

# Knightsford Group Neighbourhood Plan

Site Options and Assessment Final Report

September 2023

## Quality information

Prepared by	Checked by	Verified by	Approved by
Sunayana Ramanand Graduate Planner	Emily Pugh Principal Planner	Una McGaughrin Associate Director	Una McGaughrin Associate Director

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### Prepared for:

Knightsford Group Parish Council (comprised of Tincleton Parish, West Knighton Parish, West Stafford Parish and Woodsford Parish)

### Prepared by:

AECOM Limited  
Aldgate Tower  
2 Leman Street  
London E1 8FA  
United Kingdom  
aecom.com

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## Table of Contents

Executive Summary .....	5
1. Introduction.....	7
2. Methodology.....	9
Task 1: Identify Sites to be included in the Assessment.....	9
Task 2: Site Assessment .....	9
Task 3: Consolidation of results .....	10
Task 4: Site Development Capacity.....	10
3. Policy Context.....	12
4. Site Assessment.....	13
5. Site Assessment Results .....	19
Site Assessment Summary .....	19
6. Conclusions.....	30
Site Assessment conclusions.....	30
Next Steps .....	30
Viability.....	31
Affordable Housing.....	31
Appendix A Summary of key planning policy.....	32
Appendix B Site Assessment Proformas .....	39
Appendix C SHLAA Review Table .....	111
Appendix D Local Green Space .....	117

## Figures

Figure 1-1 Knightsford Neighbourhood Area (source: Dorset Council) .....	8
Figure 4-1 Sites identified for assessment in Tincton (source: AECOM).....	15
Figure 4-2 Sites identified for assessment in West Knighton (source: AECOM).....	16
Figure 4-3 Sites identified for assessment in West Stafford (source: AECOM).....	17
Figure 4-4 Sites identified for assessment in Woodsford (source: AECOM).....	18
Figure 5-1 Tincton Site Suitability Conclusions (source: AECOM).....	26
Figure 5-2 West Knighton Site Suitability Conclusions (source: AECOM).....	27
Figure 5-3 West Stafford Site Suitability Conclusions (source: AECOM).....	28
Figure 5-4 Woodsford Site Suitability Conclusions (source: AECOM).....	29

## Tables

Table 2-1 AECOM Net Site Area and Housing Density .....	11
Table 4-1 Sites identified for assessment.....	13
Table 5-1 Site assessment summary .....	20

## Abbreviations used in the report

### Abbreviation Definition

DLUHC	Department for Levelling-Up, Housing and Communities
dph	Dwellings per hectare
Ha	Hectare
LSA	Landscape Sensitivity Assessment
NDP	Neighbourhood Development Plan
NPG	Neighbourhood Plan Group
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SAC	Special Area of Conservation
SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest

# Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Knightsford Neighbourhood Plan on behalf of Knightsford Group Parish Council. The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.

The Knightsford Neighbourhood Area was designated in July 2021. The Neighbourhood Area covers the rural parishes of Tincleton, West Knighton, West Stafford and Woodsford.

The Neighbourhood Plan Group (NPG) is seeking to identify suitable sites for potential allocation in the Neighbourhood Plan to meet an identified local need including for affordable home ownership. The group is also interested in suitable sites for community-owned renewable energy generation. A 'Call for Sites' was carried out in November 2022 which yielded 12 sites. Three of these sites were duplicates of sites assessed in the Dorset Strategic Housing Land Availability Assessment (SHLAA). A further two sites submitted to 2023 Dorset Council Call for Sites which were not submitted in the NPG Call for Sites, were also assessed in this report.

Out of the 15 sites identified; one was excluded from assessment as the site had been built out. The nine new sites submitted to the Neighbourhood Plan Call for Sites were assessed using the Site Assessment Proforma (see **Appendix B**). The three sites previously assessed in the Dorset SHLAA were reviewed to consider the SHLAA conclusions and any additional information to establish each site's suitability for allocation in the Neighbourhood Plan (see **Appendix C**).

Of the 14 sites assessed, one site is considered suitable for residential development and allocation for in the Neighbourhood Plan:

- WK1 - Glebe Farm North

A further 11 sites are potentially suitable for allocation for housing, subject to the mitigation of identified constraints. These are:

- T1 - Hollands Farmhouse
- T2 -Tincleton Farm South
- T3 - Tincleton Farm North
- T4 - Penny Farthing Cottage
- T5 - Meadows Cottage Site 1
- T6 - Meadows Cottage Site 2
- T7 - Meadows Cottage Site 3
- T8 – Tincleton Farm
- WK3 - Land north of Yoah Cottage
- WK5 - Land West of Highgate Lane
- WS1 - Wynd Close

It is important to note that Tincleton and West Stafford do not have Defined Development Boundaries in the adopted Local Plan and therefore, under Local Plan Policy SUS2 are likely to be considered unsustainable areas for residential development. These could however be considered as Neighbourhood Plan allocations if supported by appropriate evidence.

The following two sites are considered unsuitable for residential development:

- WD1 – Upper Woodsfords
- WK2 - Glebe Farm South

The following sites could be potentially suitable for community renewable energy, subject to further assessment and discussion with the Local Planning Authority:

- T2 -Tincton Farm South
- T3 - Tincton Farm North
- T7 - Meadows Cottage site 3

On sites where a potential landscape impact has been identified, additional work would be needed to establish the landscape and visual impact and the extent to which development could be accommodated.

Sites where suitable vehicular and pedestrian access may be an issue should be considered further with the Council's Highways Officers.

Should the Parish Council wish to consider designating a site or sites as Local Green Space, subject to further assessment and discussion with the Local Planning Authority, further guidance is provided in **Appendix D**.

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, landowners and the community to explore options for site allocations in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development needs of the neighbourhood area.

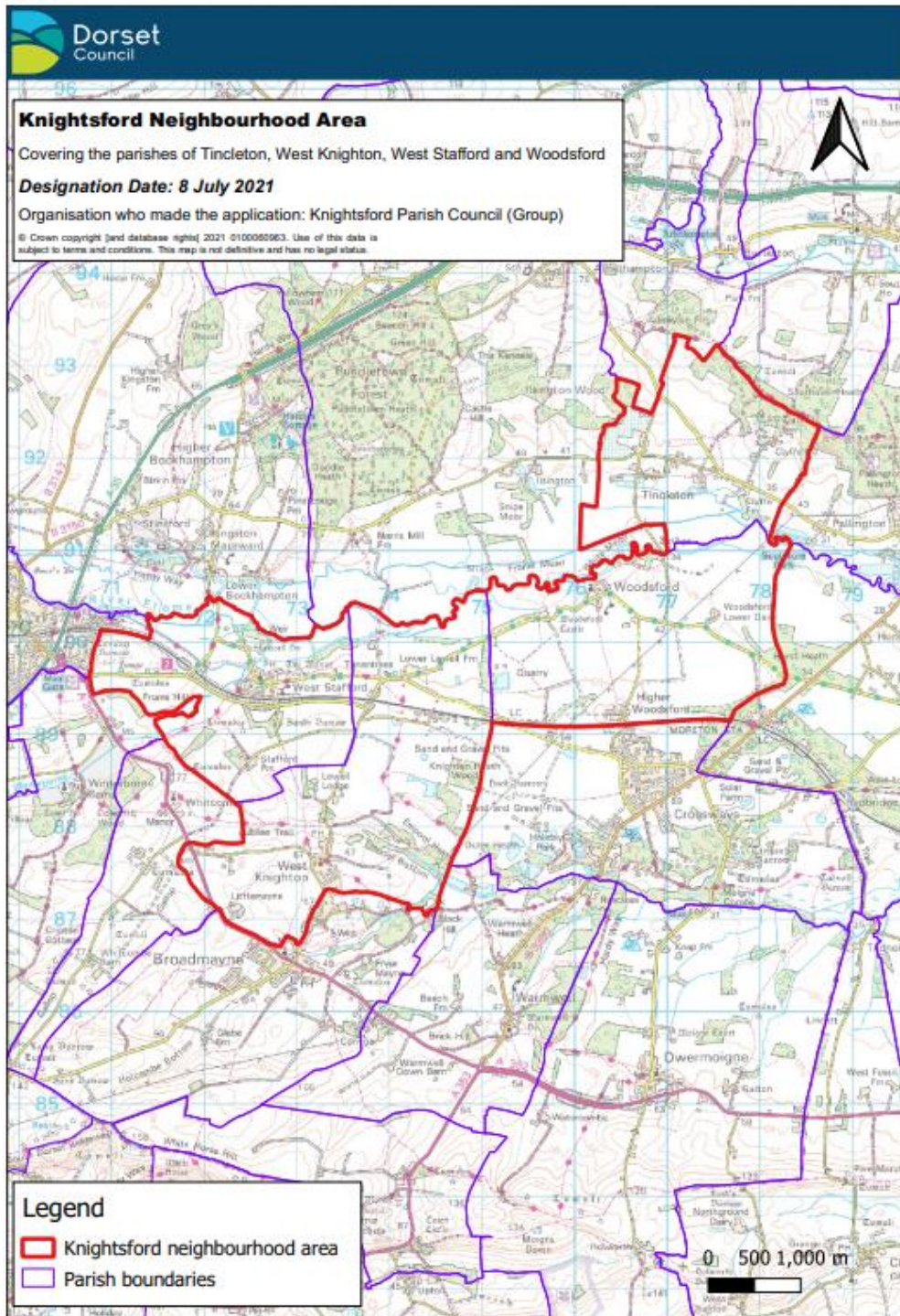
# 1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Knightsford Neighbourhood Plan on behalf of the Knightsford Group Parish Council. The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 There is no specific housing requirement for the parishes which make up the Knightsford Neighbourhood Area in the West Dorset, Weymouth & Portland Local Plan over the Plan period of 2011-2031.
- 1.4 The Neighbourhood Plan Group (NPG) is seeking to identify suitable sites for potential allocation in the Neighbourhood Plan to meet an identified local need for affordable home ownership as well as community-owned renewable energy generation. A 'Call for Sites' was carried out in November 2022 which yielded 12 sites. Three of these sites were duplicates of sites assessed in the Dorset Strategic Housing Land Availability Assessment (SHLAA) published in September 2020 and updated in 2021 and the from a further 'Call for Sites' run by Dorset Council from 13 March 2023 – 01 July 2023.
- 1.5 The Knightsford Neighbourhood Area was designated in July 2021 and is shown in **Figure 1.1**. The Neighbourhood Area covers the parishes of Tincleton, West Knighton, West Stafford and Woodsford.
- 1.6 There are two designated conservation areas in the parish; one in West Stafford and one in West Knighton. There are a number of listed buildings, mainly Grade II, in all four villages. Additionally there are Grade I listed buildings such as Woodsford Castle in Woodsford, Manor House in West Stafford, St Andrew's Church and Stafford house in West Stafford and St. Peter's Church in West Knighton. There is one Grade II\* listed building in Lower Lewell Farm. There are also several scheduled monuments in the Neighbourhood Area.
- 1.7 There is a Site of Special Scientific Interest (SSSI) along the River Frome, to the north of Woodsford parish and northeast of West Stafford parish. There is widespread woodland and deciduous habitat coverage across the Neighbourhood Area. There are two areas of ancient woodland, Napiers Copse and parts of Clyffe Copse, both in Tincleton, while deciduous woodland can be found in all four constituent parishes.
- 1.8 There are numerous areas susceptible to flooding (Flood Zones 2 and 3) due to the presence of the River Frome. More specifically, the northern part of West Stafford and Woodsford, Lewell in north West Knighton and the southern part of Tincleton are affected due to their proximity to the river valley. Another flood risk zone is located within the Frome valley running northeast of West Knighton (Empool Bottom) which feeds into the Frome west of Moreton. The risk of groundwater and surface water flooding is particularly high in Tincleton and some areas of West Knighton. The risk of groundwater and surface water flooding is generally lower in Woodsford and West Stafford.
- 1.9 Part of the A352 run through the West Knighton Parish. The A35 runs to the west and north, forming a direct route to Dorchester. Only local roads and country lanes run through the parish offer connections between all four parishes. A railway line runs through Knightsford, also acting as the southern border for West Stafford village.



However, there are no available train stops within the parish and the closest train stations are at Dorchester and Moreton. There is a strong web of footpaths and bridleways in the Neighbourhood Area which are part of the Public Rights of Way (PRoW) network. These stretch across the Neighbourhood Area offering connections between West Stafford, West Knighton, Woodsford, and Tincleton, as well as surrounding woodlands and settlements like Broadmayne, Warmwell and Puddletown Forest. A national cycle route runs from west to east, through West Stafford, then through Woodsford, continuing to Moreton.

Figure 1-1 Knightsford Neighbourhood Area (source: Dorset Council<sup>1</sup>)



<sup>1</sup> Available at: <https://www.dorsetcouncil.gov.uk/documents/35024/305525/Proposed+Knightsford+Area.pdf/397ae6a4-f538-5a5c-4489-5210f9b8fef8>



## 2. Methodology

2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment<sup>2</sup> and Neighbourhood Planning<sup>3</sup> as well as the 'How to Assess and Allocate Sites for Development' neighbourhood planning toolkit (Locality, 2021)<sup>4</sup>. These all support an approach to site assessment which is based on a site's suitability, availability and achievability.

2.2 In this context, the methodology for carrying out the site appraisal is presented below.

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

2.3 The first task was to identify which sites should be included in the assessment. For the Knightsford Neighbourhood Plan, sites were identified from two sources.

2.4 The first source was the Dorset Council Strategic Housing Land Availability Assessment (SHLAA). The SHLAA assessed all sites submitted in the October 2019 'Call for Sites', as well as sites submitted since that date. The SHLAA was published in September 2020 and updated in 2021. More recently Dorset Council issued a Call for Sites from 13 March 2023 to 01 July 2023 to inform the emerging Dorset-wide local plan. Altogether this yielded five sites, out of which one has since been built out.

2.5 Additionally, Knightsford Group Parish Council conducted a Call for Sites exercise which ran in November 2022 and yielded a total of 12 sites. Out of these, 3 sites were duplicates of those submitted to the Dorset Council Call for Sites in 2019 and 2023.

2.6 Consequently, a total of 15 sites within the Neighbourhood Area have been considered in this report and are discussed further in Chapter 4.

### Task 2: Site Assessment

2.7 A site appraisal pro-forma has been used to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's Planning Practice Guidance, and the 'How to Assess and Allocate Sites for Development' toolkit. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

2.8 The pro-forma captures a range of both quantitative and qualitative information, including:

- General information (including site reference, address, size and use; site context and planning history)
- Context (including planning policy)
- Suitability of sites for development, including: site characteristics, environmental designations, physical constraints, landscape and heritage considerations, access to community facilities and services.
- Availability of sites for development.
- Any issues that may affect site delivery/viability.

<sup>2</sup> Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>3</sup> Available at: <https://www.gov.uk/guidance/neighbourhood-planning-2>

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

- 2.9 A range of quantitative information has been collected to inform the assessments through desk based research using the Local Authority website<sup>5</sup>, Natural England's Magic Map Tool<sup>6</sup> and other sources of evidence.
- 2.10 Following the initial desktop study, a site visit was undertaken on 03 May 2023. The purpose of the site visit was to survey the sites in person in order to assess physical factors such as access and current use and more qualitative characteristics such as views and character, and to clarify issues which emerged from the initial desk study.
- 2.11 For sites that were identified in the Dorset SHLAA 2021, their conclusions have been reviewed to check that they are reasonable to be carried forward to the Neighbourhood Plan Site Assessment. Dorset Council ran a further Call for Sites in 2023 and will continue to update the SHLAA, and new sites that were submitted have been assessed by AECOM (as Dorset Council will not conclude its assessment by the time this report is finalised). Sites previously submitted through the 2021 SHLAA process will be automatically carried forward.
- 2.12 This is a high-level assessment of constraints based on available data and on-site observations. Where further work has been identified as necessary to establish the severity of the constraint or the extent to which the constraint may reduce the developable area of a site, this could be commissioned as a separate piece of work or advice sought from Dorset Council. This could include further work on, for example, landscape sensitivity and capacity, heritage, access, flood risk etc.

### Task 3: Consolidation of results

- 2.13 A red/amber/green (RAG) 'traffic light' rating of all sites has been given following the assessment, based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan for a particular use. The traffic light rating indicates 'green' for sites that are relatively free from development constraints and are appropriate in principle as site allocations, 'amber' for sites, which are potentially suitable in full or in part if identified issues can be resolved and 'red' for sites, which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation according to the Planning Practice Guidance – i.e. the site is suitable, available and achievable.
- 2.14 For some sites, part of the site may be suitable, and the remaining areas considered unsuitable. The suitable areas will be identified, and their ratings will be justified in the assessment.

### Task 4: Site Development Capacity

- 2.15 The housing capacity figure is an indicative number of homes that can be achieved on each site, or the suitable portion of the site, taking into account Local Plan policies, the density of the surrounding area and the site specific constraints and opportunities.
- 2.16 If a figure already exists for a site, through an existing planning permission or proposed by a landowner/developers, this figure has been used if appropriate.
- 2.17 For sites found to be suitable or potentially suitable for development where an existing capacity doesn't already exist, an indicative capacity has been provided.
- 2.18 This is applied to a net developable area (taking into account supporting infrastructure), site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), and the relevant Local Plan Policies.

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<sup>5</sup> Available at: <https://gi.dorsetcouncil.gov.uk/explorer/>

<sup>6</sup> Available at: <https://magic.defra.gov.uk/>

- 2.19 The West Dorset, Weymouth and Portland Local Plan (2015) and emerging Dorset Local Plan (2021) do not specify a housing density for rural Dorset. The emerging Dorset Local Plan (2021) states only that “the density of development will differ across the local plan area and higher densities should reflect the sustainability of the location of the site”. The Dorset Council SHLAA (2020) uses a density of 30 dph, therefore 30 dph has been used for this assessment, unless this conflicts with the local character and distinctiveness of the area in which case a judgement has been made on the potential capacity of a site.
- 2.20 The number of dwellings per site is indicative only and will depend on the housing size, type, tenure and mix being planned for, which should be informed by an assessment of housing need.
- 2.21 Table 2-1 sets out the developable area of each site depending on its size (after any adjustments for development constraints) and the standard density applied.
- 2.22 Where the developable area has been reduced further to account for specific constraints this is explained in the individual assessments in **Appendix B**.
- 2.23 The indicative capacities provided are intended to be used as a starting point for discussions with landowners, the Local Planning Authority, the community and other stakeholders and can be further refined through masterplanning or design exercises. The figures should also take into account the type and size of housing required and the wider objectives of the Neighbourhood Plan.

**Table 2-1 AECOM Net Site Area and Housing Density**

Site Area	Developable area of the site	Net housing density range (dph)
Up to 0.4Ha	90%	30
0.4 to 2 Ha	80%	30
2 Ha to 10 Ha	75%	30
Over 10 Ha	50%	30

## 3. Policy Context

- 3.1 The Site Assessment takes into account both national and local planning policy and guidance.
- 3.2 National policy is set out in the National Planning Policy Framework (NPPF) (2021)<sup>7</sup> and is supported by PPG<sup>8</sup>. The NPPF is a high-level document which sets out the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.3 At the Local Plan level, neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and draft development plan documents as well as evidence base documents should also be taken into account, as appropriate, so that neighbourhood plan policies are aligned with an emerging Local Plan and not superseded when it is adopted by the Local Planning Authority.
- 3.4 The statutory local authority for Knightsford is Dorset Council. The key document in the planning framework is the West Dorset, Weymouth & Portland Local Plan 2011-2031 (adopted October 2015)<sup>9</sup>.
- 3.5 The Local Plan was jointly produced by West Dorset District Council and Weymouth & Portland Borough Council as the key development plan document for the area.
- 3.6 Dorset Council is currently in the early stages of preparing the Dorset-wide Council Local Plan which will supersede the adopted local plans for the former council areas once adopted. The Dorset Council Local Plan Options Consultation<sup>10</sup> took place between 18 January and 15 March 2021. The Adoption for the emerging Local Plan is expected to take place in Spring 2026.
- 3.7 The key local and national policies of relevance to the site assessment are summarised in **Appendix A** and have informed the assessment of the site options.

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<sup>7</sup> Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>9</sup> Available at:

<https://www.dorsetcouncil.gov.uk/documents/35024/327480/West+Dorset%2C+Weymouth+%26+Portland+Local+Plan+2015.pdf/e6f329e7-ec5b-52fc-7364-4a8726877184>

<sup>10</sup> Available at: <https://www.dorsetcouncil.gov.uk/documents/35024/285538/DCLP-Jan-2021-DorsetCouncilLocalPlan-vol1.pdf/7e0ff0f0-426f-523d-bd45-cc1fe4d60fac>

## 4. Site Assessment

- 4.1 This chapter sets out the sites identified for assessment. **Table 4-1** lists all identified sites from the Knightsford Neighbourhood Plan Call for Sites and the Dorset Council Call for Sites. In total, 15 sites were identified in the neighbourhood area, 12 of which were submitted to the Neighbourhood Plan Call for Sites exercise, and six identified within the 2021 SHLAA and Dorset Council Call for Sites 2023 (out of which three were duplicates of those submitted to the NPG Call for Sites). 14 of these sites were then taken forward for assessment.
- 4.2 Dorset SHLAA 2021 ref. LA/WEKN/001 has not been taken forward for assessment as it has been built out since the SHLAA 2021 conclusions were published.
- 4.3 Maps of all identified sites are shown in **Figure 4-1, 4-2, 4-3 and 4-4**.

**Table 4-1 Sites identified for assessment.**

Site Ref	Dorset Council Site Ref.	Site Name	Site Area (ha)	Source	Method of Assessment
T1	N/A	Hollands Farmhouse	1.03	NP Call for Sites	Site Assessment Proforma ( <b>Appendix B</b> )
T2	N/A	Tingleton Farm South	1.15	NP Call for Sites	Site Assessment Proforma ( <b>Appendix B</b> )
T3	N/A	Tingleton Farm North	2.81	NP Call for Sites	Site Assessment Proforma ( <b>Appendix B</b> )
T4	N/A	Penny Farthing Cottage	0.06	NP Call for Sites	Site Assessment Proforma ( <b>Appendix B</b> )
T5	N/A	Meadows Cottage Site 1	0.09	NP Call for Sites	Site Assessment Proforma ( <b>Appendix B</b> )
T6	N/A	Meadows Cottage site 2	0.26	NP Call for Sites	Site Assessment Proforma ( <b>Appendix B</b> )
T7	N/A	Meadows Cottage site 3	1.86	NP Call for Sites	Site Assessment Proforma ( <b>Appendix B</b> )
T8	LA/TINC/001 (2021 SHLAA)	Tingleton Farm	0.34	NP Call for Sites, Dorset SHLAA 2021	SHLAA Review Table ( <b>Appendix C</b> )
WD1	LA/WOOD/001	Upper Woodsfords	567	Dorset SHLAA 2021	SHLAA Review Table ( <b>Appendix C</b> )

Site Ref	Dorset Council Site Ref.	Site Name	Site Area (ha)	Source	Method of Assessment
WK1	N/A	Glebe Farm North	1.31	NP Call for Sites	Site Assessment Proforma ( <b>Appendix B</b> )
WK2	LA/WEKN/002 (Dorset Council Call for Sites 2023)	Glebe Farm South	5.25	NP Call for Sites, Dorset Council Call for Sites 2023	Site Assessment Proforma ( <b>Appendix B</b> )
WK3	N/A	Land north of Yoah Cottage	0.13	NP Call for Sites	Site Assessment Proforma ( <b>Appendix B</b> )
WK4	LA/WEKN/001 (2021 SHLAA)	Land adjacent to The Granary	0.3	Dorset SHLAA 2021	Excluded from assessment as the site has been built out
WK5	LA/WEKN/003 (Dorset Council Call for Sites 2023)	Land West of Highgate Lane	4.6	Dorset Council Call for Sites 2023	SHLAA Review Table ( <b>Appendix C</b> )
WS1	LA/WSTA/001 (2021 SHLAA)	Wynd Close	0.90	NP Call for Sites, Dorset SHLAA 2021	SHLAA Review Table ( <b>Appendix C</b> )



Figure 4-1 Sites identified for assessment in Tinctleton (source: AECOM)



Figure 4-2 Sites identified for assessment in West Knighton (source: AECOM)

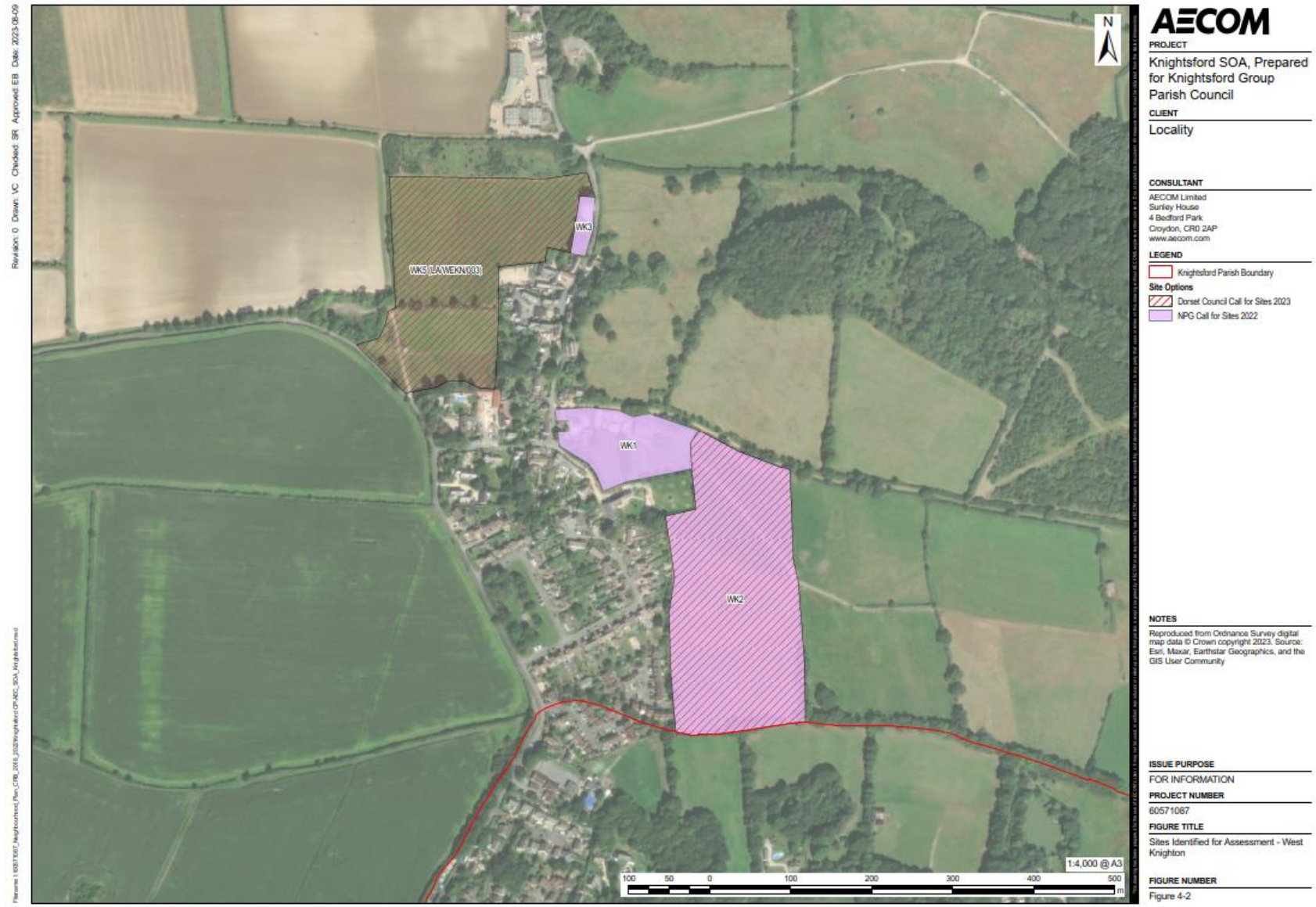


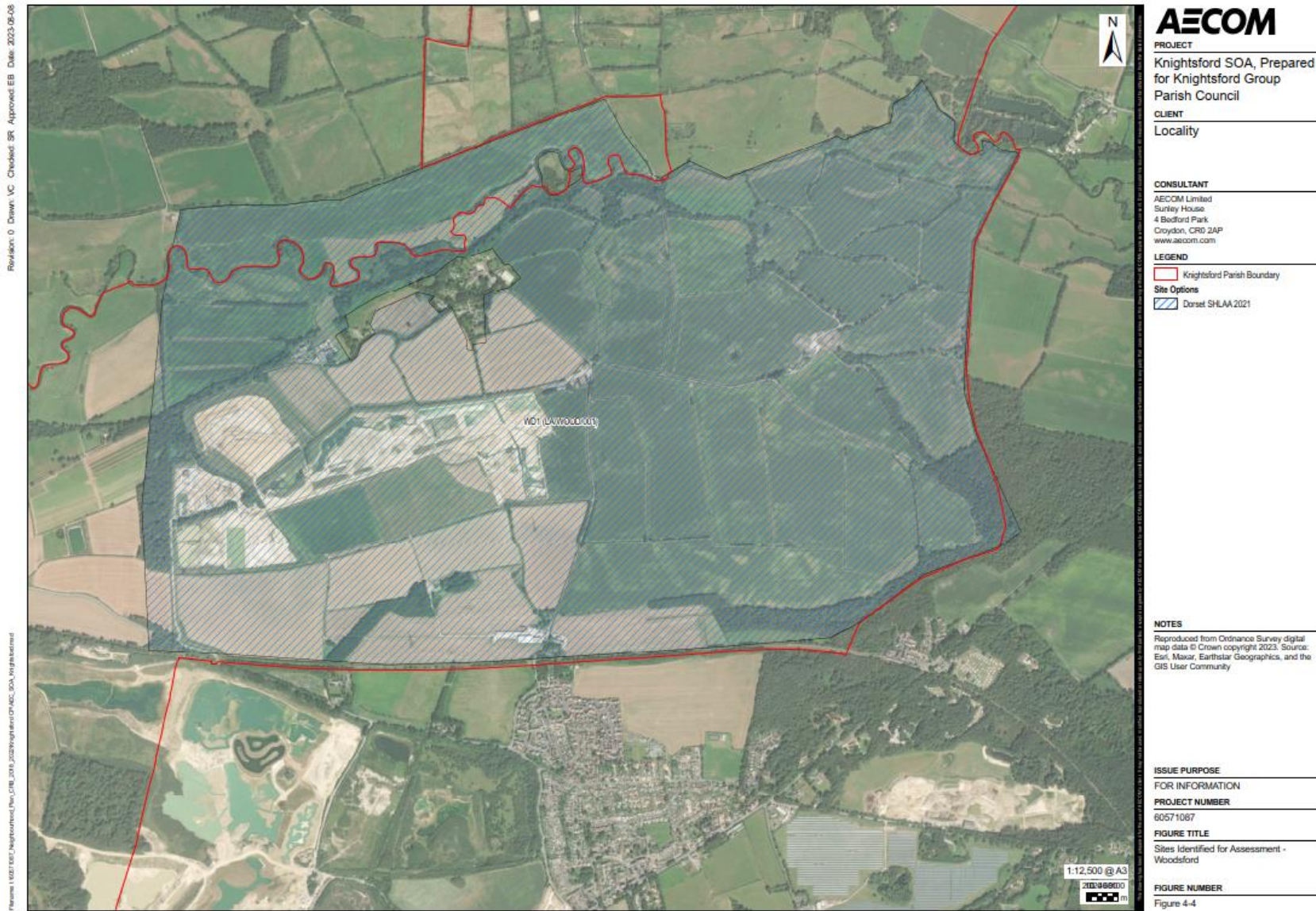


Figure 4-3 Sites identified for assessment in West Stafford (source: AECOM)





Figure 4-4 Sites identified for assessment in Woodsford (source: AECOM)



## 5. Site Assessment Results

### Site Assessment Summary

- 5.1 **Table 5.1** provides a summary of the findings of the assessment of potential development sites identified through the neighbourhood plan Call for Sites and the Dorset SHLAA. The table shows 'traffic light' ratings for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan for residential development. **Red** indicates the site is not appropriate for allocation and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site may be appropriate for development if the identified issues can be resolved or constraints mitigated, or that a site is only suitable for partial allocation.
- 5.2 The summary table should be read alongside the completed proformas and review forms presented in **Appendix B** and **Appendix C**.
- 5.3 **Figures 5-1, 5-2, 5-3** and **5-4** illustrate site suitability ratings, using the traffic light system, for all the sites assessed.

**Table 5-1 Site assessment summary**

Site Ref.	Dorset Council Ref.	Site Name	Site Area (ha)	Indicative capacity	Suitability rating	Neighbourhood Plan Site Assessment Summary
T1	N/A	Hollands Farmhouse	1.03	1 dwelling (AECOM estimate)		<b>To be read in conjunction with Appendix B</b> This low lying, eastern portion of the site is potentially suitable for residential development subject to resolved or mitigating identified constraints. Development constraints include private vehicular and pedestrian access, steep topography, proximity to orchards (a priority habitat), and a potential for medium to high landscape and visual sensitivity <sup>11</sup> .
T2	N/A	Tingleton Farm South	1.15	1 dwelling (AECOM estimate)		<b>To be read in conjunction with Appendix B</b> The northern part of the site which was formerly the site of a barn is potentially suitable for redevelopment. The wider site could also be considered for renewable energy generation. However, the land is Grade 2 agricultural land and the NPPF seeks to protect the best and most versatile agricultural land, and there may be high visual sensitivity <sup>12</sup> . Furthermore, the development would directly affect the setting of the Grade II listed Saxon Meade, requiring careful consideration and mitigation to avoid harm to the asset or its surroundings. The site also has areas with a high risk of flooding from surface water on its northern and southern boundaries.
T3	N/A	Tingleton Farm North	2.81	1 dwelling (AECOM estimate)		<b>To be read in conjunction with Appendix B</b> The agricultural buildings within the southern part of the site are potentially suitable for redevelopment. This wider site could also be considered for renewable energy generation. However, the land is Grade 2 agricultural land and the NPPF seeks to

<sup>11</sup> There is currently no detailed evidence available on landscape sensitivity in the Neighbourhood Area.

<sup>12</sup> There is currently no detailed evidence available on landscape sensitivity in the Neighbourhood Area.



Site Ref.	Dorset Council Ref.	Site Name	Site Area (ha)	Indicative capacity	Suitability rating	Neighbourhood Plan Site Assessment Summary
						protect the best and most versatile agricultural land, and there may be medium to high landscape and visual sensitivity <sup>13</sup> . Furthermore, the development would directly affect the setting of the Grade II Tingleton Farmhouse, requiring careful consideration and mitigation to avoid harm to the asset or its surroundings. Additionally, there are areas of high flood risk running through the centre of the site from north to south.
T4	N/A	Penny Farthing Cottage	0.06	1 dwelling (AECOM estimate)		<b>To be read in conjunction with Appendix B</b> This site is potentially suitable for infill residential development subject to the application of Local Plan Policy SUS2.
T5	N/A	Meadows Cottage Site 1	0.09	1 dwelling (AECOM estimate)		<b>To be read in conjunction with Appendix B</b> This site could be potentially suitable for infill residential development subject to the provision of a new access, or improvements to the existing access, would be required <sup>14</sup> .
T6	N/A	Meadows Cottage site 2	0.26	up to 2 dwellings (AECOM estimate)		<b>To be read in conjunction with Appendix B</b> The agricultural buildings in the southern part of the site could form a potentially suitable location for redevelopment. There is an existing right of access through the adjoining site T3.
T7	N/A	Meadows Cottage site 3	1.86	6 dwellings (AECOM estimate)		<b>To be read in conjunction with Appendix B</b> This site is potentially suitable for residential development. Any potential residential development will however only be suitable on the eastern edge of the site, opposite the existing housing on Blacksmith Lane. Though not proposed, this site may be potentially suitable for renewable energy generation. However, the land is Grade 2 agricultural land and the NPPF

<sup>13</sup> There is currently no detailed evidence available on landscape sensitivity in the Neighbourhood Area.

<sup>14</sup> This matter can be further discussed with the Council's Highways Officers.

Site Ref.	Dorset Council Ref.	Site Name	Site Area (ha)	Indicative capacity	Suitability rating	Neighbourhood Plan Site Assessment Summary
						seeks to protect the best and most versatile agricultural land, and there may be medium to high landscape and visual sensitivity <sup>15</sup> .
T8	LA/TINC/001 (2021 SHLAA)	Tingleton Farm	0.34	2 dwellings (AECOM estimate)		<p><b>To be read in conjunction with Appendix C</b></p> <p>This site is potentially suitable for residential development. Whilst it is a greenfield site it is not agricultural land, and it is located adjacent to residential development. It is likely the vehicular access could be provided to the site. The site is medium to high risk of surface water flooding to the south and east of the site and safe site access would have to be demonstrated with regard to this. Biodiversity impact would also have to be considered due to the potential presence protected species residing in unused barns.</p>
WD1	LA/WOOD/001	Upper Woodsfords	567	N/A		<p><b>To be read in conjunction with Appendix C</b></p> <p>This site is unsuitable for residential development. It is located in the open countryside and residential development of isolated greenfield sites would not be in conformity with national policy or adopted and Local Plan policy, and the sites are therefore unsuitable for allocation in the Neighbourhood Plan.</p>
WK1	N/A	Glebe Farm North	1.31	12-15 dwellings (AECOM estimate)		<p><b>To be read in conjunction with Appendix B</b></p> <p>Part of this site, with buildings and a yard on it, is suitable for residential development as it consists mostly of previously developed land and is partly within the Defined Development Boundary. However, it is located within a conservation area with heritage assets, so any development would need to be carefully designed to avoid harm to the setting of the listed building (The Old School House and Old School) which back onto the site</p>

<sup>15</sup> There is currently no detailed evidence available on landscape sensitivity in the Neighbourhood Area.

Site Ref.	Dorset Council Ref.	Site Name	Site Area (ha)	Indicative capacity	Suitability rating	Neighbourhood Plan Site Assessment Summary
						and the character of the Conservation Area. Biodiversity impact would also have to be considered due to the potential presence protected species residing in unused barns.
WK2	LA/WEKN/002 (Dorset Council Call for Sites 2023)	Glebe Farm South	5.25	N/A		<b>To be read in conjunction with Appendix B</b> This site is unsuitable for residential development due to several factors: the steep slope and likely high visual and landscape sensitivity <sup>16</sup> , lack of demonstrable vehicular access <sup>17</sup> and the marshland and springs in the southern part of the field.
WK3	N/A	Land north of Yoah Cottage	0.13	3 dwellings (AECOM estimate)		<b>To be read in conjunction with Appendix B</b> This site is potentially suitable for residential development. Development should be directed towards the southern, elevated part of the site due to its uneven topography. Safe pedestrian/cycle site access also needs to be established <sup>18</sup> .
WK5	LA/WEKN/003 (Dorset Council Call for Sites 2023)	Land West of Highgate Lane	4.6	150 dwellings (suggested by site promoter)		<b>To be read in conjunction with Appendix C</b> The southern part of this site is potentially suitable for residential development. As the size and siting of the site is large enough to significantly change the size and character of the West Knighton settlement, the southern part of the site is suitable for residential development is it may round off the existing settlement edge. The wider site may also have medium to high landscape and visual sensitivity which would require further assessment <sup>19</sup> .
WS1	LA/WSTA/001 (2021 SHLAA)	Wynd Close	0.90	14 dwellings (proposed by developer)		<b>To be read in conjunction with Appendix C</b> An outline planning application for 14 dwellings (P/OUT/2022/00153 was refused on 26 August 2022 due to the

<sup>16</sup> There is currently no detailed evidence available on landscape sensitivity in the Neighbourhood Area.

<sup>17</sup> This matter can be further discussed with the Council's Highways Officers.

<sup>18</sup> This matter can be further discussed with the Council's Highways Officers.

<sup>19</sup> There is currently no detailed evidence available on landscape sensitivity in the Neighbourhood Area.

Site Ref.	Dorset Council Ref.	Site Name	Site Area (ha)	Indicative capacity	Suitability rating	Neighbourhood Plan Site Assessment Summary
						<p>location in open countryside outside the defined development boundary, the resulting unsustainable pattern of development and lack of safe/convenient access to local facilities and services and public transport. Other reasons given were the prominent location at the entrance to the village, the additional spread along Wynd Close and cumulative quantum of development seen alongside Shepherd's Walk causing harm to the character and appearance of the area and to designated heritage assets which would not be outweighed by public benefit. Issues around potential nutrient neutrality and failure to make adequate provision for affordable housing were also stated. This application has been taken to appeal (PINS ref. APP/D1265/W/23/33172745) and a decision not been made at the time of writing.</p> <p>Despite the planning decision, the potential for limited development on the site supported by a Neighbourhood Plan allocation or policy has not been ruled out.</p> <p>The site is located outside a Defined Development Boundary as set out in Local Plan Policy SUS2 which seeks to direct development to sustainable locations in the area. The supporting text does, however, enable neighbourhood development plans to allocate sites or introduce a development boundary to allow development to take place that meets their local needs. Whilst West Stafford does not have a Defined Development Boundary, the site sits on the edge of the settlement and is adjacent to recent residential development. Safe access would need to be established and the railway line and Public Right of Way would need to be taken into account in the site layout.</p>

Site Ref.	Dorset Council Ref.	Site Name	Site Area (ha)	Indicative capacity	Suitability rating	Neighbourhood Plan Site Assessment Summary
						Sensitively designed, revised proposals may be able to mitigate potential harm to settlement character and setting of the designated heritage asset Grade I Listed Manor House and Grade II Listed Former Entrance Gatepiers to Manor House.

Figure 5-1 Tincleton Site Suitability Conclusions (source: AECOM)

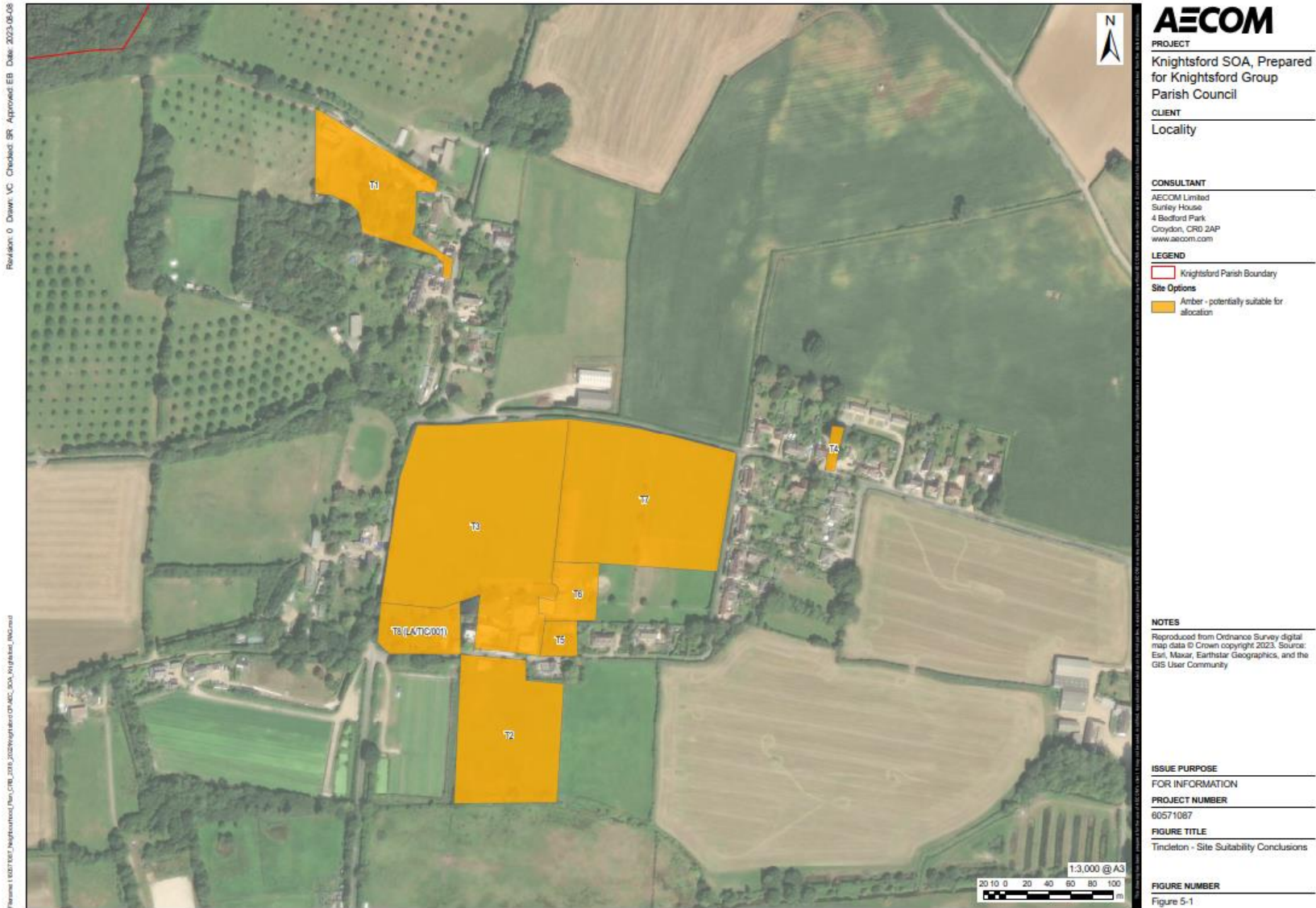
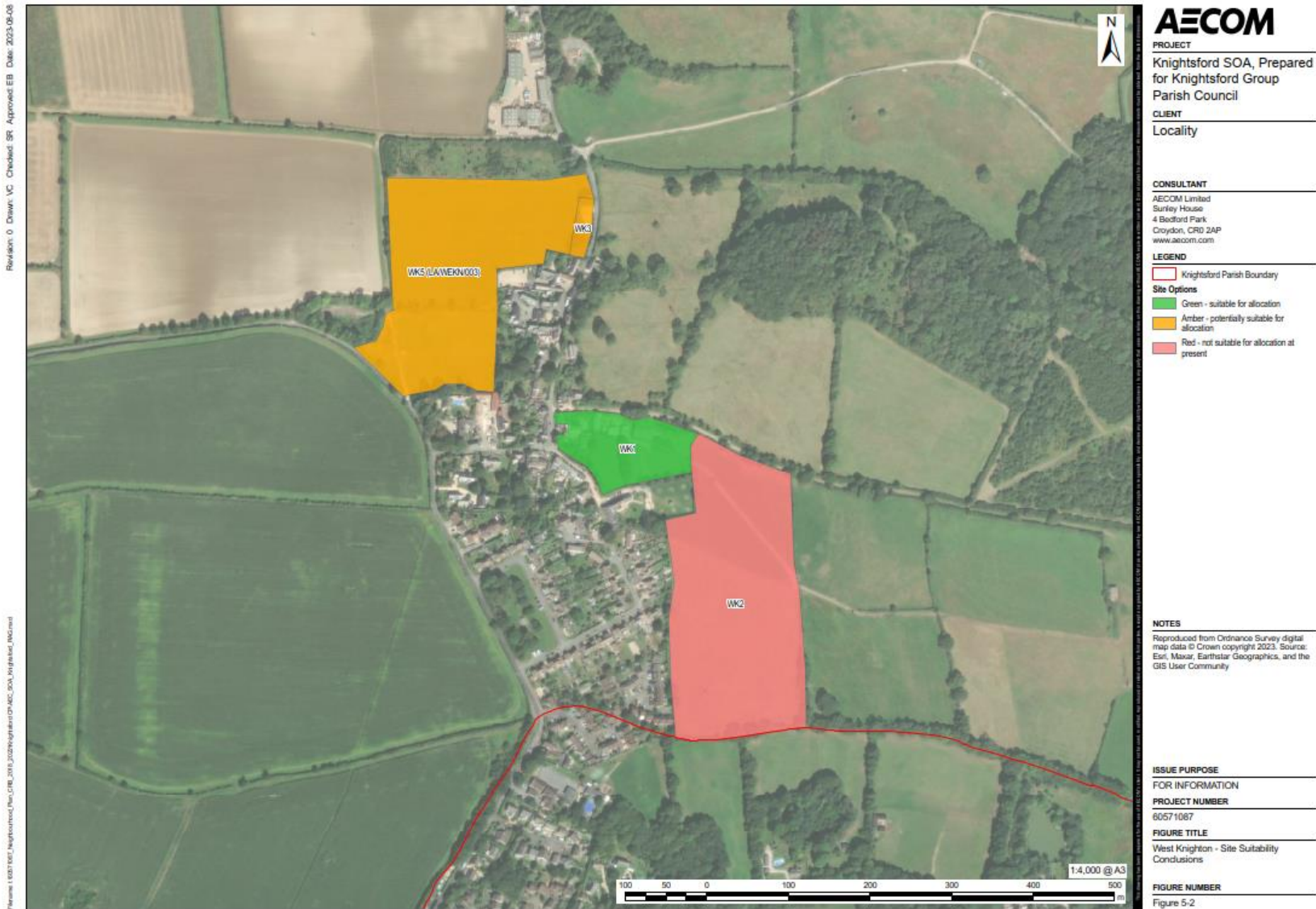




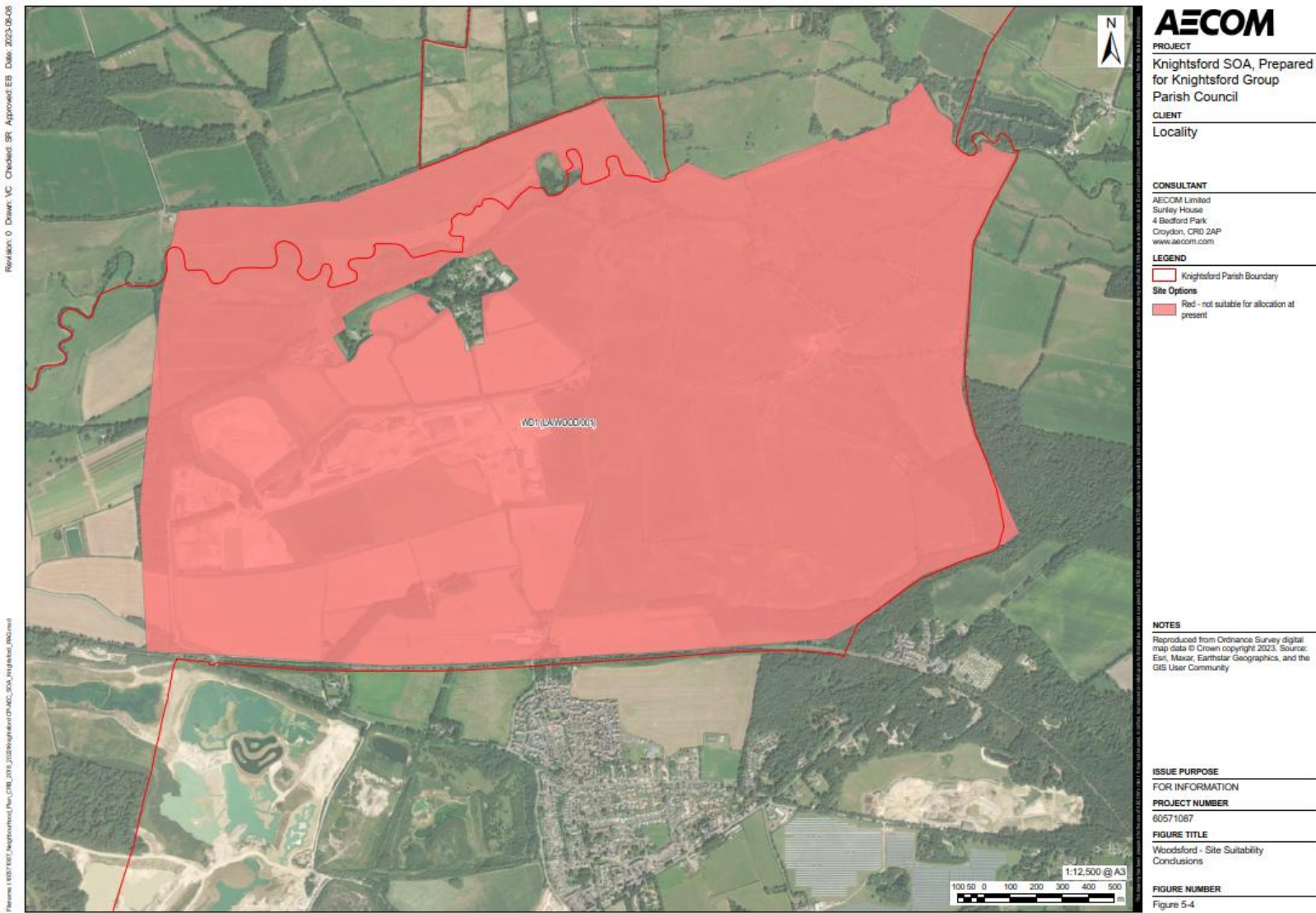
Figure 5-2 West Knighton Site Suitability Conclusions (source: AECOM)







**Figure 5-4 Woodsford Site Suitability Conclusions (source: AECOM)**



## 6. Conclusions

### Site Assessment conclusions

- 6.1 Of the 14 sites assessed, one site is considered suitable for residential development and allocation for in the Neighbourhood Plan:
- WK1 - Glebe Farm North
- 6.2 A further 11 sites are potentially suitable for allocation for housing, subject to the mitigation of identified constraints. These are:
- T1 - Hollands Farmhouse
  - T2 -Tingleton Farm South
  - T3 - Tingleton Farm North
  - T4 - Penny Farthing Cottage
  - T5 - Meadows Cottage Site 1
  - T6 - Meadows Cottage Site 2
  - T7 - Meadows Cottage Site 3
  - T8 – Tingleton Farm
  - WK3 - Land north of Yoah Cottage
  - WK5 - Land West of Highgate Lane
  - WS1 - Wynd Close
- 6.3 It is important to note that Tingleton and West Stafford do not have Defined Development Boundaries in the adopted Local Plan and therefore, under Local Plan Policy SUS2 are likely to be considered unsustainable areas for residential development. These could however be considered as Neighbourhood Plan allocations if supported by appropriate evidence.
- 6.4 The following two sites are considered unsuitable for residential development:
- WD1 – Upper Woodsfords
  - WK2 - Glebe Farm South
- 6.5 The following sites could be potentially suitable for community renewable energy, subject to further assessment and discussion with the Local Planning Authority:
- T2 -Tingleton Farm South
  - T3 - Tingleton Farm North
  - T7 - Meadows Cottage site 3

### Next Steps

- 6.6 Should the NPG decide to allocate a site or sites, the next steps will be for the group to select sites for allocation in the Neighbourhood Plan, based on:
- the findings of this site assessment;
  - assessment of viability;

- community consultation and consultation with landowners;
  - confirmation of site availability for the proposed use;
  - 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.
- 6.7 On sites considered for allocation where development is identified to have potential landscape and visual impacts, this should be confirmed by further evidence as this report has not been informed by a published landscape sensitivity assessment.
- 6.8 Sites considered for allocation where access is an issue should be discussed in consultation with the Council's Highways Officers.
- 6.9 Should the Group Parish Council express interest in potentially designating a site as a Local Green Space, subject to further assessment and discussion with the Local Planning Authority, further guidance is provided in **Appendix D**.

## Viability

- 6.10 As part of the site selection process, site viability should be discussed with landowners and with Dorset Council.

## Affordable Housing

- 6.11 One of the sites found potentially suitable for development, WK1, has the potential to accommodate 10 or more dwellings and if the site were proposed as market housing, it would be required to include a proportion of affordable housing<sup>20</sup>. This site is therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>21</sup>), 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.
- 6.12 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

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<sup>20</sup> see NPPF para 63-65

<sup>21</sup> 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 Summary of key planning policy

## National Planning Policy Framework (2021)

- 6.13 An overarching aim of the NPPF is to promote sustainable development. **Paragraph 11** states that in order to achieve sustainable development, plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; and mitigate climate change.
- 6.14 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should share and direct development that is outside of these strategic policies.
- 6.15 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 6.16 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 6.17 **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 6.18 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (no larger than one hectare) suitable for housing in their area.
- 6.19 **Paragraph 80** emphasises that isolated homes in the countryside should be avoided unless:
- there is an essential need for a rural worker;
  - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
  - the development would re-use redundant or disused buildings and enhance its immediate setting;
  - the development would involve the subdivision of an existing residential dwelling; or
  - the design is of exceptional quality.
- 6.20 **Paragraph 81** states that significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and opportunities for development.
- 6.21 **Paragraph 88** states that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.
- 6.22 **Paragraph 106** supports a mix of uses across an area and within larger scale sites to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.

- 6.23 **Paragraph 119** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 6.24 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 6.25 **Paragraph 161** outlines that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.
- 6.26 **Paragraph 163** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in Paragraph 164, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 6.27 **Paragraph 175** states that plans should distinguish between the hierarchy of international, national and locally designated sites allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 6.28 **Paragraph 182** states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 6.29 **Paragraph 199** when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.30 **Paragraph 201** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 6.31 The NPPF is currently going through a consultation process as part of the Government's planning reform programme; changes to planning policy should be monitored as the Neighbourhood Plan progresses.

## West Dorset, Weymouth and Portland Local Plan 2011-2031

- 6.32 **INT1. Presumption in Favour of Sustainable Development** states there will be a presumption in favour of sustainable development that will improve the economic, social and environmental conditions in the area.
- 6.33 **ENV1. Landscape, Seascape and Sites of Geological Interest** sets out that development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character.



- 6.34 **ENV2. Wildlife And Habitats** states proposals that conserve or enhance biodiversity should be supported and opportunities to incorporate and enhance biodiversity in and around developments will be encouraged.
- 6.35 **ENV4. Heritage Assets** highlights the importance of how development should conserve and where appropriate enhance the significance of the historic environment.
- 6.36 **ENV5. Flood Risk** sets out that new development or the intensification of existing uses should be planned to avoid risk of flooding (from surface water run-off, groundwater, fluvial and coastal sources) where possible. In assessing proposals for development in an area with a medium or higher risk of flooding, the council will need to be satisfied that there are no reasonably available alternative sites with a lower probability of flooding, adequate measures will be taken to mitigate the risk and ensure that potential occupants will be safe, including measures to ensure the development is appropriately flood resilient and resistant; and safe access and escape routes are provided where required.
- 6.37 **ENV8. Agricultural Land and Farming Resilience** suggests that where possible, the councils will steer built development towards areas of poorer quality agricultural land where this is available, except where this would be inconsistent with other policy and sustainability considerations.
- 6.38 **ENV15. Efficient and Appropriate Use of Land** states development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character.
- 6.39 **SUS1. The Level of Economic and Housing Growth** states over the plan period, provision will be made for a deliverable supply of housing land to accommodate in the region of 15,500 dwellings (775 dwellings a year) and around 60ha of employment land of which at least 43ha will be in West Dorset.
- 6.40 **SUS2. Distribution of Development** specifies development in rural areas will be directed to the settlements with defined development boundaries and will take place at an appropriate scale to the size of the settlement. Within the defined development boundaries residential, employment and other development to meet the needs of the local area will normally be permitted. Settlements with no defined development boundary may also have some growth to meet their local needs. Outside defined development boundaries, development will be strictly controlled, having particular regard to the need for the protection of the countryside and environmental constraints, and be restricted. Broadmayne and West Knighton are classified as a settlement with a defined development boundary. West Stafford is characterised as a settlement of 200+ population without a defined development boundary. Tincleton and Woodsford are settlements without development boundaries. The introductory text to Policy SUS2 sets out that neighbourhood development plans can allocate sites, introduce or extend a development boundary, or develop a criteria-based policy to allow development to take place, where they consider this is the right approach for them.
- 6.41 **SUS5. Neighbourhood Development Plans** should: show how they are contributing towards the strategic objectives of this plan and be in general conformity with its strategic approach; clearly set out how they will promote sustainable development in their area at the same level or over and above that which would otherwise be delivered through the local plan; have due regard to information on local need for new homes, jobs and facilities, for their plan area and any outlying areas which they may serve; demonstrate that they are credible, justifiable and achievable. This can be assisted by involving landowners, developers and service providers in their preparation.
- 6.42 **HOUS1. Affordable Housing** states where open market housing is proposed affordable housing will be sought, unless the proposal is for replacement or subdivision of an existing home. The level of affordable housing required reflects the viability of development land in

the local area and is 35% in West Dorset. In most cases, where one or more affordable homes are being provided, these should be provided on the open market site. Financial contributions towards the provision of affordable housing will be required for any shortfall that cannot be delivered on the site.

- 6.43 **HOUS2. Affordable Housing Exception Sites** states affordable housing adjoining settlements may be permitted provided that: the council is satisfied that the proposal is capable of meeting an identified, current, local need within the town, local parish or group of parishes, which cannot otherwise be met; the scheme is of a character, scale and design appropriate to the location; there are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers.
- 6.44 **HOUS3. Open Market Housing Mix** indicates wherever possible, residential developments should include a mix in the size, type and affordability of dwellings proposed, taking into account the current range of house types and sizes and likely demand in view of the changing demographics in that locality.
- 6.45 **COM2. New or Improved Local Community Buildings and Structures** states proposals for new, replaced or improved local community buildings or structures will be permitted providing the proposal is within or adjoining an existing settlement, or where it involves the re-use of rural buildings, provided certain criteria are met.
- 6.46 **COM4. New or Improved Local Recreational Facilities** suggests proposals for new or improved open space or recreation facilities will be permitted provided several criteria are met.
- 6.47 **COM11. Renewable Energy Development** states proposals for generating heat or electricity from renewable energy sources (other than wind energy) will be allowed wherever possible providing that the benefits of the development, such as the contribution towards renewable energy targets, significantly outweigh any harm. Planning permission for such proposals will be granted given a number of criteria are met.
- 6.48 There is no housing requirement for the parishes which make up Knightsford Neighbourhood Area.

## Emerging Dorset Council Local Plan (Options Consultation Document)

- 6.49 **DEV9: Neighbourhood plans** should be prepared:
- to positively contribute to the local plan vision and strategic priorities and be in
  - general conformity with its strategic policies;
  - to identify the infrastructure needed to support development; and
  - to ensure that the policies and proposals are deliverable.
- 6.50 **ENV2: Habitats and species** summarises 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.
- 6.51 **ENV4: Landscape** sets out that all development should conserve and enhance the landscape and seascape. Development should respond positively to the local and wider context of the proposal site and should avoid adverse impacts on existing features. Where an adverse impact is unavoidable, mitigation measures should be incorporated into the development proposal to reduce this impact.

- 6.52 **ENV5: Heritage Assets** states explicitly the impact of development proposals affecting heritage assets will be assessed against the significance of the heritage assets being affected.
- 6.53 **ENV13: Flood risk** states development should be located in areas of lowest risk from flooding. The council will use the sequential test to decide whether there are reasonable alternatives to development within areas at risk of flooding. Where there are no reasonable alternatives arising out of the sequential test, development will only be approved where, through the application of the exception test, it can be demonstrated that the development will be safe for the lifetime of the development and that the proposal does not increase flood risk elsewhere. In applying the exception test, the wider sustainability benefits of the development proposal will be weighed against the flood risk.
- 6.54 **ENV14: Sustainable drainage systems (SuDs)** urges that developments should incorporate appropriate viable and deliverable SuDS set out clearly in a Surface Water Drainage Strategy.
- 6.55 **HOUS1: Housing Mix** states new residential developments of all tenures should contribute towards achieving sustainable and balanced communities through an appropriate mix of homes of different sizes, types and affordability.
- 6.56 **HOUS2: Affordable housing** advises the type, size and mix of affordable housing on a development site should help to address the identified and prioritised affordable housing needs in the local area, resulting in a balanced community of housing and/or flats that are 'tenure blind'.
- 6.57 **HOUS6: Self-build and custom-build housing** suggests self-build and custom-build housing schemes may be permitted on sites within development boundaries or on strategic housing allocations. Outside development boundaries self-build and custom housebuilding schemes may be permitted:
- on an affordable housing exception site, in accordance with Policy HOUS3;
  - through the replacement of an existing dwelling, in accordance with Policy HOUS9;
  - through the subdivision of an existing home, in accordance with Policy HOUS9;
  - through the conversion of an existing building, in accordance with Policy DEV8; or
  - as a rural workers' dwelling, in accordance with Policy HOUS8.
- 6.58 **COM2. New or improved local community buildings and structures** sets out that local community buildings or structures will be supported within or adjoining an existing settlement provided certain criteria are met.
- 6.59 **COM10. Low carbon and renewable energy development** states proposals for generating heat or electricity from renewable energy sources (other than large scale wind energy) will be allowed wherever possible providing that the benefits of the development, such as the contribution towards generating renewable energy, significantly outweigh any harm. In addition, permission will only be granted provided:
- any adverse impacts on the local landscape, townscape can be satisfactorily assimilated;
  - the proposal minimises harm to residential amenity by virtue of noise, vibration, overshadowing, flicker, or other detrimental emissions, during construction, operation and decommissioning;
  - adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated.

- any harm to the significance of a heritage asset (including its setting) is less than substantial.

6.60 **COM11. Small scale wind energy development** indicates proposals for small-scale wind energy development up to a maximum of 15m to the hub will be supported where it can be demonstrated to be community-led or is set out within an area defined as being suitable for wind energy development within a made neighbourhood plan.

## Evidence Reports

6.61 The site assessment also has regard to the findings of the Dorset SHLAA<sup>22</sup>. The SHLAA was published in September 2020 and updated in 2021<sup>23</sup>. The SHLAA conclusions are set out in **Appendix C**.

6.62 This assessment also has regard to the West Dorset Landscape Character Assessment<sup>24</sup> (published February 2009). Key information from the West Dorset Landscape Character Assessment is presented below.

6.63 Additionally, there are the West Dorset and Weymouth & Portland Landscape and Heritage Study (published July 2018); particularly the Stage 2 West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study<sup>25</sup> and the Strategic Identification of Wind Farm Sites Report<sup>26</sup> (published in December 2020) which contribute to the evidence base for the emerging Dorset Council Local Plan and have been considered.

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

6.64 The parishes fall under the following landscape character areas:

- Tincleton
  - Cerne and Piddle Valleys and Chalk Downland  
The flat-bottomed River Piddle Valley and its associated pattern of deep branching valleys and dry coombes incise the upstanding hills of the chalk downland. In the northern parts of the valleys, the field pattern appears piecemeal. In contrast, the field pattern to the south appears more organised suggesting enclosure of large areas or manors.
  - Frome and Piddle Valley Pasture  
Characterised by a flat valley floor and associated floodplain and river terraces. Meandering river channels cut through wide, open floodplains where wet woodlands, large pastures and water meadows are typical landscape features. Most of this character area retains a peaceful, very rural and tranquil character.
- West Knighton and West Stafford
  - Crossways Gravel Plateau  
A distinctive, mostly rural, area that has been impacted on by urban fringe development and extensive mineral workings. Historically, the sandy, acidic and infertile soils would have been covered by heathland. Changes in land use have since resulted in the current mosaic of different habitats, and agricultural land uses. However heathland associated vegetation is a unifying feature throughout. The

<sup>22</sup> Available at: <https://wa.dorsetcouncil.gov.uk/ShelaaWebsite/pages/Search.aspx>

<sup>23</sup> Available at: <https://www.dorsetcouncil.gov.uk/w/strategic-housing-and-economic-land-availability-assessment>

<sup>24</sup> Available at:

<https://www.dorsetcouncil.gov.uk/documents/35024/296583/Landscape+Character+Assessment+February+2009.pdf/05ee0f86-258d-24a3-5c4c-81281f796a2c>

<sup>25</sup> Available at:

<https://www.dorsetcouncil.gov.uk/documents/35024/285472/West+Dorset%2C+Weymouth+and+Portland+Strategic+Study+-+Stage+2+-+Main+Report.pdf/8f075e2e-bba3-2fcf-68e3-4b7b61257a57>

<sup>26</sup> Available at: <https://www.dorsetcouncil.gov.uk/documents/35024/282915/Report+Final+V1.0.pdf/82674fb7-84af-b129-9e4a-18ee157204f9>

southern and eastern parts of this character area have a more intimate feel due to the undulating landform and increased woodland cover.

- Woodsford
  - Frome and Piddle Valley Pasture (as above).

# Appendix B Site Assessment Proformas

## T1

1. Site Details	
<b>Site Reference / Name</b>	T1
<b>Site Address / Location</b>	Hollands Farmhouse
<b>Gross Site Area</b> (Hectares)	1.03
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Vacant grassland
<b>Land use being considered</b>	Custom / self build housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	NP Call for Sites
<b>Planning history</b>	P/HOU/2021/00301 (Erection of single storey rear extension, addition of 2 solar panels. (Amended)) - Granted 25 May 2021. 1/E/04/001776 - (Erect single storey rear extension) - Granted 22 Oct 2004.
<b>Neighbouring uses</b>	Agricultural, residential and small commercial





## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>SSSI impact risk zone (development of the site for residential does not trigger the requirement to consult Natural England)</i></p> <p><i>Ancient Woodland in vicinity of the site but not directly adjacent</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>Wild Purbeck Nature Improvement Area (Scheme ran from March 2012 to April 2015)</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment<sup>27</sup>?</b></p> <p><i>Yes / No</i></p>	<p><i>Yes</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Flood Zone 1: Low Risk</i></li> <li>• <i>Flood Zone 2: Medium Risk</i></li> <li>• <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i></li> <li>• <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Medium Risk</i></p>

<sup>27</sup> Development achieves nutrient neutrality when the nutrient load created through additional wastewater (including surface water) from the development is mitigated.



2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Mixed – Partially steeply sloping
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	Yes – access to the site may be possible from the driveway north of the access shown on the red line boundary of the site above.
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access<sup>28</sup>?</b> <i>Yes / No / Unknown</i></p>	Yes – 2 pedestrian access points.
<p><b>Is there existing cycle access to the site, or potential to create suitable access<sup>29</sup>?</b> <i>Yes / No / Unknown</i></p>	Yes
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	No

<sup>28</sup> This refers to a footpath.

<sup>29</sup> This refers to a cycle path.

## 2. Assessment of Suitability

<p><b>Are there veteran/ancient trees within or adjacent to the site<sup>30</sup>?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, Ancient Woodland adjacent to site</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>1200m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible</i></li> </ul>	<p>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.</p>
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<sup>30</sup> A veteran tree describes a tree with habitat features such as wounds or decay. An ancient tree is one that has passed beyond maturity and is old, or aged, in comparison with other trees of the same species.

2. Assessment of Suitability	
<i>to development. The site can accommodate minimal change.</i>	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity: the elevated part of the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</b></p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible Grade II – HOLLANDS HOUSE</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>West Dorset, Weymouth &amp; Portland Local Plan 2015: SUS2. Distribution of Development -Outside the development boundary</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Tinctleton does not have a Defined Development Boundary</p>

## 2. Assessment of Suitability

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

*Yes / No / Unknown*

No

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

*Yes / No / Unknown*

No

3. Assessment of Availability	
<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	Yes
<p>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></p>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now
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? <i>Yes / No / Unknown</i></p>	Unknown
5. Conclusions	
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	1 dwelling
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p>Are there any known viability issues? <i>Yes / No</i></p>	Unknown
<p>Overall rating (<b>Red/Amber/Green</b>) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b></p>	<p><b>The site is potentially suitable, available and achievable.</b></p>
<p><b>Summary of justification for rating</b></p>	<p>This site is potentially for development for residential development. The site is constrained by its topography which is steeply sloping, proximity to orchards and is likely to have high landscape and visual sensitivity<sup>31</sup> due to high its elevation in the northern part. Tingleton does not have a Defined Development Boundary. Local Plan policy SUS2 seeks to direct development to sustainable locations in the area. However, the supporting text enables neighbourhood development plans to allocate sites or introduce a development boundary to allow development to take place that meets their local needs.</p>

<sup>31</sup> There is currently no detailed evidence available on landscape sensitivity in the Neighbourhood Area.



## T2

1. Site Details	
<b>Site Reference / Name</b>	T2
<b>Site Address / Location</b>	Tinctleton Farm South
<b>Gross Site Area</b> (Hectares)	1.15
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Vacant grassland
<b>Land use being considered</b>	Open market housing and/or Community renewable energy
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	NP Call for Sites
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Agricultural



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">SSSI impact risk zone (development of the site for residential does not trigger the requirement to consult Natural England)</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #FFA500;">Wild Purbeck Nature Improvement Area (Scheme ran from March 2012 to April 2015)</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: #FFA500;">Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: #3CB371;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: #FFA500;">Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p style="color: #FF0000;">Yes - Grade 2</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p style="color: red;">Yes / No / Unknown</p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p style="color: red;">Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p style="color: green;">Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p style="color: red;">Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p style="color: green;">Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

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

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and/or mitigation possible Grade II - SAXON MEADE</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>West Dorset, Weymouth &amp; Portland Local Plan 2015: SUS2. Distribution of Development -Outside the development boundary</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Tinctleton does not have a Defined Development Boundary</p>



2. Assessment of Suitability	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Available now
4. Assessment of Viability	
<b>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?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>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)</b>	1 dwelling
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	0-5 years
<b>Are there any known viability issues?</b> <i>Yes / No</i>	Unknown

<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b></p>	<p><b>The site is potentially suitable, available and achievable.</b></p>
<p><b>Summary of justification for rating</b></p>	<p>This site is potentially suitable for residential development and is potentially suitable for renewable energy generation.</p> <p>Most of this site is greenfield land. There is however the footprint of a previously existing barn to the north west of the site. Any residential development would be potentially suitable on that particular location only, given its developed nature and location opposite existing housing in the village.</p> <p>The site also has areas with a high risk of flooding from surface water on its northern and southern boundaries. Additional information provided by the Group indicates an underground pipe has been fitted to remediate the overland flood risk as long as it remains in situ.</p> <p>For potential renewable energy related development, it must be noted that the land is Grade 2 ALC (signifying potential loss BMV land). The site may have medium to high landscape and visual sensitivity<sup>32</sup>, implying that any development should be carefully designed to minimize visual impact and preserve the scenic qualities of the area. Additionally, any potential development would have a direct impact on the setting of the Grade II listed Saxon Meade, necessitating consideration and mitigation of any harm to the asset or its setting.</p> <p>Local Plan policy SUS2 seeks to direct development to sustainable locations in the area. However, the supporting text enables neighbourhood development plans to allocate sites or introduce a development boundary to allow development to take place that meets their local needs.</p>

<sup>32</sup> There is currently no detailed evidence available on landscape sensitivity in the Neighbourhood Area.

## T3

1. Site Details	
<b>Site Reference / Name</b>	T3
<b>Site Address / Location</b>	Tingleton Farm North
<b>Gross Site Area</b> (Hectares)	2.81
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Vacant grassland with agricultural buildings in the south of the site.
<b>Land use being considered</b>	Open market housing and/or Community renewable energy
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	NP Call for Sites
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Agricultural



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">SSSI impact risk zone (development of the site for residential does not trigger the requirement to consult Natural England)</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #FFA500;">Wild Purbeck Nature Improvement Area (Scheme ran from March 2012 to April 2015)</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: #FFA500;">Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: #3CB371;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: #FFA500;">Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p style="color: #FF0000;">Yes - Grade 2</p>



2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p style="color: red;">Yes / No / Unknown</p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p style="color: red;">Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p style="color: green;">Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p style="color: red;">Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p style="color: green;">Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes - a power cable crossing the land and a storm water relief pipe north to south west</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible Grade II - TINCLETON FARM HOUSE</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>West Dorset, Weymouth &amp; Portland Local Plan 2015: SUS2. Distribution of Development -Outside the development boundary</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Tincleton does not have a Defined Development Boundary</p>

2. Assessment of Suitability	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

### 3. Assessment of Availability

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

### 4. Assessment of Viability

<p><b>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?</b>  <i>Yes / No / Unknown</i></p>	Unknown
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### 5. Conclusions



<p><b>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)</b></p>	1 dwelling
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	Unknown
<p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	Unknown



<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b></p>	<p><b>The site is potentially suitable, available and achievable.</b></p>
<p><b>Summary of justification for rating</b></p>	<p>This site is potentially suitable for residential development and is potentially suitable for renewable energy generation.</p> <p>Most of this site is greenfield land. There are however, agricultural buildings to the south of the site. Any residential development would be potentially suitable on that particular location only, given its developed nature and location adjacent to existing housing in the village. Additionally, there are areas of high flood risk running through the centre of the site from north to south.</p> <p>Additional information provided by the Group indicates there is now a surface water relief pipe laid north to south-west to take surface water away.</p> <p>For potential renewable energy related development, it must be noted that the land is Grade 2 ALC (signifying potential loss BMV land). The site may have medium to high landscape and visual sensitivity, implying that any development should be carefully designed to minimize visual impact and preserve the scenic qualities of the area. Additionally, any potential development would have a direct impact on a Grade II listed Tincton Farm House, necessitating consideration and mitigation of any harm to the asset or its setting<sup>33</sup>.</p> <p>Local Plan policy SUS2 seeks to direct development to sustainable locations in the area. However, the supporting text enables neighbourhood development plans to allocate sites or introduce a development boundary to allow development to take place that meets their local needs.</p>

<sup>33</sup> There is potential for enhancement to the setting of the heritage asset - particularly in the replacement of the largest modern barn that is closest to the Listed Building however this is dependent on any design proposals that come forward and may be accounted for during the site selection process.

## T4

1. Site Details	
<b>Site Reference / Name</b>	T4
<b>Site Address / Location</b>	Penny Farthing Cottage
<b>Gross Site Area</b> (Hectares)	0.06
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Vacant grassland
<b>Land use being considered</b>	Open market housing, Affordable housing to rent, Custom / self build housing, and/or Affordable housing as starter home / discounted sale
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	NP Call for Sites
<b>Planning history</b>	1/E/90/000095 (Develop land by the erection of a house and garage, construct new vehicular and pedestrian access) – Granted on 06 April 1990. 1/E/05/000522 (Erect dwelling and garage. Construct new vehicular and pedestrian accesses) – Refused 01 Jun 2005. Refused as proposal constitutes development outside the development boundary, contrary to principles of sustainable development and to the detriment of the visual amenities of the locality.
<b>Neighbouring uses</b>	Residential
	

## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">SSSI impact risk zone (development of the site for residential does not trigger the requirement to consult Natural England)</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #FFA500;">Wild Purbeck Nature Improvement Area (Scheme ran from March 2012 to April 2015)</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: #FFA500;">Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: #3CB371;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p style="color: #FFA500;">Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p style="color: #3CB371;">No</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p style="color: red;">Yes / No / Unknown</p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p style="color: red;">Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p style="color: green;">Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p style="color: red;">Within / Adjacent / No / Unknown</p>	Within
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p style="color: green;">Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

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

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: green;">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>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.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>West Dorset, Weymouth &amp; Portland Local Plan 2015: SUS2. Distribution of Development -Outside the development boundary</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Tinctleton does not have a Defined Development Boundary</p>

2. Assessment of Suitability	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### 3. Assessment of Availability

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

### 4. Assessment of Viability

<p><b>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?</b>  <i>Yes / No / Unknown</i></p>	Unknown
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### 5. Conclusions

<p><b>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)</b></p>	1 dwelling
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	0-5 years
<p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	Unknown
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p>	<b>The site is potentially suitable, available and achievable</b>
<p><b>Summary of justification for rating</b></p>	<p>This site could potentially be suitable for infill development subject to application of local planning policy. Notably Local Plan policy SUS2 seeks to direct development to sustainable locations in the area. This why a previous planning application on this site was refused. However, the policy's supporting text enables neighbourhood development plans to allocate sites or introduce a development boundary to allow development to take place that meets their local needs.</p>

## T5

1. Site Details	
<b>Site Reference / Name</b>	T5
<b>Site Address / Location</b>	Meadows Cottage Site 1
<b>Gross Site Area</b> (Hectares)	0.09
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Vacant grassland with existing storage barn and a separate former poultry shed.
<b>Land use being considered</b>	Open market housing or custom / self-build housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	NP Call for Sites
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Agricultural and residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">SSSI impact risk zone (development of the site for residential does not trigger the requirement to consult Natural England)</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #FFA500;">Wild Purbeck Nature Improvement Area (Scheme ran from March 2012 to April 2015)</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: #FFA500;">Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: #3CB371;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: #FFA500;">Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p style="color: #3CB371;">No</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p style="color: red;">Yes / No / Unknown</p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p style="color: red;">Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p style="color: green;">Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes - shared entrance adjoining the south western corner of the site
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes - shared entrance adjoining the south western corner of the site
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes - shared entrance adjoining the south western corner of the site
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p style="color: red;">Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p style="color: green;">Within / Adjacent / No / Unknown</p>	No



## 2. Assessment of Suitability

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

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: green;">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><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></p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>West Dorset, Weymouth &amp; Portland Local Plan 2015: SUS2. Distribution of Development -Outside the development boundary</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Tincton does not have a Defined Development Boundary</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

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

### 4. Assessment of Viability

<p><b>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?</b>  <i>Yes / No / Unknown</i></p>	Unknown
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### 5. Conclusions

<p><b>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)</b></p>	1 dwelling
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	0-5 years
<p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	Unknown
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p>	<b>The site is potentially suitable, available and achievable</b>
<p><b>Summary of justification for rating</b></p>	<p>This site could be suitable for infill development subject to creation of safe site access and application of local planning policy.                  Safe vehicular and pedestrian site access would have to be demostarted for any infill development to be considered<sup>34</sup>. This is due to the surface water flood risk for the access to the site on its western edge.                  Notably Local Plan policy SUS2 seeks to direct development to sustainable locations in the area.                  However, the policy’s supporting text enables neighbourhood development plans to allocate sites or introduce a development boundary to allow development to take place that meets their local needs.</p>

<sup>34</sup> This matter can be further discussed with the Council’s Highways Officers.

## T6

1. Site Details	
<b>Site Reference / Name</b>	T6
<b>Site Address / Location</b>	Meadows Cottage site 2
<b>Gross Site Area</b> (Hectares)	0.26
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Vacant grassland
<b>Land use being considered</b>	Open market housing or custom / self-build housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	NP Call for Sites
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Agricultural, residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">SSSI impact risk zone (development of the site for residential does not trigger the requirement to consult Natural England)</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #FFA500;">Wild Purbeck Nature Improvement Area (Scheme ran from March 2012 to April 2015)</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: #FFA500;">Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: #3CB371;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: #FFA500;">Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p style="color: #3CB371;">No</p>



2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p style="color: red;">Yes / No / Unknown</p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p style="color: red;">Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p style="color: green;">Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p style="color: red;">Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p style="color: green;">Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Yes - a village domestic water pipe line running just inside the southern boundary of the site
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>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.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>West Dorset, Weymouth &amp; Portland Local Plan 2015: SUS2. Distribution of Development -Outside the development boundary</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Tinctleton does not have a Defined Development Boundary</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Available now
4. Assessment of Viability	
<b>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?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>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)</b>	Up to 2 dwellings
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	6-10 years
<b>Are there any known viability issues?</b> <i>Yes / No</i>	Unknown
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b>	<b>The site is potentially suitable, and available.</b>
<b>Summary of justification for rating</b>	This site is potentially suitable for residential development. There is an existing right of access through the adjoining site T3. There are agricultural buildings to the south of the site. Any residential development would be potentially suitable on that particular location only, given its developed nature and location behind the existing row of housing in the village. Local Plan policy SUS2 seeks to direct development to sustainable locations in the area. However, the supporting text enables neighbourhood development plans to allocate sites or introduce a development boundary to allow development to take place that meets their local needs.

## T7

1. Site Details	
<b>Site Reference / Name</b>	T7
<b>Site Address / Location</b>	Meadows Cottage site 3
<b>Gross Site Area</b> (Hectares)	1.86
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Vacant grassland
<b>Land use being considered</b>	Open market housing or custom / self-build housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	NP Call for Sites
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Agricultural, residential





## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">SSSI impact risk zone (development of the site for residential does not trigger the requirement to consult Natural England)</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #FFA500;">Wild Purbeck Nature Improvement Area (Scheme ran from March 2012 to April 2015)</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: #FFA500;">Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: #3CB371;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: #3CB371;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p style="color: #FF0000;">Yes - Grade 2</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p style="color: red;">Yes / No / Unknown</p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p style="color: red;">Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p style="color: green;">Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p style="color: red;">Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p style="color: green;">Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

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

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</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</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>West Dorset, Weymouth &amp; Portland Local Plan 2015: SUS2. Distribution of Development -Outside the development boundary</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Tinctleton does not have a Defined Development Boundary</p>

2. Assessment of Suitability	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
<b>Is the site available for development?</b> Yes / No / Unknown	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> Yes / No / Unknown	Unknown
<b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years	Unknown
4. Assessment of Viability	
<b>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?</b> Yes / No / Unknown	Unknown
5. Conclusions	
<b>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)</b>	6 dwellings
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown
<b>Are there any known viability issues?</b> Yes / No	Unknown
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b>	<b>The site is potentially suitable, and available.</b>
<b>Summary of justification for rating</b>	This site is potentially suitable for residential development. Though not proposed, this site may be potentially suitable for renewable energy generation. Any potential residential development will however only be suitable on the eastern edge of the site, opposite the existing housing on Blacksmith Lane This entire site is entirely greenfield and for potential renewable energy related development, it must be noted that the land is Grade 2 ALC (signifying potential loss BMV land). The site may have medium to high landscape and visual sensitivity <sup>35</sup> , implying that any development should be carefully designed to minimize visual impact and preserve the scenic qualities of the area. Local Plan policy SUS2 seeks to direct development to sustainable locations in the area. The supporting text enables neighbourhood development plans to allocate sites or introduce a development boundary to allow development to take place that meets their local needs.

<sup>35</sup> There is currently no detailed evidence available on landscape sensitivity in the Neighbourhood Area.



## WK1

1. Site Details	
Site Reference / Name	WK1
Site Address / Location	Glebe Farm North
Gross Site Area (Hectares)	1.31
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Vacant grassland, a dwelling, agricultural buildings and hard surfaced yards, storage.
Land use being considered	Open market housing; affordable housing for rent; custom/self-build housing; and/or affordable housing for starter home/discounted sale
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	NP Call for Sites
Planning history	N/A
Neighbouring uses	Residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">SSSI impact risk zone (development of the site for residential does not trigger the requirement to consult Natural England)</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #FFA500;">Adjacent to Wild Purbeck Nature Improvement Area (Scheme ran from March 2012 to April 2015)</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: #FFA500;">Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: #3CB371;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: #FFA500;">Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p style="color: #3CB371;">No</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p style="color: red;">Yes / No / Unknown</p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p style="color: red;">Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p style="color: green;">Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Uneven
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p style="color: red;">Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p style="color: green;">Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

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

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	<400m	>1200m	400-1200m	>3900m	<400m	<400m

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: green; margin-top: 20px;">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>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.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Some impact, and/or mitigation possible</i> Grade II - OLD SCHOOL HOUSE AND OLD SCHOOL, HIGHER LEWELL FARMHOUSE, THREE COTTAGES ATTACHED AT RIGHT ANGLES TO HIGHER FARMHOUSE, SMITHY, MIDDLE ANGEL AND STEPS COTTAGES.</p> <p>The cottages on Hardy's Row is also in close proximity to the site.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - Cob and stone barn</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>West Dorset, Weymouth &amp; Portland Local Plan 2015: SUS2. Distribution of Development -Broadmayne and West Knighton are settlements with defined development boundaries</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>

2. Assessment of Suitability	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>



3. Assessment of Availability	
<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	Yes
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now
4. Assessment of Viability	
<p><b>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?</b> <i>Yes / No / Unknown</i></p>	Unknown
5. Conclusions	
<p><b>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)</b></p>	12-15 dwellings
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	Unknown
<p><b>Are there any known viability issues?</b> <i>Yes / No</i></p>	Unknown
<p><b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b></p>	<b>The site is suitable, available and achievable.</b>
<p><b>Summary of justification for rating</b></p>	<p>This previously developed part of site, with buildings and a yard on it, could be suitable for residential development. Whilst the site is located away from some services much of the site is brownfield land and it located within the Broadmayne and West Knighton Defined Development Boundary thereby presenting relatively sustainable location for residential development. However, the site falls within the Osmington, West Knighton, West Stafford &amp; Owermoigne Conservation Area and contains a number of heritage assets. Any potential development would have to be sensitively designed to consider, avoid and mitigate any harm to nearby listed buildings and their settings. Biodiversity impact would also have to be considered due to the potential presence protected species residing in unused barns.</p>

## WK2

1. Site Details	
<b>Site Reference / Name</b>	WK2
<b>Site Address / Location</b>	Glebe Farm South
<b>Gross Site Area</b> (Hectares)	5.25
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural (not intensively farmed) and grazing land.
<b>Land use being considered</b>	Affordable housing to rent
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	NP Call for Sites
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Residential and agricultural



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">SSSI impact risk zone (development of the site for residential does not trigger the requirement to consult Natural England)</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #FFA500;">Adjacent to Wild Purbeck Nature Improvement Area (Scheme ran from March 2012 to April 2015)</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: #FFA500;">Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: #3CB371;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: #FFA500;">Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p style="color: #FF0000;">Yes - Grade 3</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p style="color: red;">Yes / No / Unknown</p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p style="color: red;">Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p style="color: green;">Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Steeply sloping
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p style="color: orange;">Yes / No / Unknown</p>	Yes - S51/10 and S51/14
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p style="color: orange;">Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p style="color: red;">Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p style="color: orange;">Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

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

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	<400m	>1200m	400-1200m	>3900m	<400m	<400m

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: red; margin-top: 20px;"><b>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</b></p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>West Dorset, Weymouth &amp; Portland Local Plan 2015: SUS2. Distribution of Development -Broadmayne and West Knighton are settlements with defined development boundaries</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to</p>



## 2. Assessment of Suitability

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

*Yes / No / Unknown*

No

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

*Yes / No / Unknown*



Yes

3. Assessment of Availability	
<p>Is the site available for development?</p> <p>Yes / No / Unknown</p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown</p>	No
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now
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>Yes / No / Unknown</p>	Unknown
5. Conclusions	
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Are there any known viability issues?</p> <p>Yes / No</p>	Unknown
<p>Overall rating (Red/Amber/Green)  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available</b>.  The site is <b>not currently suitable, and available</b>.</p>	<b>The site is not currently suitable, available and achievable</b>
<p>Summary of justification for rating</p>	<p>This site is unsuitable for residential development. There is no vehicular access to the site and a lack of dedicated pedestrian access<sup>36</sup>. This is an entirely greenfield site and the land is Grade 3 ALC (some of which may be BMV land). The site is steeply sloping and due to this, the site likely has high visual and landscape sensitivity<sup>37</sup>. While there is a low flood risk the southern part of the field it is comprised of marshland, and springs can be found in the field.</p>

<sup>36</sup> This matter can be further discussed with the Council's Highways Officers.

<sup>37</sup> There is currently no detailed evidence available on landscape sensitivity in the Neighbourhood Area.

## WK3

1. Site Details	
<b>Site Reference / Name</b>	WK3
<b>Site Address / Location</b>	Land north of Yoah Cottage
<b>Gross Site Area</b> (Hectares)	0.13
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Until recently this was a garden/parking area for Yoah Cottage
<b>Land use being considered</b>	Affordable housing to rent
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	NP Call for Sites
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Residential and agricultural
	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>SSSI impact risk zone (development of the site for residential does not trigger the requirement to consult Natural England)</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Adjacent to Wild Purbeck Nature Improvement Area (Scheme ran from March 2012 to April 2015)</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p>Yes</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p>No</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p style="color: red;">Yes / No / Unknown</p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p style="color: red;">Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p style="color: green;">Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping/ uneven
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	Yes
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p style="color: green;">Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p style="color: red;">Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p style="color: green;">Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

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

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	<400m	>1200m	400-1200m	>3900m	<400m	<400m

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: green; margin-top: 20px;">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><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></p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Some impact, and/or mitigation possible</i>  <i>Grade II - YOAH COTTAGE, THE COTTAGE, THE NEW INN, ROSE COTTAGE</i></p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>West Dorset, Weymouth &amp; Portland Local Plan 2015: SUS2. Distribution of Development -Broadmayne and West Knighton are settlements with defined development boundaries</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><i>Previously developed land</i></p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p><i>Adjacent to and connected to the existing built up area</i></p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p><i>Adjacent to and connected existing settlement boundary</i></p>

2. Assessment of Suitability	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### 3. Assessment of Availability

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

### 4. Assessment of Viability

<p><b>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?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>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)</b></p>	<p>3 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p>Unknown</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p>	<p><b>The site is potentially suitable, available and achievable.</b></p>
<p><b>Summary of justification for rating</b></p>	<p>This site could be potentially suitable for residential development. The site lies at the northern edge of the Broadmayne and West Knighton Defined Development Boundary and bounded by Highgate Lane. For any potential development, safe pedestrian/ cycle access would have to be created<sup>38</sup>. Due to the narrow shape and uneven topography of the site, any potential development would have to be located on the southern, elevated part of the site.</p>

<sup>38</sup> This matter can be further discussed with the Council's Highways Officers. Creation of a suitable site access can also be included in the site allocation policy for this to be taken into account in any subsequent relevant development proposals for the site.

## Appendix C SHLAA Review Table

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>39</sup>	Neighbourhood Plan Site Assessment conclusion.
T8 (LA/TINC/001)	0.34	Open market housing, recreation, custom/self build housing	2 dwellings (AECOM estimate)	<p>Suitability - Remote from existing infrastructure and facilities.</p> <p>Achievability - Development would be viable in this location.</p> <p>Relevant policy considerations - Outside the development boundary.</p> <p>Conclusion - The site is located in a rural location outside the settlement development boundary and remote from existing infrastructure and</p>	No. Tincton has no defined settlement boundary and, when compared to other settlements within Dorset, is unlikely to be considered a sustainable location for strategic growth. However, the adopted and emerging Local Plans acknowledge that communities can plan for growth through neighbourhood development plans to meet their own needs (including the allocation of sites outside defined settlement boundaries)	The site is potentially suitable for limited residential development and therefore a potential candidate for allocation in the neighbourhood plan. Whilst it is a greenfield site it is not agricultural land, and is located adjacent to residential development. There is medium to high risk of surface water flooding to the south and east of the site which would need to be mitigated and safe site access would have to be demonstrated. Biodiversity impact would also have to be considered due to the potential presence of protected species in unused barns.

<sup>39</sup> This includes a consideration of whether the site has been excluded or assessed as unsuitable due to size but could be a Neighbourhood Plan allocation; whether more recent or additional information now exists which could change the SHLAA findings and whether the available evidence supports the conclusion.

**Site Ref.**      **Site size (gross site area, ha)**      **Proposed land use**      **Site capacity**      **SHLAA conclusions**      **Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?**<sup>39</sup>      **Neighbourhood Plan Site Assessment conclusion.**

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	SHLAA conclusions	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>39</sup>	Neighbourhood Plan Site Assessment conclusion.
WD1 (LA/WSTA/001)	567	Residential	N/A	<p>facilities. An unsuitable site.</p> <p>Relevant policy considerations: Outside the development boundary, Allocated Minerals site within the adopted Minerals Site Plan 2019. A designated Neighbourhood Plan area.</p> <p>Conclusion: The site is located in a rural location outside the settlement development boundary, potential highways capacity issue on the wider road network and potential for landscape and visual impacts. Affected by a Site of Special Scientific Interest (SSSI). An unsuitable site.</p>	Yes, the SHLAA conclusions are appropriate.	This site is unsuitable for residential development. It is located in open countryside and residential development of isolated greenfield sites would conflict with national policy or adopted Local Plan policy, and the site is therefore unsuitable for allocation in the Neighbourhood Plan.

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>39</sup>	Neighbourhood Plan Site Assessment conclusion.
WK5 (LA/WEKN/003)	4.6	Residential	150 dwellings (suggested by promoter)	Reason for exclusion <sup>40</sup> - Likely highway issues as there are no suitable footway links. The historic rural approach to the village would be compromised by new residential development. Unacceptable impact on townscape character. Residential development would have significant adverse landscape impacts. Previous spread of settlement edges is a detrimental feature within this landscape character area.	No, the site is located adjacent to the West Knighton settlement which has Defined Development Boundary. Established settlements with Defined Development Boundaries are considered to be sustainable locations for development under the wider context of the whole of West Dorset, Weymouth and Portland or Dorset area. Furthermore, the adopted and emerging Local Plans acknowledge that communities can plan for growth through neighbourhood development plans to meet their own needs and, therefore, the conclusion of the SHLAA is not considered to be reasonable for the neighbourhood plan site assessment.	The southern part of this site is potentially suitable for residential development subject to mitigation of certain development constraints. The size and siting of the site is large enough to significantly change the size and character of the West Knighton settlement, therefore development of the southern portion to round off the settlement edge - if designed sensitively - would minimise the impact on the settlement character. The site may also have medium to high landscape and visual sensitivity which would require further assessment <sup>41</sup> .
WS1 (LA/WSTA/001)	0.90	Open market housing; affordable housing for rent; custom self-build housing; and/or affordable housing as	14 units (Proposed by developer)	Suitability - Yes subject to landscape and visual impact assessment and investigation of potential site contamination.	Yes, the SHLAA conclusions are appropriate.	An outline planning application for 14 dwellings (P/OUT/2022/00153 was refused on 26 August 2022 due to the location in open countryside outside the defined development boundary, the resulting

<sup>40</sup> Conclusions are taken from the 2018 Dorset SHLAA database.

<sup>41</sup> There is currently no detailed evidence available on landscape sensitivity in the Neighbourhood Area.



Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>39</sup>	Neighbourhood Plan Site Assessment conclusion.
		starter home/discouted sale.		<p>Anticipated housing delivery - subject to policy change.</p> <p>Achievability - Development would potentially be viable in this location.</p> <p>Relevant policy considerations - No DDB</p> <p>Conclusion - A developable site, however the footpath across the site would need to be retained or re-routed in some form.</p>		<p>unsustainable pattern of development and lack of safe/convenient access to local facilities and services and public transport. Other reasons given were the prominent location at the entrance to the village, the additional spread along Wynd Close and cumulative quantum of development seen alongside Shepherd's Walk causing harm to the character and appearance of the area and to designated heritage assets which would not be outweighed by public benefit. Issues around potential nutrient neutrality and failure to make adequate provision for affordable housing were also stated. This application has been taken to appeal (PINS ref. APP/D1265/W/23/33172745) and a decision not been made at the time of writing.</p> <p>Despite the planning decision, the potential for limited development on the site supported by a Neighbourhood Plan</p>

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>39</sup>	Neighbourhood Plan Site Assessment conclusion.
						<p>allocation or policy has not been ruled out. The site is located outside a Defined Development Boundary as set out in Local Plan Policy SUS2 which seeks to direct development to sustainable locations in the area. The supporting text does, however, enable neighbourhood development plans to allocate sites or introduce a development boundary to allow development to take place that meets their local needs. Whilst West Stafford does not have a Defined Development Boundary, the site sits on the edge of the settlement and is adjacent to recent residential development. Safe access would need to be established and the railway line and Public Right of Way would need to be taken into account in the site layout.</p> <p>Sensitively designed, revised proposals may be able to mitigate potential harm to settlement character and setting of the designated</p>

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>39</sup>	Neighbourhood Plan Site Assessment conclusion.
						heritage asset Grade I Listed Manor House and Grade II Listed Former Entrance Gatepiers to Manor House.

Source: Dorset Council Strategic Housing Land Availability Assessment (2021)/ AECOM

## Appendix D Local Green Space

- 6.1 The Knightsford Group Parish Council, are potentially interested in exploring the designation of Local Green Space in the Neighbourhood Development Plan.
- 6.2 The designation of land as Local Green Space through local and neighbourhood development plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.
- 6.3 Designation of Local Green Space must be done in accordance with criteria contained in the NPPF:  
*102. The Local Green Space designation should only be used where the green space is:*
  - (a) in reasonably close proximity to the community it serves;*
  - (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
  - (c) local in character and is not an extensive tract of land.*
- 6.4 In applying the NPPF criteria, there is no precise definition of ‘close proximity’, but it could be interpreted as meaning adjacent or in very easy walking distance. It may depend to some extent on the nature of the facility.
- 6.5 In considering whether a space is demonstrably special to a local community, it is clearly important to engage with the community and to assess how the community uses a space. It is also important to engage with any owners of the land in question. Consideration of whether the green space is local in character and not an extensive tract of land suggests spaces within a locality, rather than, for example, extensive green areas in the countryside around a settlement.
- 6.6 The Knightsford Group Parish Council are encouraged to consider and build upon this starting point to evidence the need for Local Green Space and that the designation of the site in question would be consistent with the NPPF.
- 6.7 Locality has created a toolkit which explains how a neighbourhood development plan can address green space and green infrastructure and the evidence base required for local green space designation and policies on green space: <https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/>.

