildings and non-designated heritage assets. Development would be likely to impact on the Scheduled Monuments, especially Medieval settlement 750m north west of Knowlton the boundary of which is less than 75m from the site.
WSG014	Barn in Monkton Up Wimborne	0.2	1 dwelling	Commercial intensification and / or a barn conversion	Amber	This site is an agricultural barn, derelict shed and yard in the countryside. The site is remote from services and facilities; however, given it is in a small cluster of residential and agricultural buildings making up Monkton Up Wimborne it may be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy. The proposal is for either barn conversion or intensification of commercial uses on site. A residential conversion may be under adopted Local Plan and emerging Local Planning policy. It is unlikely that either of the proposals for the site would negatively impact this part of the AONB and its landscape. Materials used in any proposal should be sensitive and sympathetic. Historic building recording may also be required. The proposal


 should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.



Figure 5-1 Map of all sites by rating



Figure 5-2 Inset map of Wimborne St Giles, sites by rating



Figure 5-3 Inset map of Monkton Up Wimborne, sites by rating

6. Conclusions

Site Assessment Conclusions

- 6.1 In order to align with national planning policy and the strategic policies of the adopted local plan (Core strategy KS2 and draft Local Plan policies DEV2, DEV7 and DEV8), sites which are developable and which could potentially be brought into a development boundary for Wimborne St Giles and Monkton Up Wimborne defined through the Neighbourhood Plan are considered suitable for allocation. Sites that are detached from existing areas of residential development and located in isolated areas of the open countryside are considered contrary to national and local planning policy and unsuitable for development, except for the reuse of existing buildings or proposals for commercial uses, which may be permitted where compliant with relevant local and national policies.
- 6.2 Eleven of the fourteen sites considered are potentially suitable subject to the mitigation of various constraints and/or consultation with Dorset Council. These are
- WSG001: Road parallel to Coach Road near French's farmhouse
 - WSG002: Coach Road
 - WSG003: Road parallel to Coach Road
 - WSG004: Bailey's Hill
 - WSG005: Park Lane
 - WSG006: Garden Housing Development opposite Park Lane
 - WSG007: Barn to east of Wimborne St Giles
 - WSG008: North Barn
 - WSG009: Monkton Up Wimborne – East
 - WSG010: Monkton Up Wimborne – West
 - WSG014: Barn in Monkton Up Wimborne
- 6.3 The remaining three sites are not suitable for allocation in the Neighbourhood Plan due to significant constraints.

Next Steps

- 6.4 Should Knowlton 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 relevant evidence that becomes available; and
- Other considerations such as the appropriate density of the proposed sites to reflect local character.

Other considerations

Viability

- 6.5 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 base may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

- 6.6 Eleven of the fourteen sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed use development. One of these sites has the potential to accommodate ten or more dwellings and if this level of housing was proposed, could be required to include a proportion of affordable housing¹⁴. It is therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹⁵), 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 65.
- 6.7 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.

¹⁴ see NPPF para 63-65

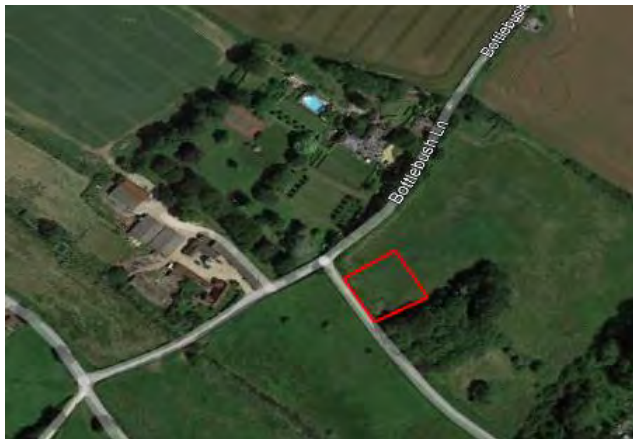
¹⁵ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Appendix A Individual Site Assessments

WSG001

1. Site Details

Site Reference / Name	WSG001
Site Address / Location	Road parallel to Coach Road near French's Farmhouse
Gross Site Area (Hectares)	0.23
SHLAA/SHLAA Reference (if applicable)	N/A
LPA Site assessment Conclusions	N/A
Existing land use	Agricultural use
Land use being considered	New housing
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	2 dwellings
Site identification method / source	Knowlton Parish Council in consultation with the community
Planning history	N/A
Neighbouring uses	Residential and agricultural buildings to the north, woodland copse to the south, greenfield to the east and west



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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>Area of Outstanding Natural Beauty (Ref: 8 Cranborne Chase & West Wiltshire Downs)</p> <p>Nitrate Vulnerable Zone (Ref: 151 South Wessex)</p> <p>Within SSSI Risk Impact Zone but does not apply to residential development. However, it does apply to any discharge of water or liquid waste of more than 5m³/day to ground or to surface water, such as a beck or stream.</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>Drinking Water Safeguard Zones (Surface Water) (Ref: SWSGZ5010)</p> <p>Source Protection Zone merge: 3 and 2</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>Flood Zone 1: 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>3 (Good to moderate) Unknown if 3a or 3b</p>

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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>National Habitat Network Enhancement Zone 1 Priority Species for CS Targeting- Corn Bunting and Lapwing Grey Partridge</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>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Farm gate provides existing access, potential to create vehicular access</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Farm gate provides existing access, potential to create pedestrian access via road only</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Farm gate provides existing access, potential to create cyclist access via road only</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No existing Public Rights of Way crossing the site however at one time there was a footpath crossing the site as shown on old Ordnance Survey maps.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No - site has no trees within</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site is clear of trees. The woodland copse to the south does not appear mature.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely
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 - a power line crosses the site diagonally from its SE corner to its NW corner. There would be however be ample room to locate two dwellings between the power line and the main road.
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)	400-1200	>1200	>1200	400-1200	>3900	>800	>800

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.

The site has medium landscape sensitivity. The site has intervisibility to the west where it is prominent in a view from the other side of the Allen Valley, from the footpath extending SW up the hill from the end of Hardy Way (PRoW Footpath E57/40). Development would change the character of the landscape of this part of the Allen Valley by blocking a gap allowing glimpses of the fields beyond. The site does not have intervisibility with the wider landscape to the north, east and south because of thick hedgerows or woodland providing screening. On balance, because this part of the landscape is characterised by linear development running parallel either side of the Allen Valley, development would not detract from any highly valued features and some change can be accommodated. This area of landscape feels lived-in as noted in the East Dorset Landscape Character Assessment, and also has a parallel and linear settlement pattern described in the Cranborne Chase AONB Landscape Character Assessment.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <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>The site has medium visual sensitivity. The site is visible and prominent in a view from the other side of the Allen Valley, from the footpath extending SW up the hill from the end of Hardy Way (PRoW Footpath E57/40). Photographs demonstrate that the site forms part of this view to the NE across the valley. However, this view is also characterised by several properties, both on Hardy Way to the left and to the right, existing properties on the east side of the Allen Valley lying further south. On balance, because of the linear nature of development on both sides of the valley, the modest development envisioned would likely cohere with the context of the view. However, it would still nevertheless significantly modify the view of the landscape from the crest of the hill on PRoW E57/40.</p>
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>	<p>Limited or no impact or no requirement for mitigation, subject to sensitive design that responds to the character and appearance of the conservation area.</p> <p>The site is located adjacent to the conservation area and within the setting of Manor House (grade II, NHLE 1323516); French's Farmhouse (grade II, NHLE 1120127) and Road Bridge (grade II, NHLE 1323517).</p> <p>The site is under 100m away from the Manor House and French's Farmhouse and while development would introduce added built form to the agricultural setting it is not considered that two dwellings would have an adverse effect on their significance. It should be noted that isolated dwellings exist nearby on Coach Road at Harriet's Cottages and Watercress Cottage with little impact. The setting of the Road Bridge is the River Allen and the road that the bridge carries across the river. While this setting may extend to the site, development would have no effect on the asset's significance.</p>
<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>	<p>The site is within the setting of outbuildings to French's Farmhouse. The assets' primary setting is the farmhouse itself and development of the site will not interfere with the relationship. While development of the site would introduce added built form to the wider agricultural setting it is not considered that two dwellings would have an adverse effect on significance.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<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>	<p>No</p>

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2. Assessment of Suitability	
Are there any other relevant planning policies relating to the site?	Adopted Local Plan: Policy KS2 Settlement Hierarchy, emerging Local Plan: Policy DEV2 Growth in the south eastern Dorset functional area
Is the site: <i>Greenfield</i> / <i>A mix of greenfield and previously developed land</i> / <i>Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within</i> / <i>Adjacent and connected to</i> / <i>Outside and not connected to</i>	Adjacent to and connected to the built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within</i> / <i>Adjacent and connected to</i> / <i>Outside and not connected to</i>	N/A - settlement does not currently have a settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes</i> / <i>No</i> / <i>Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes</i> / <i>No</i> / <i>Unknown</i>	No
3. Assessment of Availability	
Is the site available for development? <i>Yes</i> / <i>No</i> / <i>Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes</i> / <i>No</i> / <i>Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
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</i> / <i>No</i> / <i>Unknown</i>	Yes - a power line crosses the site diagonally from its SE corner to its NW corner. There would be however be ample room to locate two dwellings between the power line and the main road.
5. Conclusions	

Site Options and Assessment Report

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)	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
<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: The site is potentially suitable, available and achievable</p> <p>Yes - a power line crosses the site diagonally from its SE corner to its NW corner. There would be however be ample room to locate two dwellings between the power line and the main road.</p>
Summary of justification for rating	<p>The site comprises a small part of a field in the village of Wimborne St Giles on the east side of the Allen Valley close to Bottlebush Lane. Although not contiguous with the existing built form of the village, the site is in close proximity to the settlement of Wimborne St Giles and may therefore be acceptable in the context of the emerging Local Plan policy. As the site is in the Conservation Area, any proposal should incorporate sensitive design which responds to the character of the Conservation Area. The site is also in proximity to both listed buildings and non-designated heritage assets and the design should avoid any impacts on these nearby buildings. There is medium landscape and medium visual sensitivity. There are power lines crossing the site which may limit the developable area. Any proposal should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.</p>

WSG002

1. Site Details	
Site Reference / Name	WSG002
Site Address / Location	Coach Road
Gross Site Area (Hectares)	0.21
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural use
Land use being considered	New housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2 dwellings
Site identification method / source	Knowlton Parish Council in consultation with the community
Planning history	N/A
Neighbouring uses	Residential to the south, greenfield to the east, north and west

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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>Area of Outstanding Natural Beauty (Ref: 8 Cranborne Chase & West Wiltshire Downs)</p> <p>Nitrate Vulnerable Zone (Ref: 151 South Wessex)</p> <p>Within SSSI Risk Impact Zone but does not apply to residential development. However, does apply to any discharge of water or liquid waste of more than 20m³/day to ground or to surface water, such as a beck or stream.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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>Drinking Water Safeguard Zones (Surface Water) (Ref: SWSGZ5010)</p> <p>Source Protection Zone merge: 3 and 3</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1: Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>3 (Good to moderate) Unknown if 3a or 3b</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>National Habitat Network Enhancement Zone 1 Priority Species for CS Targeting- Corn Bunting and Lapwing Grey Partridge</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>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create an access from road. This would require the removal of some hedgerow</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create an access from road for pedestrian access via road only</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create an access from road for cyclist access via road only</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>E57/40 Footpath along northern boundary of the site</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No - site has no trees within</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site is clear of trees</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site is clear of trees</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely
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)	400-1200	>1200	>1200	400-1200	>3900	>800	>800

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.

The site has medium landscape sensitivity. The site is relatively prominent in the valley given its gently sloping incline, and is visible from PRoW Footpath E57/40, the listed bridge near French's Farm and from the east side of the valley. However, it is immediately adjacent to the linear development to the south on Coach Road. Development would continue this linear line northwards and cohere with the landscape character of this part of the Allen Valley. This area of landscape feels lived-in as noted in the East Dorset Landscape Character Assessment, and also has a parallel and linear settlement pattern described in the Cranborne Chase AONB Landscape Character Assessment. It is judged that development would not detract from any highly valued features and some change can be accommodated.

2. Assessment of Suitability

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

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

The site has medium visual sensitivity. The site is visible from several locations, including PRow Footpath E57/40, the road crossing the valley and the listed bridge near French's Farm, and the eastern side of the valley. It does however form part of a view of existing properties parallel to the valley on Coach Road reducing the potential impacts. Development may still have the potential to impact these views.

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 or no impact or no requirement for mitigation. The site is located within the conservation area and within the setting of French's Farmhouse (grade II, NHLE 1120127) and Road Bridge (grade II, NHLE 1323517). The site is approximately 100m away from French's Farmhouse and while development would introduce added built form to the agricultural setting it is not considered that two dwellings would have an adverse effect on significance. It should be noted that isolated dwellings exist nearby on Coach Road at Harriet's Cottages and Watercress Cottage with little impact. The setting of the Road Bridge is the River Allen and the road that the bridge carries across the river. While this setting may extend to the site, development would have no effect on the asset's significance.

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*

The site is also within the setting of non-designated mid to late 19th century cottages on the southern extension of Bottlebrush Lane. Isolated dwellings are a feature of Coach Road and the addition of two further dwellings on the site would have no impact on the non-designated cottages.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

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

Yes / No / Unknown

No

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

Adopted Local Plan: Policy KS2 Settlement Hierarchy, emerging Local Plan: Policy DEV2 Growth in the south eastern Dorset functional area

Is the site:

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



Greenfield

2. Assessment of Suitability	
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built up area</p>
<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 / Outside and not connected to</i></p>	<p>N/A - settlement does not currently have a settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<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>	<p>No</p>
3. Assessment of Availability	
<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>
4. Assessment of Viability	
<p>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?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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)	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
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: The site is potentially suitable, available and achievable No
Summary of justification for rating	<p>The site comprises a small part of a field in the village of Wimborne St Giles on the west side of the Allen Valley on Coach Road. It is contiguous with the existing built form of the village and may therefore be acceptable in the context of the adopted Local Plan and emerging Local Plan policy . As the site is in the Conservation Area, any proposal should incorporate sensitive design which responds to the character of the Conservation Area. The site is also in proximity to both listed buildings and non-designated heritage assets and the design should avoid any impacts on these nearby buildings. There is medium landscape and medium visual sensitivity. Any proposal should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.</p>

WSG003

1. Site Details	
Site Reference / Name	WSG003
Site Address / Location	Road parallel to Coach Road
Gross Site Area (Hectares)	0.17
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural use
Land use being considered	New housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1 dwelling
Site identification method / source	Knowlton Parish Council in consultation with the community
Planning history	N/A
Neighbouring uses	Greenfield to west, residential to the northeast / east and south

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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>Area of Outstanding Natural Beauty (Ref: 8 Cranborne Chase & West Wiltshire Downs)</p> <p>Nitrate Vulnerable Zone (Ref: 151 South Wessex)</p> <p>Within SSSI Risk Impact Zone but does not apply to residential development. However, does apply to any discharge of water or liquid waste of more than 5m³/day to ground or to surface water, such as a beck or stream.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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>Drinking Water Safeguard Zones (Surface Water) (Ref: SWSGZ5010)</p> <p>Source Protection Zone merge: 3 and 4</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1: Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>3 (Good to moderate) Unknown if 3a or 3b</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>National Habitat Network Enhancement Zone 1 Priority Species for CS Targeting- Corn Bunting and Lapwing Grey Partridge</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>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Existing access via track</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Existing access via road only</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Existing access via road only</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>E57/1 Footpath partly on the eastern boundary of the site</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Unknown - considered unlikely</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site has overgrown shrubbery with a large conifer</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site has overgrown shrubbery with a large conifer</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely
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)	<400	>1200	>1200	<400	>3900	>800	>800

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.

The site has low landscape sensitivity. It is a small patch of overgrown shrubbery on the east side of the Allen Valley adjacent to existing properties to the south running parallel to the valley. The development is then more setback behind a green. Development would complete this corner and is likely to have very low impacts on the wider landscape. This part of the landscape has a lived in feel with linear development running up both sides of the valley.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <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>The site has low visual sensitivity. It is a small patch of overgrown shrubbery and subject to sensitive design that responds to the character and appearance of the conservation area, development is very unlikely to have adverse visual impacts.</p>
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>	<p>Limited or no impact or no requirement for mitigation subject to sensitive design that responds to the character and appearance of the conservation area.</p> <p>The site is located within the conservation area and within the setting of 10, 11 and 12 (grade II, NHLE 1323518). The tithe map for the parish shows that the street in the area of the site was more densely developed in the early 19th century. Detached and semi-detached dwellings have long been a feature of the street and the addition of a further dwelling is not considered to have an adverse effect on significance.</p>
<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>	<p>The site is also located within the setting of the non-designated mid to late 19th century Cashbrook Cottages, a run of four pairs of red brick semis and a pair of 19th century or earlier thatched cottages to the north of Nos. 10, 11 and 12.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<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>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Adopted Local Plan: Policy KS2 Settlement Hierarchy, emerging Local Plan: Policy DEV2 Growth in the south eastern Dorset functional area</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<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>	<p>Within the existing built up area</p>

2. Assessment of Suitability	
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	N/A - settlement does not currently have a settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
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>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now

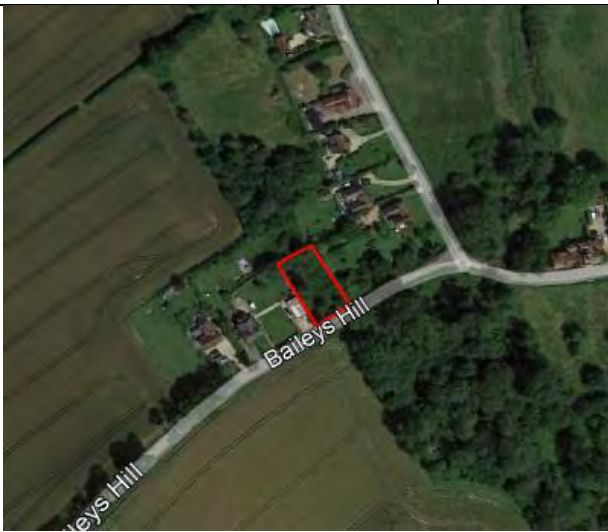
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No

5. Conclusions	
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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)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
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	Green: The site is suitable, available and achievable No
Summary of justification for rating	<p>This site is a small area of shrubland located in the village of Wimborne St Giles near to Cashbrook Cottages. It is contiguous with the existing built form of the village and may therefore be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy. As the site is in the Conservation Area, any proposal should incorporate sensitive design which responds to the character of the Conservation Area. The site is also in proximity to both listed buildings and non-designated heritage assets and the design should avoid any impacts on these nearby buildings. The plot is narrow so the potential for accommodating a dwelling in this location should be established through design as well as a suitable access point and the possibility of removing trees and shrubs. Any proposal should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.</p>

WSG004

1. Site Details	
Site Reference / Name	WSG004
Site Address / Location	Bailey's Hill
Gross Site Area (Hectares)	0.08
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural use
Land use being considered	New housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2 dwellings
Site identification method / source	Knowlton Parish Council in consultation with the community
Planning history	N/A
Neighbouring uses	Greenfield to south and residential back gardens to the east, north and west



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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>Area of Outstanding Natural Beauty (Ref: 8 Cranborne Chase & West Wiltshire Downs)</p> <p>Nitrate Vulnerable Zone (Ref: 151 South Wessex)</p> <p>Within SSSI Risk Impact Zone but does not apply to residential development. However, does apply to any discharge of water or liquid waste of more than 20m³/day to ground or to surface water, such as a beck or stream.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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>Drinking Water Safeguard Zones (Surface Water) (Ref: SWSGZ5010)</p> <p>Source Protection Zone merge: 3 and 4</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: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1: 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 – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>4 (Poor)</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>Natural Habitat Network Habitat Restoration-Creation Priority Species for CS Targeting- Corn Bunting and Lapwing Grey Partridge</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>Gently sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create an access from Baileys Hill</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create an access from Baileys Hill, via road only</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create an access from Baileys Hill, via road only</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>Unknown - considered unlikely</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site area itself covered by some large conifers. The garden contains some attractive ornamental trees - unclear if veteran or ancient</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site area itself covered by some large conifers. The garden contains some attractive ornamental trees which may contribute to character of Conservation Area</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely

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 pass through the garden of the property parallel to Baileys Hill although some distance back from the road which should allow space for a dwelling between the road and power lines.

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	>1200	<400	>3900	>800	>800

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.

The site has low landscape sensitivity. It is part of a garden next to Baileys Hill and is very well screened from the broader landscape and the RPG as the land slopes downwards into the village and Baileys Hill is thick with trees and hedges. It is very unlikely development would significantly affect any landscape features.

2. Assessment of Suitability

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

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

The site has low visual sensitivity. It is part of a garden next to Baileys Hill and is largely screened from view. Development may be visible from Coach Road through the garden of the property, and there are some attractive ornamental trees in the garden which may contribute to the character of the Conservation Area. However, development is only proposed at the very rear of the garden which is some distance glimpsed through trees from Coach Road and it is considered that an additional dwelling would have low visual impacts.

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 or no impact or no requirement for mitigation subject to sensitive design that responds to the character and appearance of the conservation area.
The site is located within the conservation area and within the setting of St Giles' House RPG (grade II*, NHLE 1000723); Mill House (grade II, NHLE 1153796).
The site is located just within a gateway to the conservation area on Bailey's Hill but the addition of two dwellings in this location would have a negligible effect on significance. The site is largely screened from the RPG and listed building by woodland on either side of the River Allen and the presence of a dwelling would have a negligible effect on their significance.

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*

Within setting of 18th/19th century cottages on Coach Road. Detached and semi-detached dwellings on their own plots have been a feature of Coach Road since at least the early 19th century and the addition of two further dwellings on Bailey's Hill is not considered to have the potential to diminish the significance of the assets.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown

No

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

Adopted Local Plan: Policy KS2 Settlement Hierarchy, emerging Local Plan: Policy DEV2 Growth in the south eastern Dorset functional area

Is the site:

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

Greenfield

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

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

Within the existing built up area

2. Assessment of Suitability

<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 / Outside and not connected to</i></p>	<p>N/A - settlement does not currently have a settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<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>	<p>No</p>

3. Assessment of Availability

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

4. Assessment of Viability



<p>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?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - power lines pass through the garden of the property parallel to Baileys Hill although some distance back from the road which should allow space for a dwelling between the road and power lines.</p>
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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)	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
<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>Green: The site is suitable, available and achievable</p> <p>Yes - power lines pass through the garden of the property parallel to Baileys Hill although some distance back from the road which should allow space for a dwelling between the road and power lines.</p>
Summary of justification for rating	<p>This site is part of a garden located adjacent to Baileys Hill in the village of Wimborne St Giles. It is contiguous with the existing built form of the village and may therefore be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy. As the site is in the Conservation Area, any proposal should incorporate sensitive design which responds to the character of the Conservation Area. The site is also in proximity to non-designated heritage assets and the design should avoid any impacts on these nearby buildings. It is within the setting of the Registered Park and Garden but well screened from view. There are power lines crossing the site which may reduce the developable area.. Any proposal should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.</p>

WSG005

1. Site Details	
Site Reference / Name	WSG005
Site Address / Location	Park Lane
Gross Site Area (Hectares)	0.08
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Scrub
Land use being considered	New housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1 dwelling
Site identification method / source	Knowlton Parish Council in consultation with the community
Planning history	N/A
Neighbouring uses	Residential to the north and south, greenfield to the east and west

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>Area of Outstanding Natural Beauty (Ref: 8 Cranborne Chase & West Wiltshire Downs)</p> <p>Nitrate Vulnerable Zone (Ref: 151 South Wessex)</p> <p>Within SSSI Risk Impact Zone but does not apply to residential development. However, it does apply to any discharge of water or liquid waste of more than 5m³/day to ground or to surface water, such as a beck or stream.</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>Drinking Water Safeguard Zones (Surface Water) (Ref: SWSGZ5010)</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>Flood Zone 1: 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>4 (Poor)</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>National Habitat Network Enhancement Zone 1 Priority Species for CS Targeting- Corn Bunting and Lapwing Arable Assemblage Farmland Birds: 3 species present Grey Partridge, Lapwing and Turtle Dove</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>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create access off Park Lane. This would require removal of some hedgerow</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create an access from road for pedestrian access via road only</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create an access from road for cyclist access via road only</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>Unknown - considered unlikely</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site contains overgrown shrubbery and several large conifers</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site contains overgrown shrubbery and several large conifers</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely

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	>1200	<400	>3900	>800	>800

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.

The site has low landscape sensitivity. It represents a small gap between the linear properties along the eastern side of Park Lane. Development of the site would have a negligible impact on the wider landscape and appear coterminous with the existing built up area along Park Lane.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <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>The site has low landscape sensitivity. It represents a small gap between the linear properties along the eastern side of Park Lane. Development of the site would have a negligible visual impacts subject to sensitive design that responds to the character and appearance of the conservation area.</p>
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>	<p>Limited or no impact or no requirement for mitigation subject to sensitive design that responds to the character and appearance of the conservation area.</p> <p>The site is located within the conservation area and within the setting of St Giles' House RPG (grade II*, NHLE 1000723); Church of St Giles (grade I, NHLE 1120134); Almshouses including front wall (grade II*, NHLE 1304115); The Rectory (grade II, NHLE 1153803); and Stables 30m North-West of The Rectory (grade II, NHLE 1120135).</p> <p>The addition of a further dwelling on the lane will have no effect on the significance of the designated assets present.</p>
<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>	<p>The site is within the setting of a non-designated mid to late 19th century bungalow (once the estate offices) and early 20th century cottages on Park Lane. It is also within the setting of some of the outbuildings of Home Farm on Butts Close.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<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>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Adopted Local Plan: Policy KS2 Settlement Hierarchy, emerging Local Plan: Policy DEV2 Growth in the south eastern Dorset functional area</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<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>	<p>Within the existing built up area</p>

2. Assessment of Suitability	
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	N/A - settlement does not currently have a settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	Yes



3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
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>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now

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>	No

5. Conclusions	
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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)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
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	Green: The site is suitable, available and achievable No
Summary of justification for rating	<p>This site is part of a garden between two properties on Park Lane in the village of Wimborne St Giles. It is an infill site and may therefore be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy . As the site is in the Conservation Area, any proposal should incorporate sensitive design which responds to the character of the Conservation Area. It is within the setting of the Registered Park and Garden but well screened from view. The site is also in proximity to both listed buildings and non-designated heritage assets and the design should avoid any impacts on these nearby buildings. Any proposals should align with Area of Outstanding Natural Beauty's Management Plan.</p>

WSG006

1. Site Details	
Site Reference / Name	WSG006
Site Address / Location	Garden Housing Development opposite Park Lane
Gross Site Area (Hectares)	2.43
SHLAA/SHELAA Reference (if applicable)	LA/WISG/001
Existing land use	Paddock
Land use being considered	New housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	22 dwellings
Site identification method / source	Knowlton Parish Council in consultation with the community
Planning history	N/A
Neighbouring uses	Greenfield to the north and east, residential mixed with greenfield to the south, school playing field to west
 	

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?*

Area of Outstanding Natural Beauty (Ref: 8 Cranborne Chase & West Wiltshire Downs)
Nitrate Vulnerable Zone (Ref: 151 South Wessex)
Within SSSI Risk Impact Zone but does not apply to residential development. However, it does apply to any discharge of water or liquid waste of more than 5m³/day to ground or to surface water, such as a beck or stream.

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

Drinking Water Safeguard Zones (Surface Water) (Ref: SWSGZ5010)

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

See guidance notes:

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Flood Zone 1: 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

4 (Poor)

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>National Habitat Network Enhancement Zone 1 Priority Species for CS Targeting- Corn Bunting and Lapwing Arable Assemblage Farmland Birds: 3 species present Grey Partridge, Lapwing and Turtle Dove</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>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Existing access via farm gate, potential to create additional access points although would require removal of hedgerow</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Existing access via road only</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Existing access via road only</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 - site has no trees within</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site is clear of trees</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site is clear of trees</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	No - unlikely
<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 - high voltage power line crosses site diagonally, and additional power lines following southern perimeter and eastern perimeter
<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)	<400	>1200	>1200	<400	>3900	>800	>800

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>The site has low landscape sensitivity because of extensive screening on all sides of the site. The eastern side is screened by a tall hedgerow, the north by thick woodland and the west by a thick belt of vegetation and tall trees, and the southern side by a tall hedge. It is therefore unlikely development would have significant landscape impacts if screening is maintained or enhanced.</p>
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2. Assessment of Suitability

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

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

The site has medium visual sensitivity because of impacts on views of the Conservation Area and particularly the Grade I listed Church of St Giles from within parts of the site. The site is at a key entrance to the Conservation Area. There are potential opportunities to mitigate impact by sensitive design and layout with screening.

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*

Some impact, and/or mitigation possible.
The site is located at a gateway into the village and conservation area from the east along Parsonage Lane. It stands within the setting of the conservation area and within the setting of a number of designated heritage assets including St Giles' House RPG (grade II*, NHLE 1000723); Church of St Giles (grade I, NHLE 1120134); Almshouses including front wall (grade II*, NHLE 1304115); The Rectory (grade II, NHLE 1153803); Stables 30m North-West of The Rectory (grade II, NHLE 1120135); and House 60m North-West of Almshouses (grade II, NHLE 1153805).
There are views into the conservation area from the site, especially of the church from the south-east boundary of the site opposite Park Lane. As the viewer moves north west towards the middle of the site the church becomes obscured from view by planting on the site's south-western boundary. Development within the site has the potential for impact on the Conservation Area as a result of its size and location at one of the entrances to the village. There are however opportunities to mitigate impact by the placing of development within the site and the screening of development by planting.

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*

The site is located within the setting of a number of non-designated assets including a mid to late 19th century bungalow and early 20th century cottages on Park Lane and mid to late 19th century outbuildings of Glebe Farm and Glebe Cottages.

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

2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Adopted Local Plan: Policy KS2 Settlement Hierarchy, emerging Local Plan: Policy DEV2 Growth in the south eastern Dorset functional area
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Adjacent to and connected to the built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent and connected to / Outside and not connected to</i>	N/A - settlement does not currently have a settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	Yes

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
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>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now



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>	Yes - high voltage power line crosses site diagonally, and additional power lines following southern perimeter and eastern perimeter
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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)	22
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
<p>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.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Yes - high voltage power line crosses site diagonally, and additional power lines following southern perimeter and eastern perimeter</p>
Summary of justification for rating	<p>This site is a large paddock located in the village of Wimborne St Giles just north-west of the houses on Park Lane. The site was previously submitted to the SHLAA. The SHLAA conclusions state that the "Site is detached and isolated from the village. Development would extend into open countryside and be uncharacteristic. An unsuitable site." However, as it is contiguous with and well related to the existing built form of the village, it may therefore be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy. The site is adjacent to the Conservation Area and within its setting alongside being in the setting of the Registered Park and Garden and is in proximity to several listed buildings including the Grade I Church of St Giles. There are views into the conservation area from the site, especially of the church from the south-east boundary of the site opposite Park Lane.. Development within the site has the potential for impact on the Conservation Area as a result of its size and location at one of the entrances to the village.. The site is also located within the setting of a number of non-designated assets including a mid to late 19th century bungalow and early 20th century cottages on Park Lane and mid to late 19th century outbuildings of Glebe Farm and Glebe Cottages. There is medium visual sensitivity but it is considered that by considering the design and layout of development sensitively, any adverse impacts could be avoided. There are also power lines crossing the site which may reduce the developable area. Any proposal should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.</p>

WSG008

1. Site Details	
Site Reference / Name	WSG008
Site Address / Location	North Barn
Gross Site Area (Hectares)	0.29
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Scrub
Land use being considered	New housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2 dwellings
Site identification method / source	Knowlton Parish Council in consultation with the community
Planning history	N/A
Neighbouring uses	Greenfield to the north and south, agricultural buildings to the east and residential building to the west
 	

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>Area of Outstanding Natural Beauty (Ref: 8 Cranborne Chase & West Wiltshire Downs)</p> <p>Nitrate Vulnerable Zone (Ref: 151 South Wessex)</p> <p>Within SSSI Risk Impact Zone but does not apply to residential development. However, does apply to any discharge of water or liquid waste of more than 20m³/day to ground or to surface water, such as a beck or stream.</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>Drinking Water Safeguard Zones (Surface Water) (Ref: SWSGZ5010)</p> <p>Source Protection Zone merge: 3 and 2</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>Flood Zone 1: 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>3 (Good to moderate) Unknown if 3a or 3b</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>National Habitat Network Enhancement Zone 2 Priority Species for CS Targeting- Corn Bunting and Lapwing Grey Partridge</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>
<p>Physical Constraints</p>	
<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>Potential to create access from track albeit this would require significant levelling works because the site is steeply sloping</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create access from track albeit this would require significant levelling works because the site is steeply sloping. Access via road only</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create access from track albeit this would require significant levelling works because the site is steeply sloping. Access via road only</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 - site has no trees within</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site is clear of trees</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site is clear of trees</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely

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	>1200	>1200	>1200	>3900	>800	>800

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.

The site has medium landscape sensitivity. The site is prominent in the Allen Valley as it is significantly elevated above the valley on a hillside. The site itself is steeply sloping. It is adjacent to an existing residential property and a barn. It is considered that the siting of a dwelling on the steep slope would be unsuitable as levelling works could significantly change the appearance of the hillside.

2. Assessment of Suitability

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

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

The site has medium visual sensitivity because of its prominence above the Allen Valley and visibility from the downland on the other side of the valley. The site itself is steeply sloping and would likely require significant levelling works to render the site developable. This could have adverse visual impacts.

Heritage Constraints

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

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

None.

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

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

Some impact, and/or mitigation possible.
The site is within the setting of North Barn, a non-designated built heritage asset dating at least to the early 19th century, and North Barn Farm Cottages which do not appear on Ordnance Survey maps prior to the mid-20th century. Development on the site should be subject to sensitive design and use of materials that responds to the character and appearance of the barn which has a timber frame, brick plinth and slate roof.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

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

Yes / No / Unknown

No

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

Adopted Local Plan: Policy KS2 Settlement Hierarchy, emerging Local Plan: Policy DEV2 Growth in the south eastern Dorset functional area

Is the site:

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

Greenfield

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

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

Outside and not connected to existing built up area

2. Assessment of Suitability	
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	N/A - settlement does not currently have a settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No



3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
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>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now

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>	No

5. Conclusions	
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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)	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
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: The site is potentially suitable, available and achievable No
Summary of justification for rating	<p>This site is located between a residential property and an agricultural barn in Monkton Up Wimborne. The site is in an isolated location and remote from services and facilities, but is within a cluster of buildings including residential and agricultural making up Monkton Up Wimborne, and may therefore be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy, particularly if the proposal is related to the adjacent agricultural use. Development at this location would have some landscape and visual impact as the site is visually prominent in the Allen Valley and the site is steeply sloping. The design should take account of the landscape and visual sensitivity. The impact on the setting of a non-designated heritage asset should also be considered. Any proposals should align with the Area of Outstanding Natural Beauty's Management Plan.</p>

WSG010

1. Site Details	
Site Reference / Name	WSG010
Site Address / Location	Monkton Up Wimborne - West
Gross Site Area (Hectares)	0.18
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural use
Land use being considered	New housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2 dwellings
Site identification method / source	Knowlton Parish Council in consultation with the community
Planning history	N/A
Neighbouring uses	Greenfield to the north, west and south and residential to the east
 	

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?*

Area of Outstanding Natural Beauty (Ref: 8 Cranborne Chase & West Wiltshire Downs)
Nitrate Vulnerable Zone (Ref: 151 South Wessex)
Within SSSI Risk Impact Zone but does not apply to residential development. However, does apply to any discharge of water or liquid waste of more than 20m³/day to ground or to surface water, such as a beck or stream.

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

Drinking Water Safeguard Zones (Surface Water) (Ref: SWSGZ5010)
Source Protection Zone merge: 3 and 2

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

See guidance notes:

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Flood Zone 1: 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

3 (Good to moderate) Unknown if 3a or 3b

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>National Habitat Network Enhancement Zone 1 Priority Species for CS Targeting- Lapwing Arable Assemblage Farmland Birds: 4 species present Corn Bunting, Grey Partridge, Lapwing and Turtle Dove</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>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create access from road or from track on north side of properties to east. Access from road would require removal of some hedgerow</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create access from road or from track on north side of properties to east. Access via road only</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create access from road or from track on north side of properties to east. Access via road only</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 - site has no trees within</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site is clear of trees</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site is clear of trees</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely

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 crossing site

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	>1200	>1200	>1200	>3900	>800	>800

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.

The site has medium landscape sensitivity. The site is visible from a wide swathe of the Allen Valley where it starts to bend northwards at Monkton Up Wimborne. Development would protrude into an undeveloped field to the west of the existing dwellings in the hamlet.

2. Assessment of Suitability

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

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

The site has medium visual sensitivity because of its visibility from a broad area of the Allen Valley as the valley bends around this point with views of the site from the west and the south. Development would visually protrude in an undeveloped field and would not necessarily create an obvious defensible boundary to the west.

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*

Some impact, and/or mitigation possible.
Within setting of 16th century and later Manor Farmhouse (grade II, NHLE 1120128). Within setting of late 19th century Manor Farm Cottages. Within setting of potential 'ancient chapel' as shown on historic maps. The site is over 150m distant from the assets and will have a lower impact on them than development on WSG009. There will however be a change in the experience of moving towards the assets eastwards on the road but with little harm to significance. Traditional materials should be used and development should be located on the current building line to limit 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*

None.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

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

Yes / No / Unknown

No

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

Adopted Local Plan: Policy KS2 Settlement Hierarchy, emerging Local Plan: Policy DEV2 Growth in the south eastern Dorset functional area

Is the site:

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

Greenfield

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

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

Outside and not connected to existing built up area

2. Assessment of Suitability	
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	N/A - settlement does not currently have a settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
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>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now

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>	Yes - power lines crossing site

5. Conclusions	
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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)	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
<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: The site is potentially suitable, available and achievable</p> <p>Yes - power lines crossing site</p>
Summary of justification for rating	<p>This site is part of a field adjacent to residential properties in Monkton Up Wimborne. The site is remote from services and facilities; however, given it is in a small cluster of residential and agricultural buildings making up Monkton Up Wimborne it may be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy. The site has some landscape and visual sensitivity because it is visible from a broad area of the Allen Valley. It is also within the setting of the Grade II Manor Farmhouse. The design should take the potential landscape and visual sensitivity into account as well as impact on heritage assets. Any proposals should align with the Area of Outstanding Natural Beauty's Management Plan.</p>

WSG011

1. Site Details

Site Reference / Name	WSG011
Site Address / Location	Bottlebush Lane Bothy
Gross Site Area (Hectares)	0.21
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Woodland with ruined cottage
Land use being considered	New housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1 dwelling
Site identification method / source	Knowlton Parish Council in consultation with the community
Planning history	N/A
Neighbouring uses	Woodland surrounding the site



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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>Area of Outstanding Natural Beauty (Ref: 8 Cranborne Chase & West Wiltshire Downs)</p> <p>Nitrate Vulnerable Zone (Ref: 151 South Wessex)</p> <p>Within SSSI Risk Impact Zone but does not apply to residential development. However, it does apply to any discharge of water or liquid waste of more than 5m³/day to ground or to surface water, such as a beck or stream.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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>Registered Park and Garden: St Giles House (Ref: 1000723)</p> <p>Drinking Water Safeguard Zones (Surface Water) (Ref: SWSGZ5010)</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1: Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>3 (Good to moderate) Unknown if 3a or 3b</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>Priority Habitat Inventory - Deciduous Woodland (Ref: SU0324414170)</p> <p>National Forest Inventory- Woodland</p> <p>Woodpasture and Parkland BAP Priority area (Ref: 0102:0001580)</p> <p>Priority Species for CS Targetting - Lapwing</p> <p>Arable Assemblage Farmland Birds- 3 species present</p> <p>Grey Partridge, Lapwing, Tuttle Dove</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>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No existing access and it is considered that access would require removal of trees and impact the RPG.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No existing access and it is considered that access would require removal of trees and impact the RPG.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No existing access and it is considered that access would require removal of trees and impact the RPG.</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>Unknown - site contains trees in the RPG</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes - trees may potentially be veteran or ancient</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes - trees are significant as within RPG and form part of continuous woodland belt</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely

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	>1200	>1200	>1200	>3900	>800	>800

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.

The site has high landscape sensitivity. The site is within the RPG and forms part of the distinctive woodland belt surrounding Wimborne St Giles. This is noted for being the most impressive of planting patterns in the Cranborne Chase Landscape Character Assessment. Development would impact on the integrity and consistency of the woodland belt and its undeveloped and well preserved character.

2. Assessment of Suitability

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

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

The site has high visual sensitivity as development would change the character of the woodland belt within the RPG. Whilst there are ruins of Bottlebush Cottages in the vicinity, the proposal would necessarily constitute a more visually intrusive building.

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*

Directly impact and/or mitigation not possible.
The site is within the St Giles' House RPG (grade II*, NHLE 1000723) and on the site of the mid to late 19th century Bottlebrush Cottages. The proposed development would have more impact than the current small building and given the sensitivity of the location within a significant heritage asset it is not considered that the site should be allocated.

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

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

None.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

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

Yes / No / Unknown

No

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

Adopted Local Plan: Policy KS2 Settlement Hierarchy, emerging Local Plan: Policy DEV2 Growth in the south eastern Dorset functional area

Is the site:

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

Greenfield

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

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

Outside and not connected to existing built up area

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

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

N/A - settlement does not currently have a settlement boundary

2. Assessment of Suitability

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

Yes / No / Unknown

No

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

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?
Available now / 0-5 years / 6-10 years / 11-15 years

Available now

4. Assessment of Viability

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

Yes / No / Unknown



No

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)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
<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>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>This site is located in the Registered Park and Garden and in woodland at the site of derelict Bottlebush Cottages in the countryside. The site is isolated and remote from any facilities or services and would not be acceptable in the context of the adopted of emerging Local Plan policy. The site is also unsuitable due to the adverse impacts development would have on the Registered Park and Garden. It is within the woodland belt and whilst there are the ruins of Bottlebush Cottages any proposal would involve a more intrusive building. The site has high landscape and high visual sensitivity as a result of its location within the Registered Park and Garden.</p>

WSG012

1. Site Details	
Site Reference / Name	WSG012
Site Address / Location	Cranborne Lodge
Gross Site Area (Hectares)	1.12
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Woodland
Land use being considered	New housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1 dwelling
Site identification method / source	Knowlton Parish Council in consultation with the community
Planning history	N/A
Neighbouring uses	Woodland surrounding the site

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?*

Area of Outstanding Natural Beauty (Ref: 8 Cranborne Chase & West Wiltshire Downs)
Nitrate Vulnerable Zone (Ref: 151 South Wessex)
Within SSSI Risk Impact Zone for any residential development with a total net gain in residential units or any residential development outside existing settlements with a total net gain in residential units.

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

Registered Park and Garden: St Giles House (Ref: 1000723)
Drinking Water Safeguard Zones (Surface Water) (Ref: SWSGZ5010)

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

See guidance notes:

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Flood Zone 1: 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

3 (Good to moderate) Unknown if 3a or 3b

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>Priority Habitat Inventory - Deciduous Woodland (Ref: SU0445011785) National Forest Inventory - Woodland Woodpasture and Parkland BAP Priority Habitat (Ref: 0102:001580) Priority Species for CS Targeting - Lapwing Arable Assemblage Farmland Birds - 3 species present Grey Partridge, Lapwing, Turtle Dove</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>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Existing access via track likely only suitable for offroad vehicles and any modifications to access would impact on Scheduled Monument.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Existing access not suitable for pedestrians and isolated location.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Existing access not suitable for cyclists and isolated location.</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>Unknown - site contains trees in the RPG</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes - trees may potentially be veteran or ancient</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes - trees are significant as within RPG and form part of continuous woodland belt</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely

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	>1200	>1200	>1200	>3900	>800	>800

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.

The site has high landscape sensitivity. It is dominated by the adjacent Scheduled Monument Bronze Age Barrows. Despite being covered by large yew trees, this barrow is prominent in the landscape and visible through the trees. The site is also within the RPG and forms part of the woodland belt.

2. Assessment of Suitability

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

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

This site has high visual sensitivity. Development would have adverse and unavoidable visual impacts on the adjacent Scheduled Monument Bronze Age Barrows. Development would also visually impact on the integrity of the woodland belt of the RPG.

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*

Directly impact and/or mitigation not possible.
The site is within the St Giles' House RPG (grade II*, NHLE 1000723) and adjacent to the scheduled Barrows in and near St Giles Park (NHLE 1002782). Given the significance and sensitivity of these assets it is not considered that the site should be allocated.

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

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

None.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?
Yes / No / Unknown**

No

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

Adopted Local Plan: Policy KS2 Settlement Hierarchy,
emerging Local Plan: Policy DEV2 Growth in the south eastern Dorset functional area

Is the site:

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

Greenfield

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

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

Outside and not connected to
existing built up area

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

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

N/A - settlement does not currently have a settlement boundary

2. Assessment of Suitability

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

Yes / No / Unknown

No

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

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?
Available now / 0-5 years / 6-10 years / 11-15 years

Available now

4. Assessment of Viability

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

Yes / No / Unknown

No

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)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
<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>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>This site is located in the Registered Park and Garden and in woodland adjacent to a Scheduled Monument in the countryside. The site is isolated and remote from any facilities or services and would not be acceptable in the context of the adopted of emerging Local Plan policy. The site is also unsuitable due to the adverse impacts that development would have on the Scheduled Monument immediately adjacent to the site, which is a Bronze Age barrow. In addition, the site is within the woodland belt of the Registered Park and Garden and development would impact on this well preserved feature of the RPG. The site has high landscape and high visual sensitivity as a result of its proximity to a Scheduled Monument and location within the Registered Park and Garden.</p>

WSG013

1. Site Details

Site Reference / Name	WSG013
Site Address / Location	Brockington
Gross Site Area (Hectares)	0.73
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Scrub
Land use being considered	New housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2 dwellings
Site identification method / source	Knowlton Parish Council in consultation with the community
Planning history	N/A
Neighbouring uses	Greenfield to the north, west and south and residential to the east



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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>Area of Outstanding Natural Beauty (Ref: 8 Cranborne Chase & West Wiltshire Downs)</p> <p>Nitrate Vulnerable Zone (Ref: 151 South Wessex)</p> <p>Within SSSI Risk Impact Zone for any residential development with a total net gain in residential units or any residential development outside existing settlements with a total net gain in residential units.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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>Drinking Water Safeguard Zones (Surface Water) (Ref: SWSGZ5010)</p> <p>Source Protection Zone merge: 3 and 2</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1: Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>3 (Good to moderate) Unknown if 3a or 3b</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>National Habitat Network Enhancement Zone 1 Priority Species for CS Targeting - Lapwing Arable Assemblage Farmland Birds - 4 species present Corn Bunting, Grey Partridge, Turtle Dove</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>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create access from track</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create access from track via road only</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Potential to create access from track via road only</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>E40/8 Footpath running along southern boundary of the site</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Unknown - site contains trees</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown - site appears overgrown shrubbery but not possible to see into site</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown - site appears overgrown shrubbery but not possible to see into site</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely

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 adjacent on north east perimeter

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	>1200	>1200	>1200	>3900	>800	>800

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.

The site has medium landscape sensitivity as it is located in a particularly sensitive area of landscape containing several listed buildings and Scheduled Monuments. Development would have the potential to impact on all of these assets.

2. Assessment of Suitability

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

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

The site has medium visual sensitivity as it is visible from several listed buildings and Scheduled Monuments, of particular note, visible from the publicly accessible listed Bridge Over River Allen. This area is particularly susceptible to impacts from any change and development could have adverse impacts on its sensitive visual context.

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*

Some impact, and/or mitigation possible.
The site is within the setting of the scheduled Medieval settlement at Brockington, immediately north east of Brockington Farm (NHLE 1020584) and Medieval settlement 750m north west of Knowlton (NHLE 1020583). It is also within the setting of Bridge Over River Allen 50m South of Brockington Farmhouse (grade II, NHLE 1120187) and the non-designated farmhouse and farm buildings at Brockington Farm. The tower of the grade II* listed ruins of Knowlton Church is visible from Lumber Lane to the south of the site. Development of the site has the potential for impact on all these assets and especially Medieval settlement 750m north west of Knowlton the boundary of which is less than 75m from the site. There is however scope for mitigation by setting the units within the site back from the road, their orientation within the plot and by screening by planting to the south of the site.

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*

Within setting of non-designated farmhouse and farm buildings at Brockington Farm.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

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

Yes / No / Unknown

No

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

Adopted Local Plan: Policy KS2 Settlement Hierarchy, emerging Local Plan: Policy DEV2 Growth in the south eastern Dorset functional area

Is the site:

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

Greenfield

2. Assessment of Suitability

<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to existing built up area</p>
<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 / Outside and not connected to</i></p>	<p>N/A - settlement does not currently have a settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<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>	<p>No</p>

3. Assessment of Availability

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

4. Assessment of Viability


<p>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?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - power lines adjacent on north east perimeter</p>
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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)	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
<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>Red: The site is not currently suitable, available and achievable</p> <p>Yes - power lines adjacent on north east perimeter</p>
Summary of justification for rating	<p>This site is located to the west of a residential property in the countryside. It is remote from services and facilities. It has medium landscape and visual sensitivity. This is also an especially sensitive location because of the presence of a number of Scheduled Monuments, listed buildings and non-designated heritage assets. Development would be likely to impact on the Scheduled Monuments, especially Medieval settlement 750m north west of Knowlton the boundary of which is less than 75m from the site.</p>

WSG014

1. Site Details	
Site Reference / Name	WSG014
Site Address / Location	Barn in Monkton Up Wimborne
Gross Site Area (Hectares)	0.20
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural use with agricultural barn on site
Land use being considered	Commercial intensification and/or a barn conversion
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1 dwelling
Site identification method / source	Knowlton Parish Council in consultation with the community
Planning history	N/A
Neighbouring uses	Greenfield surrounding the site




2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></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>Area of Outstanding Natural Beauty (Ref: 8 Cranborne Chase & West Wiltshire Downs) Nitrate Vulnerable Zone (Ref: 151 South Wessex) Within SSSI Risk Impact Zone for any discharge of water or liquid waste of more than 20m³/ day to ground or to surface water.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></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>Drinking water safeguard zone (surface water) (Ref: SWSGZ5010) Source Protection Zones merged: 3 and 2</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1: Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>3 (Good to moderate) Unknown if 3a or 3b</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>National Habitat Network Enhancement Zone 1 Priority Species for CS Targetting - Corn Bunting and Lapwing Grey Partridge and Lapwing Present</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>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Existing access</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Existing access via road only</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Existing access via road only</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>E57/16 Footpath running along southern boundary of site</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No - site has no trees within</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site is clear of trees</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No - site is clear of trees</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely

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	>1200	>1200	>1200	>3900	>800	>800

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.

The site has low landscape sensitivity because it is already occupied by a large barn and shed. The proposals for either barn conversion or commercial intensification would be unlikely to impact on the wider landscape.

2. Assessment of Suitability

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

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

The site has low visual sensitivity as the proposals are unlikely to create much visual change as they constitute either barn conversion or commercial intensification of a site in existing use for agricultural storage. The proposals could well enhance the visual appearance of the site, particularly the derelict shed.

Heritage Constraints

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

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

None.

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

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

Some impact, and/or mitigation possible.
The site is on the site of South Monkton Farm and contains two agricultural buildings, both of which appear on the 1888 25in Ordnance Survey map. Historic building recording is likely to be required before conversion and materials used in the conversion will need to be sensitive to the existing.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?
Yes / No / Unknown**

No

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

Adopted Local Plan: Policy KS2 Settlement Hierarchy, emerging Local Plan: Policy DEV2 Growth in the south eastern Dorset functional area

Is the site:

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

Greenfield

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

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

Outside and not connected to existing built up area

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

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

N/A - settlement does not currently have a settlement boundary

2. Assessment of Suitability

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

Yes / No / Unknown

No

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

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?
Available now / 0-5 years / 6-10 years / 11-15 years

Available now

4. Assessment of Viability

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

Yes / No / Unknown

No

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)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
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: The site is potentially suitable, available and achievable No
Summary of justification for rating	<p>This site is an agricultural barn, derelict shed and yard in the countryside. The site is remote from services and facilities; however, given it is in a small cluster of residential and agricultural buildings making up Monkton Up Wimborne it may be acceptable in the context of the adopted Local Plan and the emerging Local Plan policy. The proposal is for either barn conversion or intensification of commercial uses on site. A residential conversion may be under adopted Local Plan and emerging Local Planning policy. It is unlikely that either of the proposals for the site would negatively impact this part of the AONB and its landscape. Materials used in any proposal should be sensitive and sympathetic. Historic building recording may also be required. The proposal should demonstrate that account has been taken of the Area of Outstanding Natural Beauty's Management Plan.</p>

