



Dorset Council Local Plan Options Consultation

Appendix B: Opportunity sites for employment

August 2025

Contents

Contents	2
Introduction	3
Beaminster	4
Blandford Forum and Blandford St Mary	7
Bridport.....	12
Ferndown.....	15
Gillingham	21
Piddlehinton	29
Pimperne	34
Portland	37
Shaftesbury	42
Sherborne	47
St Leonards & St Ives	50
Stalbridge	56
Sturminster Newton.....	59
Wareham	62
West Moors	69
Winfrith (Dorset Innovation Park)	73

Introduction

In this document you will find our proposed opportunity sites for employment development.

Site options

Sites should be considered as 'areas of search' to be refined after the consultation. Within the sites shown there will be space for a 'developable area', green spaces (incorporating mature hedgerows and trees), biodiversity net gain, sustainable drainage systems, and any other mitigation measures required to enable development.

It should be noted that the inclusion of an opportunity site within this consultation does not constitute any form of planning permission. Development within these areas would require a planning application and approval.

National Landscapes

Recent changes to legislation place a greater emphasis on the need to conserve the areas that fall within the two National Landscape in Dorset. As we move forward with the Local Plan, we will consider the implication of this for the development opportunities identified.

Site capacity assessments

Site capacity assessments are based on site areas and a broad consideration of site-specific issues. The estimates of capacity are therefore a guide only and are likely to change once detailed evaluation of the site is undertaken. They should not be seen as a target nor a constraint to site capacity.

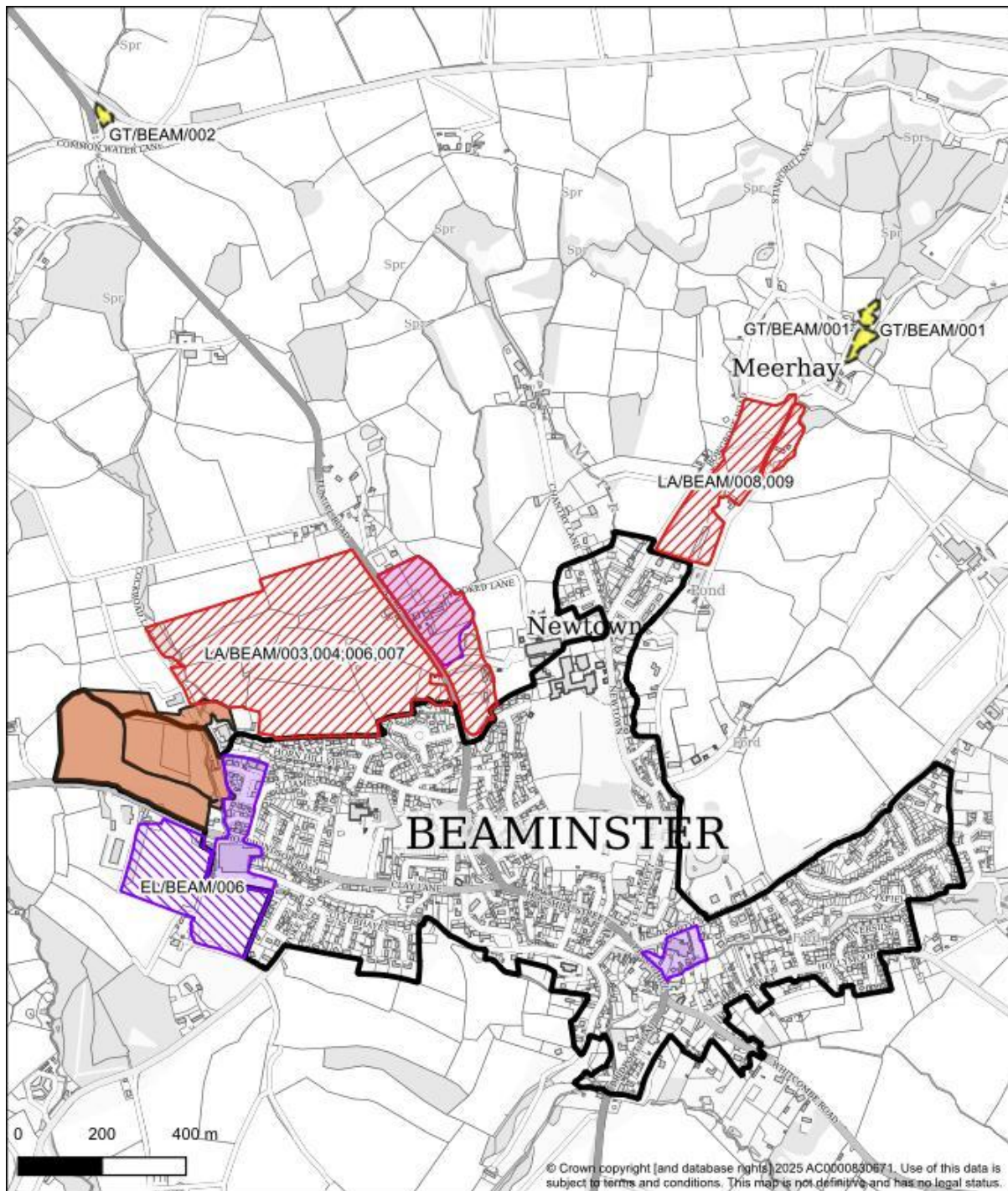
Evidence for site options

To aid with the further evaluation of the 'areas of search', a basic understanding of the site's deliverability and capacity is needed. The information to assist with this evaluation includes:




- An extended phase 1 habitats survey and habitats issues
- An appraisal of potential impacts on heritage assets and landscape
- An appraisal of sources of flood risk and potential approaches to mitigation
- Proposals for gaining access to the site and any potential transport connections including active travel connections

This high-level information should be brought together into an indicative development strategy and an indicative capacity assessment which can be submitted to the council for consideration during the next phase of the local plan production.




Beaminster



Consultation sites

-  Residential option - proposed
-  Employment option - proposed
-  Gypsy & traveller site - proposed

Existing allocations & consents

-  Settlement boundary - existing
-  Employment allocation - existing
-  Residential permission - extant

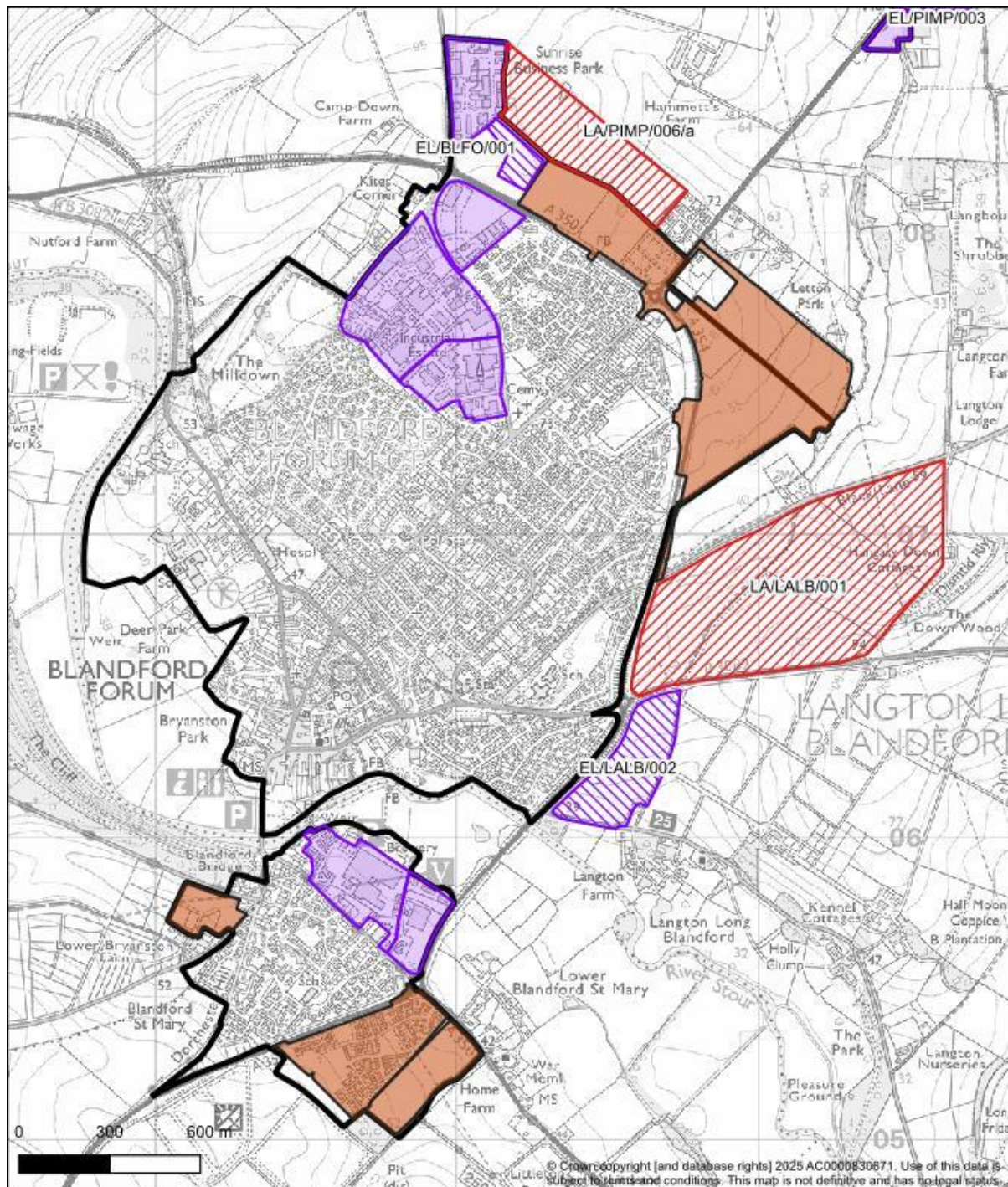
EL/BEAM/006 - South of Broadwindsor Road

Site name	South of Broadwindsor Road
Site reference	EL/BEAM/006
Total site area (ha)	5.78
Parish/Settlement	Beaminster
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the adjoining existing employment area/business.</p>	
Specific design requirements	<p>Edge of town location (small field and part field on the south west edge of Beaminster.)</p> <p>Adjacent to existing employment (Clipper Tea site to the north and Francis Bugler Ltd to the west). Residential development in the east. Land to the north of site allocated for mixed use development.</p>	Appropriate scale, layout and density of development for the edge of town location and neighbouring land uses.
Natural environment and ecology	Boundary hedgerows with some trees.	Retain boundary hedgerows/trees, further ecological survey to identify priority habitats.
Landscape and visual	<p>The site lies within the Dorset National Landscape.</p> <p>Boundaries are hedged with some hedgerow trees on northern boundary.</p> <p>The southern section of the site is elevated/prominent in</p>	<p>Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.</p> <p>Retain and enhance field boundary vegetation.</p>

	<p>the landscape. Ground levels rise from northeast to southwest with southern boundary near ridgeline. Views possible from Public Rights of Way, the Wessex Ridgeway and higher ground to the north.</p> <p>Potential landscape character impacts but development will be seen in the context of existing and allocated development.</p>	Direct development towards lower slopes/less prominent parts of the site.
Heritage	<p>Potential direct or indirect impacts (setting) on designated heritage assets including listed buildings. Barrowfields Farmhouse and attached barn and stables on the northwest boundary are Grade II listed.</p> <p>Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest (Indication of Post medieval extractive pit).</p>	<p>Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting).</p> <p>Pre-determination archaeological assessment, then potential for archaeological evaluation.</p>
Flood risk	The site does not appear to be affected by flood risk.	Flood mitigation measures to prevent off site flooding downstream may be required.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Public Rights of Way cross the east of the site and run along the northeast and southern boundaries</p>	<p>Provision of vehicular, cycle, and pedestrian access onto Broadwindsor Road, linking to the town centre.</p> <p>Seek improvements to public transport in the area, alongside development.</p> <p>Retain existing rights of way.</p>
Other issues	West of the site is within a Minerals and Waste Safeguarding Area.	Discussion with Mineral Planning Authority will be required

Blandford Forum and Blandford St Mary



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing
- Employment allocation - existing
- Residential permission - extant

EL/BLFO/001 - Land north of Blandford Bypass

Site name	Land north of Blandford Bypass
Site reference	EL/BLFO/001
Total site area (ha)	1.93
Parish/Settlement	Blandford Forum
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types. Site could support the expansion of the adjoining existing employment area.	
Specific design requirements	Edge of town location (to the north of Blandford, next to the A350). Adjacent to existing employment site (Sunrise Business Park).	Appropriate scale, layout and density of development for the edge of town location.
Natural environment and ecology	Potential priority habitat hedgerows (site appears to be a cultivated field enclosed with hedgerows).	Retain, and buffer, boundary hedgerows, further ecological survey to identify priority habitats.
Landscape and visual	The site lies within the Cranborne Chase National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Retain and enhance boundary planting.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest (Dorset Historic Environment Records refer to potential for Iron &	Pre-determination archaeological assessment, then potential for archaeological evaluation.

	Bronze Age enclosure on adjoining land)	
Flood risk	The site does not appear to be directly affected by flood risks, but there are pockets of moderate surface water flood risk on adjacent land.	<p>Take account of flood risks on adjoining and nearby land when preparing layout and detailed design of development.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	Potential for noise impacts on future occupiers from traffic movements on the nearby A350 road.	Provision of appropriate noise assessment and, where necessary, mitigation.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto Higher Shaftesbury Road (through adjacent Sunrise Business Park), linking in with any existing cycle or pedestrian routes.
Other issues	Minerals and Waste Safeguarding Area, Consultation Zone and allocated waste site.	Discussion with Mineral Planning Authority will be required.

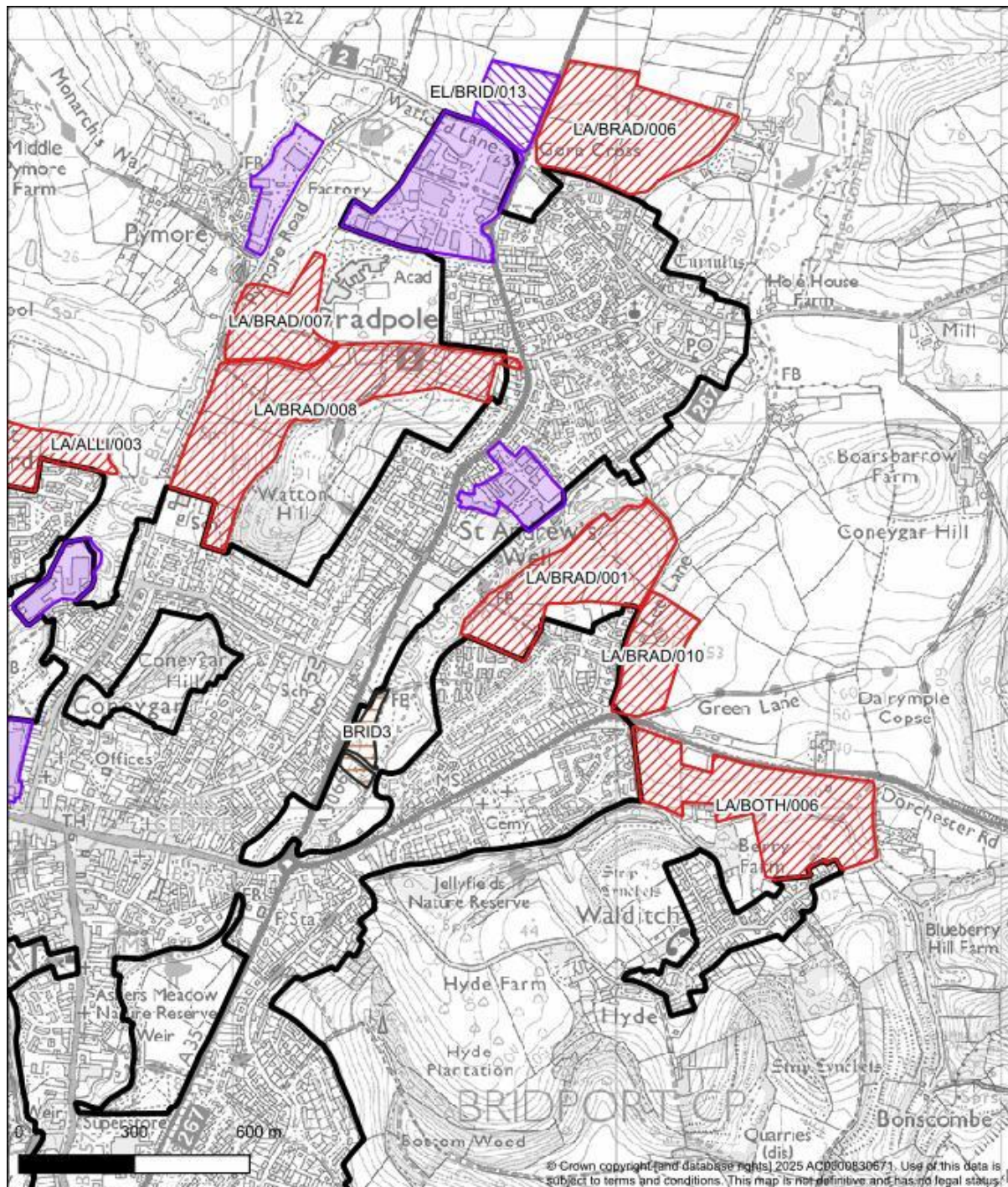
EL/LALB/002 - Land south of Wimborne Road

Site name	Land south of Wimborne Road
Site reference	EL/LALB/002
Total site area (ha)	8.78
Parish/Settlement	Langton Long Blandford
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	
Specific design requirements	Edge of town location (to the east of Blandford, the edge of the site is separated from current settlement boundary by A354). Dispersed development to the south east of the site, but otherwise surrounded by countryside to the east. The site's western edge is adjacent to the A354.	Appropriate scale, layout and density of development for the edge of town location.
Natural environment and ecology	Potential priority habitat hedgerows. Site is adjacent to existing mapped ecological network (parts of the network fringe the site).	Retain, and buffer areas around, boundary hedgerows, further ecological survey to identify priority habitats.
Landscape and visual	The site lies within the Cranborne Chase National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Cluster of Grade II listed buildings to the southeast of the site (including Church of All Saints, Langton Farm	Sensitive design to avoid or minimise conflict between potential development and the

	<p>House, The Old Rectory and South Lodge).</p> <p>Could be potential for impacts on non- designated assets with archaeological interest (designated heritage assets to the south east, along with Roman settlement of Langton Long Blandford [Dorset Historic Environment Records]).</p>	<p>heritage assets designation (specifically their setting).</p> <p>Pre-determination archaeological assessment, then potential for archaeological evaluation.</p>
Flood risk	Site does not appear to be affected by flood risks.	<p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto B3082, linking in with existing cycle routes.

Bridport



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing
- Employment allocation - existing
- Residential allocation - existing LP

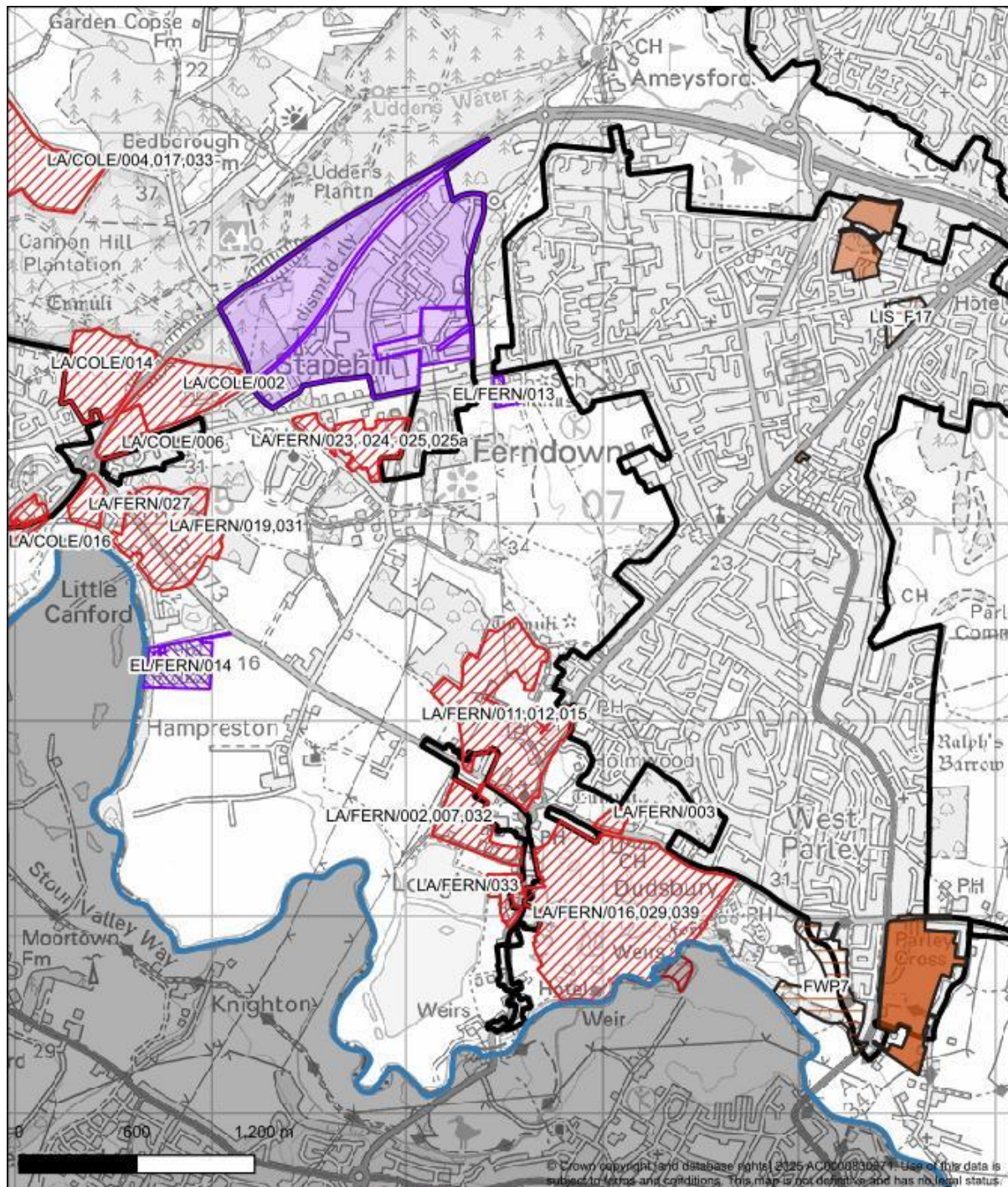
EL/BRID/013 - Land adjacent to Gore Cross

Site name	Land adjacent to Gore Cross
Site reference	EL/BRID/013
Total site area (ha)	3.21
Parish/Settlement	Bridport
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the adjoining existing employment area.</p>	
Specific design requirements	<p>Edge of town location (small field on the north edge of Bridport).</p> <p>Adjacent to existing employment site to the south (Gore Cross Business Park); by farmland falling to the River Brit Valley to the west; to the north and east by open farmland.</p>	Appropriate scale, layout and density of development for the edge of town location and neighbouring land uses.
Natural environment and ecology	<p>Potential priority habitat hedgerows.</p> <p>The site is within 5km of Chesil and the Fleet.</p>	<p>Retain boundary hedgerows, further ecological survey to identify priority habitats.</p> <p>Site is not in close proximity to the designations. If needed, undertake site specific screening to determine impact of development. If necessary, conduct appropriate assessment to determine whether adverse impacts can be avoided or mitigated.</p>

Landscape and visual	<p>The site lies within the Dorset National Landscape.</p> <p>Fields bounded by well-trimmed hedgerows.</p> <p>Ground levels rise from southwest to northeast but north and east part of site is relatively flat. Elevated and open position affords open views to and from higher ground to West, North and East.</p> <p>In isolation development of the site could have potential landscape character impacts.</p>	<p>Assess whether 'major development' and potentially 'exceptional circumstances'.</p> <p>Sensitive design to respect the character/setting of the National Landscape.</p> <p>Retain and enhance existing field boundary planting. Provide tree belts and woodland planting buffers.</p>
Heritage	Limited heritage concern. Grade II* Wooth Manor and associated Grade II Garden walls and Gazebo to the northeast.	Sensitive design to positively enhance and not challenge the local setting.
Flood risk	Some surface water flood issues at northern and southern boundaries.	<p>Surface water discharge location to be identified and substantiated.</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of access onto adjacent A3066.
Other issues	Land to the east of this employment site option also being considered as option for new homes (LA/BRAD/006).	Development of both options could form a more coherent extension to the settlement.

Ferndown



- | | |
|--|--------------------------------------|
| Consultation sites | Employment allocation - existing |
| Residential option - proposed | Residential permission - extant |
| Employment option - proposed | Residential allocation - existing LP |
| Existing allocations & consents | County boundary / outside plan area |
| Settlement boundary - existing | |

EL/FERN/013 - Land at Ticketts Nursery, Hilltop

Site name	Land at Ticketts Nursery, Hilltop
Site reference	EL/FERN/013
Total site area (ha)	1.21
Parish/Settlement	Ferndown
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	
Specific design requirements	Edge of town location (small area of scrubby woodland to the South of Wimborne Road East, Ferndown). Bounded to the north and east by residential development and to the south and west by scrubby woodland. Electricity transmission line runs down Western boundary.	Appropriate scale, layout and density of development for the edge of town location and neighbouring land uses.
Natural environment and ecology	The site is adjacent to Ferndown Common Site of Special Scientific Interest, Dorset Heathlands Special Protection Area, Dorset Heaths Special Area of Conservation. Area of priority habitat in the south (deciduous woodland). Site is within the existing mapped ecological network.	Assess whether development is likely to have significant effects on protected heathland sites. Screen for impacts from development on adjacent and nearby habitat sites and where necessary provide mitigation. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.
Landscape and visual	Small contained site where development is unlikely to have a significant landscape and visual impact excepting loss of trees/ habitat.	Retain existing trees and vegetation where possible.

Heritage	The site is close to a Scheduled Monument (Bowl Barrow) to the east.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	Small area of Surface Water Flood Risk at the centre of the site.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of access onto Wimborne Road East.
Green Belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Minerals and Waste Safeguarding Area	Discussion with Mineral Planning Authority will be required

EL/FERN/014 - Stourbank Park, Wimborne

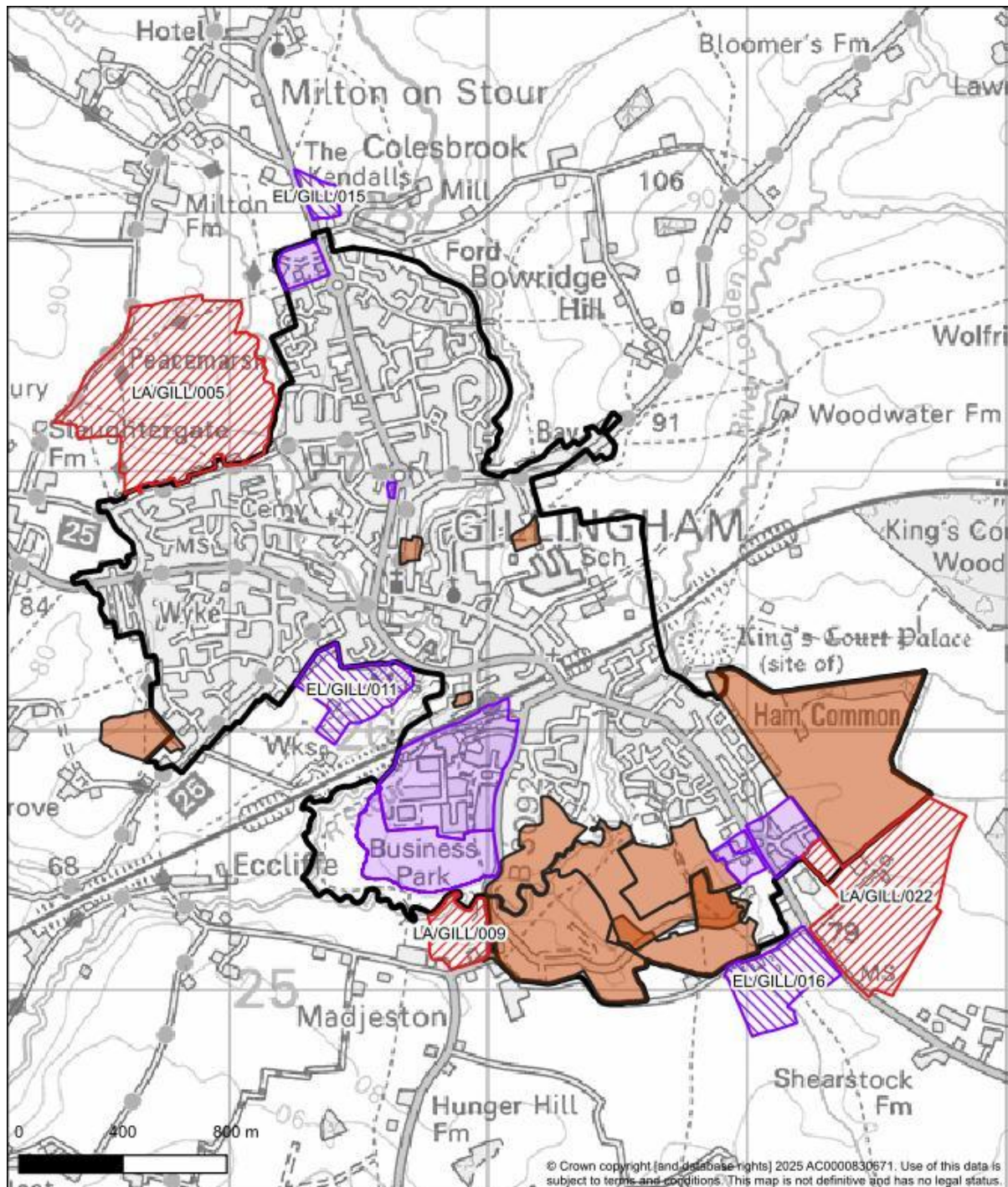
Site name	Stourbank Park, Wimborne
Site reference	EL/FERN/014
Total site area (ha)	7.47
Parish/Settlement	Ferndown
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	
Specific design requirements	Edge of town location (site of Stourbank Nurseries containing extensive glasshouse ranges to the Southwest of B3073). Bounded to the west by the River Stour; the north by Little Canford Wessex Water Depot: and the east and south by arable farmland.	Appropriate scale, layout and density of development for the edge of town location and neighbouring land uses.
Natural environment and ecology	The site contains priority habitat in the west (deciduous woodland). Boundary hedgerows. Northern part of the site is within amber risk zone for Great Crested Newt.	Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Retain boundary hedgerows, further ecological survey to identify priority habitats. Provide mitigation strategy for protected species.
Landscape and visual	Landscape and visual impacts unlikely to be significant issues. Lack of Public Rights of Ways in the immediate vicinity and relatively flat low-lying	Retain and strengthen boundary hedges and trees to the East and South. Sensitive design to respect the landscape character.

	topography and intervening field boundary vegetation mean that wider views are likely to be contained. Seasonal views possible from B3073.	
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including listed buildings and Conservation Area at Hampreston to the southeast of the site.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	Land at western boundary within flood risk zones 2 and 3.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Existing access onto B3073. Seek any necessary improvements.
Green Belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Parts of the site are within a minerals and waste safeguarding area. Site is within Ground Water Source Protection Zone. Tree Preservation Order along western boundary.	Discussion with Mineral Planning Authority will be required. Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

		Avoid development encroachment onto root protection areas of protected trees.
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Gillingham



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing
- Employment allocation - existing
- Residential permission - extant

EL/GILL/011 - Chantry Fields, land at South of Le Neubourg Way

Site name	Chantry Fields, land at South of Le Neubourg Way
Site reference	EL/GILL/011
Total site area (ha)	8.63
Parish/Settlement	Gillingham
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	n/a
Specific design requirements	Edge of town location (to the south of Gillingham, adjacent to the edge of the current settlement boundary). Adjacent to existing residential development to the north and west.	Appropriate scale, layout and density of development for the edge of town location. Layout, and type of employment use, to take account of adjacent residential development.
Natural environment and ecology	Potential priority habitat hedgerows enclosing agricultural land. Also appear to be trees growing in a central hedgerow that divides fields in the eastern and western parts of the site, and area of scrub and trees in the site's north eastern corner.	Retain, and buffer areas around, boundary hedgerows, trees and scrub, further ecological survey to identify priority habitats.
Landscape and visual	Re-development of the site could have impacts on local landscape character. (Trees growing on northern and western boundaries are subject to a preservation order).	Sensitive design to respect the landscape character. Retain protect trees subject to preservation orders.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including potential assets with archaeological interest (Dorset	Pre-determination archaeological assessment, then potential for archaeological evaluation.

	Historic Environment Records relating to Chantry Fields earthwork and geophysical survey & evaluation).	
Flood risk	Pockets of moderate and high surface water flood risk within the site. Larger areas within the site also at low risk surface water flood risk. (Land to the south east of the site, next to the River Stour, within Flood Risk Zones 2 and 3).	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	Site positioned to the north of sewage treatment works.	Provision of appropriate assessment to determine the impacts of odours on potential employment uses, and where necessary mitigation measures.
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Public right of way crosses the site.</p>	<p>Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. (Further investigation needed to identify the most appropriate means of access to the site – potential opportunity over adjacent land onto Le Neubourg way).</p> <p>Retain right of way, and explore opportunities to enhance connectivity.</p>
Other issues	Minerals and Waste Consultation Zone.	Discussion with Mineral Planning Authority will be required.

EL/GILL/015 - Land to the west of Colesbrook Farm

Site name	Land to the west of Colesbrook Farm
Site reference	EL/GILL/015
Total site area (ha)	1.96
Parish/Settlement	Gillingham
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	
Specific design requirements	Edge of town location (to the north of Gillingham, adjacent to the edge of the current settlement boundary). Adjacent to existing residential development (located to the south and east of the site).	Appropriate scale, layout and density of development for the edge of town location. Layout, and type of employment use, to take account of adjacent residential development.
Natural environment and ecology	Potential priority habitat hedgerows. Wooded area to the northwest of the site on the opposite side of the B3092.	Retain, and buffer areas around, boundary hedgerows, further ecological survey to identify priority habitats.
Landscape and visual	Re-development of the site could have impacts on local landscape character.	Sensitive design to respect the landscape character. Retain and enhance boundary vegetation/hedgerows.
Heritage	The site lies adjacent to the Colesbrook Conservation Area. Could be potential for non-designated assets with archaeological interest.	Sensitive design to preserve or enhance the conservation area's character or appearance. Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Pockets of moderate and low surface water flood risk within the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test

		<p>and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto B3092, linking in with existing cycle routes.

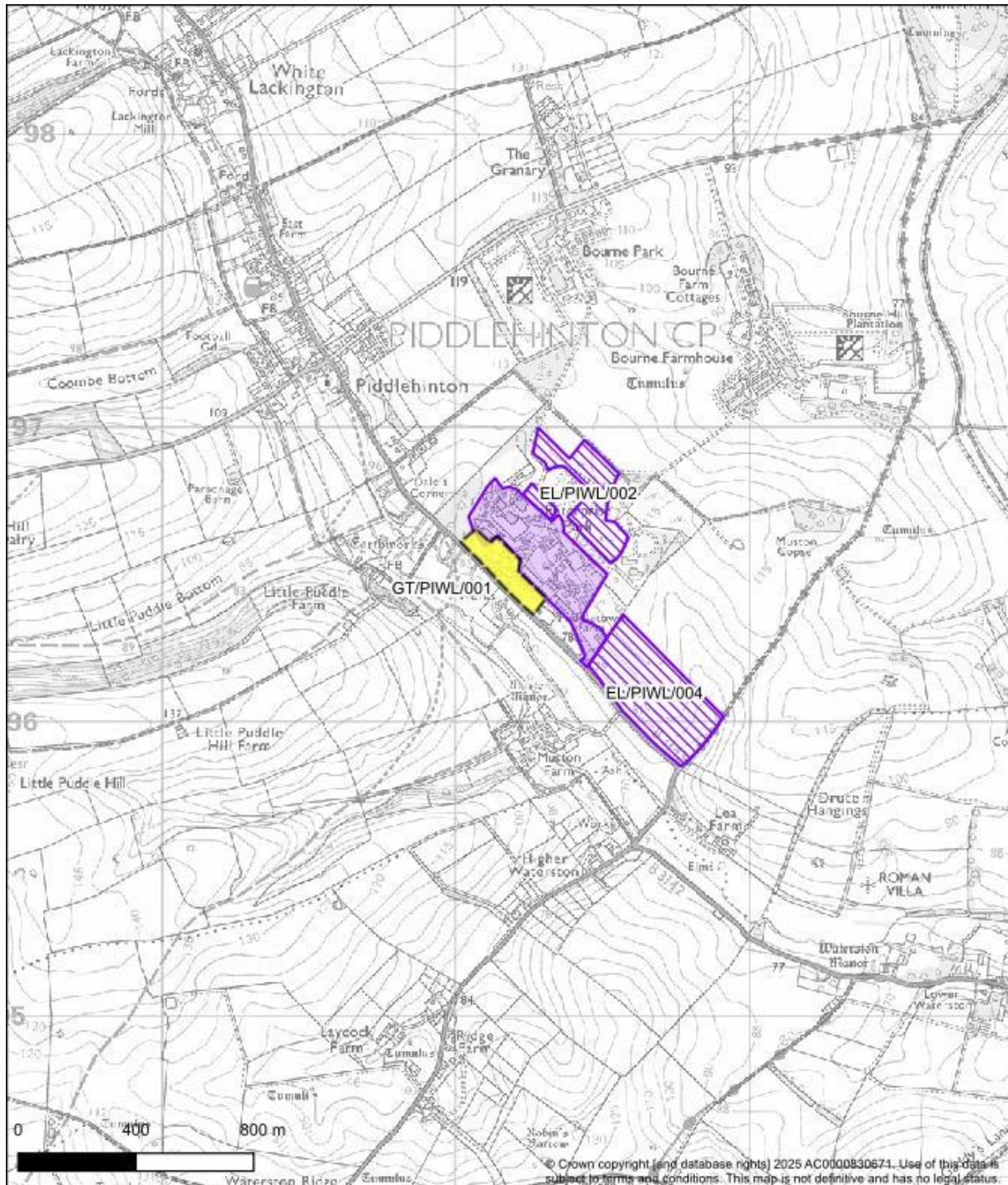
EL/GILL/016 - Park Farm (West)

Site name	Park Farm (West)
Site reference	EL/GILL/016
Total site area (ha)	9.44
Parish/Settlement	Gillingham
Proposed uses	Employment
Greenfield/Brownfield	Greenfield



Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	
Specific design requirements	Edge of town location (to the south east of Gillingham, next to the current settlement boundary). Dispersed residential development around parts of the site.	Appropriate scale, layout and density of development for the edge of town location. Layout, and type of employment use, to take account of residential development.
Natural environment and ecology	Potential priority habitat hedgerows. Ordinary watercourse running across the site, fringed with vegetation.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Retain vegetation growing around watercourse, and buffer area around watercourse's banks.
Landscape and visual	Re-development of the site could have impacts on local landscape character.	Sensitive design to respect the landscape character. Retain boundary vegetation, and take account of watercourse in the layout of development.
Heritage	Potential for impacts on non-designated assets with archaeological interest. (Dorset Historic Environment record indicate that Gillingham Forest deer park is positioned on the opposite side of the B3081).	Pre-determination archaeological assessment, then potential for archaeological evaluation.

Flood risk	Land around the watercourse effected by low, moderate and high risks from surface water flooding.	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto Cole Street Lane and/or B3081, linking in with existing cycle routes.


Piddlehinton



Consultation sites

-  Employment option - proposed
-  Gypsy & traveller site - proposed

Existing allocations & consents

-  Employment allocation - existing

EL/PIWL/002 - Land adj Enterprise Park (Site 1)

Site name	Land adj Enterprise Park (Site 1)
Site reference	EL/PIWL/002
Total site area (ha)	5.77
Parish/Settlement	Piddlehinton
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the adjoining existing employment area.</p>	
Specific design requirements	Site immediately adjoins an established existing employment area (Piddlehinton Enterprise Park).	Appropriate scale, layout and density of development for the countryside location and neighbouring land uses.
Natural environment and ecology	<p>Site is within amber risk zone for Great Crested Newt</p> <p>The site is within Poole Harbour SPA/Ramsar Nutrient catchment</p>	<p>Provide mitigation strategy for this protected species.</p> <p>Requirement for nutrient neutrality will vary with use type. Where necessary, development will need to ensure nitrogen and/or phosphate neutrality.</p>
Landscape and visual	<p>Potential landscape character impacts.</p> <p>The site lies to the south of the Dorset National Landscape.</p> <p>The site sits in an elevated position near the top of the southwest facing slope of the River Piddle Valley with views of the site possible from higher ground to the North and West.</p>	<p>Further landscape and visual impact assessment likely to be required. Sensitive design to respect the character/setting of the National Landscape.</p> <p>Direct development towards lower slopes/less prominent parts of the site.</p> <p>Retain and enhance boundary planting. Introduce tree planting</p>

	There are mature woodland blocks and shelterbelts on the boundaries of the wider site.	within the site and on its boundaries to break up visual massing.
Heritage	<p>Potential direct or indirect impacts (setting) on designated heritage assets. Scheduled monument to the southwest of the site beyond the existing employment site (Medieval settlement of Little Piddle)</p> <p>Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.</p>	<p>Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).</p> <p>Pre-determination archaeological assessment, then potential for archaeological evaluation.</p>
Flood risk	The site does not appear to be affected by flood risk.	
Amenity, health, education	No specific issues identified	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>A Public Right of Way runs along the Northeast boundary.</p>	<p>Provision of vehicular, cycle, and pedestrian access onto the B3143 (through the existing industrial estate).</p> <p>Retain existing right of way.</p>
Other issues	<p>Site is within the Groundwater Source Protection Zone.</p> <p>Part of site is within a mineral and waste safeguarding area.</p>	<p>Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.</p> <p>Discussion with Mineral Planning Authority will be required.</p>

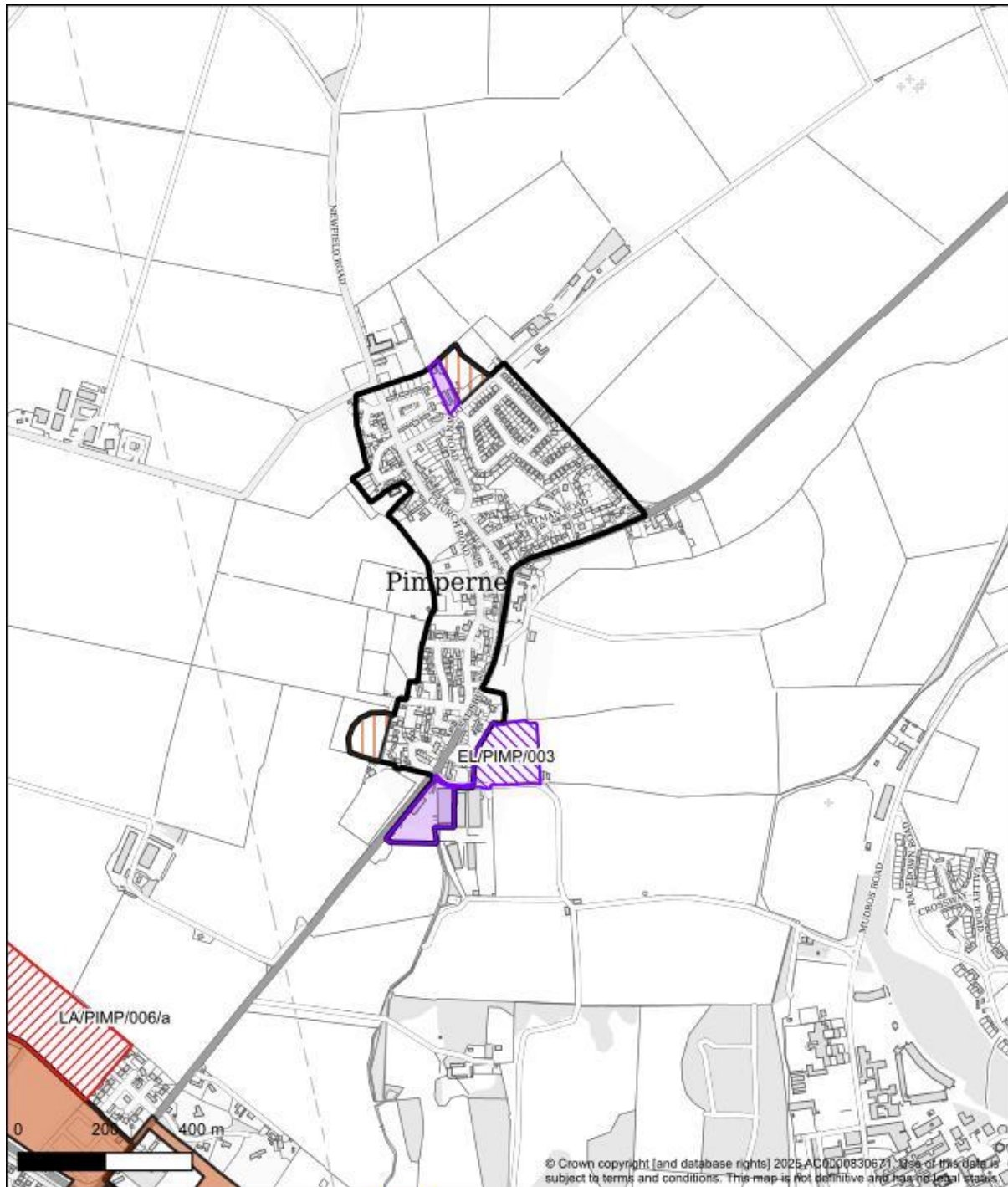
EL/PIWL/004 - Land east of Enterprise Park

Site name	Land east of Enterprise Park
Site reference	EL/PIWL/004
Total site area (ha)	10.76
Parish/Settlement	Piddlehinton
Proposed uses	Employment
Greenfield/Brownfield	Greenfield



Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the adjoining existing employment area.</p>	
Specific design requirements	Site immediately adjoins an established existing employment area (Piddlehinton Enterprise Park).	Appropriate scale, layout and density of development for the countryside location and neighbouring land uses.
Natural environment and ecology	The site is within Poole Harbour SPA/Ramsar Nutrient catchment.	Requirement for nutrient neutrality will vary with use type. Where necessary, development will need to ensure nitrogen and/or phosphate neutrality.
Landscape and visual	<p>Potential landscape character impacts.</p> <p>The site sits on the lower slope of the Piddle River Valley and ground levels rise from southeast to northwest. Views of the site possible from higher ground to the North and West.</p> <p>There is some woodland and tree planting on the northwest boundary and along the B3143, other boundaries are more open.</p>	<p>Further landscape and visual impact assessment likely to be required. Sensitive design to respect the landscape character/setting of the National Landscape.</p> <p>Retain and enhance boundary planting with woodland and tree belt.</p> <p>Introduce tree planting within the site to break up visual massing.</p>

Heritage	<p>Potential direct or indirect impacts (setting) on designated heritage assets. Scheduled monument to the south of the site (Medieval settlement of North Louvard);</p> <p>Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest (indication of Round Barrow)</p>	<p>Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting).</p> <p>Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).</p> <p>Pre-determination archaeological assessment, then potential for archaeological evaluation.</p>
Flood risk	Very small area subject to surface water flood risk.	<p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>A Public Right of Way runs along the boundary.</p>	<p>Provision of vehicular, cycle, and pedestrian access onto the B3143.</p> <p>Retain existing right of way.</p>
Other issues	Site is within the Groundwater Source Protection Zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.


Pimperne






Consultation sites

-  Residential option - proposed
-  Employment option - proposed

Existing allocations & consents

-  Settlement boundary - existing

-  Employment allocation - existing
-  Residential permission - extant
-  Residential allocation - existing NP

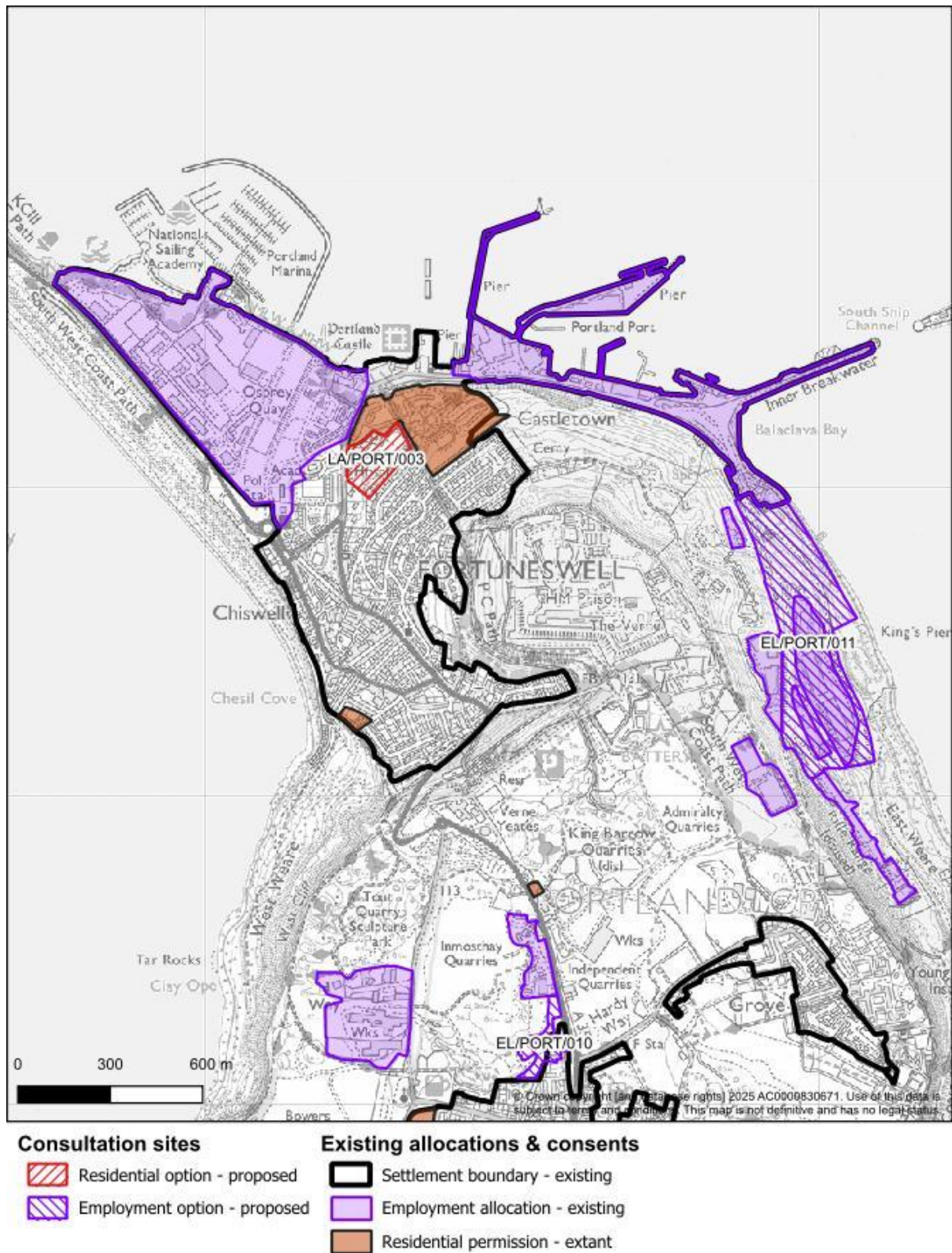
EL/PIMP/003 - Land north of Yarde Lane

Site name	Land north of Yarde Lane
Site reference	EL/PIMP/003
Total site area (ha)	2.05
Parish/Settlement	Pimperne
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the adjoining existing employment area.</p>	
Specific design requirements	<p>Edge of village location (positioned to the south east of Pimperne's current settlement boundary).</p> <p>Adjacent to existing residential development to the west, with existing employment land and uses to the south.</p>	<p>Appropriate scale, layout and density of development for the edge of settlement location.</p> <p>Layout, and type of employment use, to take account of adjacent residential development.</p>
Natural environment and ecology	Potential priority habitat hedgerows, and trees growing in hedgerows.	Retain, and buffer, boundary hedgerows and trees, further ecological survey to identify priority habitats.
Landscape and visual	The site lies within the Cranborne Chase National Landscape.	<p>Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.</p> <p>Retain and enhance field boundary vegetation (in particular that running along the site's northern, eastern and southern boundaries)</p>

Heritage	<p>Grade II listed building is located to the west of the site (Bridge View).</p> <p>Potential for impacts on non-designated assets with archaeological interest. (Dorset Historic Environment Record reference 'lynchets' on adjacent land at Berkeley Farm).</p>	<p>Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (specifically its setting).</p> <p>Pre-determination archaeological assessment, then potential for archaeological evaluation.</p>
Flood risk	Potential risk of groundwater emergence.	<p>Site specific flood risk assessment required.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	Gardens and rears of homes, along the site's western boundary, face onto the site.	Scale, layout and type of employment us to have regard to existing neighbouring residential development.
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Footpath running adjacent to the site's northern boundary.</p>	<p>Provision of vehicular, cycle, and pedestrian access onto Yarde Lane, linking in with existing cycle routes.</p> <p>Retain and enhance existing public right of way running next to the site's northern boundary.</p>
Other issues	Groundwater protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

Portland



EL/PORT/010 - Stone Firms Masonary Works, 99 Easton St

Site name	Stone Firms Masonary Works, 99 Easton St
Site reference	EL/PORT/010
Total site area (ha)	1.7
Parish/Settlement	Portland
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	
Specific design requirements	Edge of town location (on the north edge of Easton). Existing quarry site and buildings adjacent to existing residential development and former quarried land.	Appropriate scale, layout and density of development for the edge of town location and neighbouring land uses.
Natural environment and ecology	The site is adjacent to the Isle of Portland Site of Special Scientific Interest and areas of priority habitat in the west. The site is within 5km of Chesil and the Fleet.	Provision of an appropriate wildlife buffer and application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts. Undertake site specific screening to determine impact of development. If necessary, conduct appropriate assessment to determine whether adverse impacts can be avoided or mitigated.
Landscape and visual	Bounded to the west by scrubby vegetation on former quarried land. The landscape and visual character are already significantly degraded by past and present mineral working.	Retain and enhance boundary planting.
Heritage	Potential direct or indirect impacts (setting) on	Sensitive design to avoid or minimise conflict between potential development and the

	<p>designated heritage assets including: Listed buildings and Conservation areas. (The site lies partly within the conservation area in the east. To northeast of the site is the Grade II listed Former Portland Drill Hall.)</p> <p>Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. The site has been previously quarried but there may be potential for remains that are of archaeological significance (area of archaeological importance runs through the site)</p>	<p>heritage assets designation (including its setting).</p> <p>Sensitive design to preserve or enhance the conservation area's character or appearance.</p> <p>Pre-determination archaeological assessment, then potential for archaeological evaluation.</p>
Flood risk	Surface water issues on the central part of the site.	<p>Surface water discharge location to be identified.</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Existing access to A354.
Other issues	Site in current minerals use and is identified as a Minerals and Waste Consultation Area/Safeguarding Area.	<p>Existing minerals operation should continue to be supported. Consideration through the application of minerals policy will be needed should any change of use be proposed.</p> <p>Discussion with Mineral Planning Authority will be required</p>

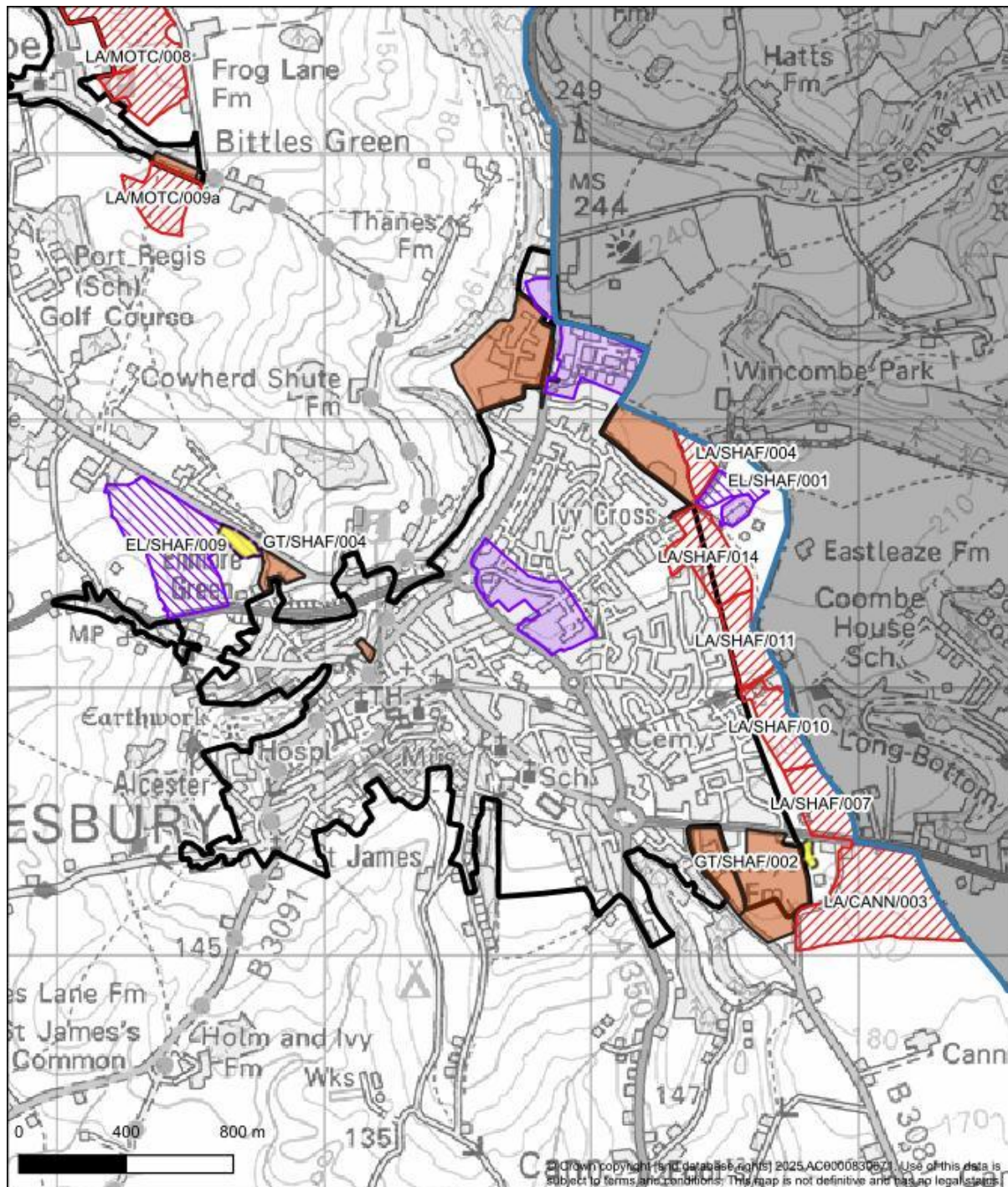
EL/PORT/011 - Additional Land at Portland Port

Site name	Additional Land at Portland Port
Site reference	EL/PORT/011
Total site area (ha)	19.17
Parish/Settlement	Portland
Proposed uses	Employment
Greenfield/Brownfield	Brownfield

Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the existing employment within the Port area.</p>	
Specific design requirements	Edge of town location. The site lies within the fenced area of the Portland Port estate with no public access.	Appropriate scale, layout and density of development for the edge of town location and neighbouring land uses.
Natural environment and ecology	<p>The site is adjacent to the Isle of Portland to Studland Special Area of Conservation and Isle of Portland Site of Special Scientific Interest.</p> <p>The site is within 5km of Chesil and the Fleet.</p> <p>Part of the existing mapped ecological network.</p>	<p>Screen for impacts from development on adjacent and nearby habitat sites and where necessary provide mitigation.</p> <p>Undertake site specific screening to determine impact of development. If necessary, conduct appropriate assessment to determine whether adverse impacts can be avoided or mitigated.</p>
Landscape and visual	<p>The site forms part of the Portland Coastline designation.</p> <p>The site is located on the undercliff and is sloping. The ground drops steeply away</p>	<p>Further landscape and visual impact assessment likely to be required. Sensitive design to respect the landscape character.</p> <p>Retain and enhance vegetation.</p>

	<p>towards the sea to the east in rises steeply to the west.</p> <p>There is some scrubby shrub and plant growth on the open ground.</p>	
Heritage	<p>Potential direct or indirect impacts (setting) on designated heritage assets (a number of assets nearby including the World Heritage Site, Grade II listed buildings at East Weare Batteries and Scheduled Monuments)</p> <p>Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest</p>	<p>Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting).</p> <p>Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).</p> <p>Pre-determination archaeological assessment, then potential for archaeological evaluation.</p>
Flood risk	Surface water issues on minor part of the site.	<p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of access to Castletown to be achieved through the existing Port road infrastructure.
Other issues	<p>Within a minerals and waste Consultation Area/Safeguarding Area.</p> <p>The site may be affected by potential coastal land instability</p> <p>Site is within is within a Health a Safety Executive Consultation Zone</p>	<p>Discussion with Mineral Planning Authority will be required</p> <p>Complete necessary assessments to determine impacts, mitigation and consider whether development would be deliverable.</p> <p>Consultation needed.</p>

Shaftesbury



Consultation sites

- Residential option - proposed
- Employment option - proposed
- Gypsy & traveller site - proposed

Existing allocations & consents

- Settlement boundary - existing
- Employment allocation - existing
- Residential permission - extant
- County boundary / outside plan area

EL/SHAF/001 - Land North of Blackmore Vale Dairy

Site name	Land North of Blackmore Vale Dairy
Site reference	EL/SHAF/001
Total site area (ha)	1.72
Parish/Settlement	Shaftesbury
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	
Specific design requirements	Detached from the eastern edge of Shaftesbury, separated from the current settlement boundary. Adjacent to BV Dairy to the south.	Appropriate scale, layout and density of development for the rural location.
Natural environment and ecology	Potential priority habitat hedgerows. The site is within the River Avon Catchment.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Conduct appropriate assessment to determine whether development will need to ensure phosphate neutrality.
Landscape and visual	Re-development of the site could have impacts on local landscape character. Cranborne Chase National Landscape located approximately 200 metres to the north of the site.	Sensitive design to respect the landscape character. Retain and enhance boundary screening. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Do not appear to be any designated heritage assets within or proximity to the site. Limited potential for non-designated assets.	
Flood risk	The site does not appear to be affected by flood risk.	Surface water discharge location to be identified

		Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Public rights of way running next to the site northern edge and through the site.</p>	<p>Provision of vehicular, cycle, and pedestrian access onto Wincombe Lane, linking in with existing cycle routes.</p> <p>Retain and improve connectivity along existing public rights of way.</p>
Other issues	<p>Groundwater protection zone.</p> <p>Minerals and Waste Safeguarding Area.</p> <p>Land around this employment site option also being considered as options for new homes (LA/SHAF/004 & LA/SHAF/014).</p>	<p>Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.</p> <p>Discussion with Mineral Planning Authority will be required.</p> <p>Layout, and type of employment use, to take account of adjacent site options for residential development.</p>

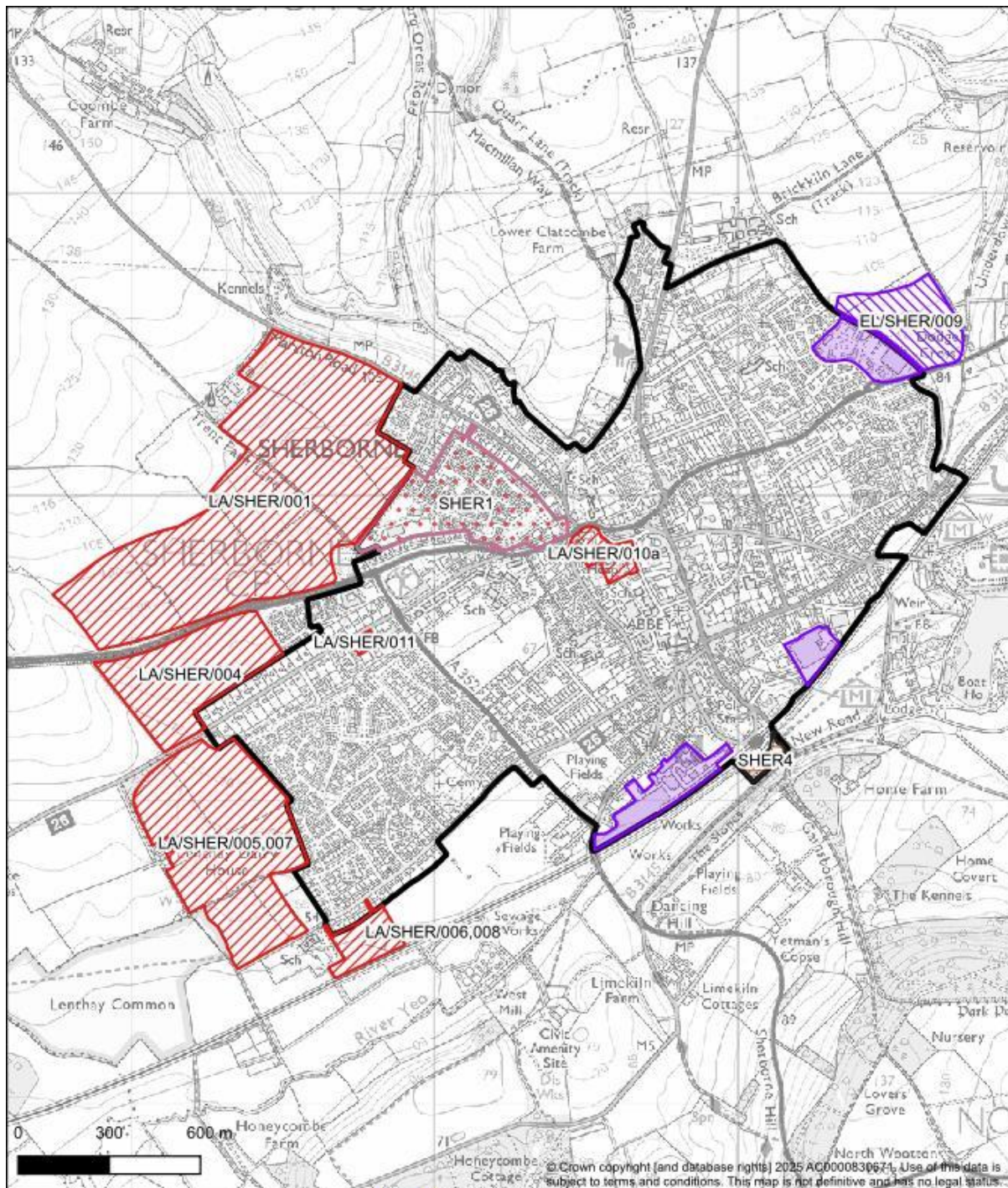
EL/SHAF/009 - Land at Enmore Green

Site name	Land at Enmore Green
Site reference	EL/SHAF/009
Total site area (ha)	14.29
Parish/Settlement	Shaftesbury
Proposed uses	Employment
Greenfield/Brownfield	Greenfield



Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types. (Plus, potential new Gypsy and Traveller site)	
Specific design requirements	Detached from the north western edge of Shaftesbury, separated from the current settlement boundary. Dispersed residential development to the south west and edge of the settlement to the south east.	Appropriate scale, layout and density of development for the rural location.
Natural environment and ecology	Potential priority habitat hedgerows (including trees growing within hedgerows). Water course running across the site's northwestern corner. Also appear to be areas of scrub vegetation.	Retain, and buffer areas around, boundary hedgerows and trees, further ecological survey to identify priority habitats. Buffer area around watercourse running across the site's north western corner.
Landscape and visual	Re-development of the site could have impacts on local landscape character, and scenic views from Castle Hill Mound and Castle Hill Green.	Further landscape and visual impact assessment likely to be required. Sensitive design to respect the landscape character. Retain and enhance boundary screening.
Heritage	The site lies close to the Shaftesbury Conservation Area. (The conservation area is	Sensitive design to preserve or enhance the conservation area's character or appearance.

	<p>positioned adjacent to the south of the site).</p> <p>Potential for non- designated assets with archaeological interest.</p>	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	<p>Tracts of low, moderate and high surface water flood risk running across the site from its south eastern and western sides to its north western corner.</p>	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Part of site previously safeguarded through North Dorset Local Plan (2003) to form a link road between B3081 and the A30 (Policy SB17).</p>	<p>Provision of vehicular, cycle, and pedestrian access onto A30/B3081, linking in with existing cycle routes.</p> <p>Further investigation around the delivery and route of the link road. Layout and types of development to take of route for link road.</p>
Other issues	<p>Land within the employment option also being considered for use by Travellers (GT/SHAF/004).</p>	<p>Layout of any development to consider potential Traveller development in the eastern part of the site. Layout of both potential developments would also need to consider the route of the linking road.</p>


Sherborne






Consultation sites

-  Residential option - proposed
-  Employment option - proposed

Existing allocations & consents

-  Settlement boundary - existing

-  Employment allocation - existing
-  Mixed use allocation - existing
-  Residential allocation - existing LP

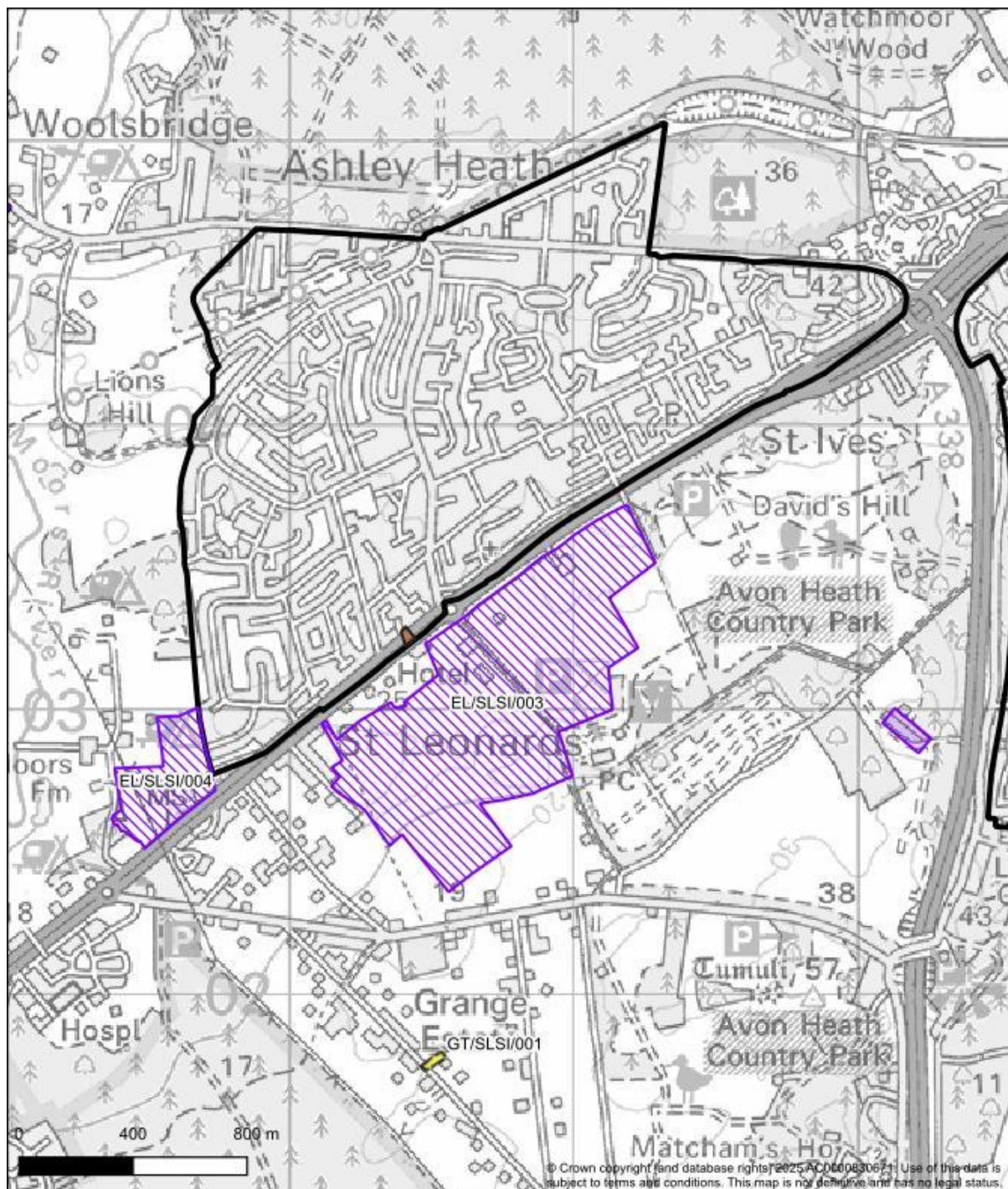
EL/SHER/009 - Land adj Coldharbour

Site name	Land adj Coldharbour
Site reference	EL/SHER/009
Total site area (ha)	7.15
Parish/Settlement	Sherborne
Proposed uses	Employment
Greenfield/Brownfield	Greenfield



Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the adjoining existing employment area.</p>	
Specific design requirements	<p>Edge of town location (field on the northeast edge of Sherborne).</p> <p>Adjacent to existing employment development to the west (Coldharbour Business Park), bounded to the north by large open arable fields and the A30 in the south.</p>	Appropriate scale, layout and density of development for the edge of town location and neighbouring land uses.
Natural environment and ecology	<p>Potential priority habitat hedgerows.</p> <p>Somerset Levels & Moors Ramsar Nutrient Catchment.</p>	<p>Retain boundary hedgerows, further ecological survey to identify priority habitats.</p> <p>Requirement for nutrient neutrality will vary with use type. Where necessary, development will need to ensure nitrogen and/or phosphate neutrality.</p>
Landscape and visual	<p>Potential landscape character impacts.</p> <p>The site is situated in the rising north slope of the River Yeo Valley and there are likely to be clear views from the rising</p>	Further landscape and visual impact assessment likely to be required. Sensitive design to respect the landscape character. Retain and enhance boundary screening.

	<p>South slope of the Valley and from within the Registered Park and Garden of Sherborne Castle.</p> <p>Field is bounded by well-trimmed hedgerows.</p>	<p>Add substantial buffer planting to the south and east boundaries. Include bands of east west planting within development to break up visual massing and mitigate impacts of development.</p>
Heritage	<p>Potential direct or indirect impacts (setting) on designated heritage assets including Listed buildings and Registered parks and Gardens.</p> <p>The site is close to Blackmarsh Farmhouse and Barn to the east are Grade II listed. The site may be visible from the Grade I Registered Park and garden of Sherborne Castle.</p>	<p>Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting).</p> <p>Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).</p>
Flood risk	<p>Area of surface water flooding adjoining western boundary.</p>	<p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	<p>No specific issues identified</p>	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Public Right of Way along site boundaries.</p>	<p>Provision of vehicular, cycle, and pedestrian access.</p> <p>Retain existing right of way.</p>
Other issues	<p>Site is within a Minerals and Waste Safeguarding Area.</p> <p>Western part of the site is within a Ground Water Source Protection Zone.</p>	<p>Discussion with Mineral Planning Authority will be required.</p> <p>Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.</p>




St Leonards & St Ives



Consultation sites

-  Employment option - proposed
-  Gypsy & traveller site - proposed

Existing allocations & consents

-  Settlement boundary - existing
-  Employment allocation - existing
-  Residential permission - extant

EL/SLSI/003 - Land at Brocks Pine

Site name	Land at Brocks Pine
Site reference	EL/SLSI/003
Total site area (ha)	68.87
Parish/Settlement	St Leonards & St Ives
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	
Specific design requirements	Edge of town location (Large group of fields to the south east of St Leonards and St Ives). Adjacent to Avon Heath Country Park to the northeast and southeast; low density residential development to the southwest; A31 to the northwest.	Appropriate scale, layout and density of development for the edge of town location and neighbouring land uses.
Natural environment and ecology	Site is adjacent to St Leonards and St Ives Site of Special Scientific Interest, Dorset Heathlands Special Protection Area, Dorset Heaths Special Area of Conservation. Eastern field is within existing mapped ecological network.	Assess whether development is likely to have significant effects on protected heathland sites. Screen for impacts from development on adjacent and nearby habitat sites and where necessary provide mitigation.
Landscape and visual	Development would represent a significant extension into the countryside. The surrounding landscape is relatively flat and generally low lying. Visibility is limited by the topography and intervening field boundary vegetation, heathland and woodland.	Sensitive design to respect the landscape character. Retain and enhance field boundary vegetation. Create landscape buffers to A31 corridor and Country Park boundaries.

Heritage	May be potential for non-designated assets with archaeological interest (Indication of possible round barrow).	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Some floodzone in the south of the site along the route of a watercourse, Surface water issues on part of the site (mostly towards the centre and junction with the A31),	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential impact on the strategic road network. Public Rights of Way through the centre of the site and along the southwest and northeast boundaries.	Provision of vehicular, cycle, and pedestrian access onto A31 via Brocks Pine with improvements as required. Retain existing rights of way.
Green Belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Site is within a Minerals and Waste Safeguarding Area. Tree Preservation Orders along Brocks Pine Land in the north east has planning permission for SANG,	Discussion with Mineral Planning Authority will be required. Avoid development encroachment onto root protection areas of protected trees.

	Surf Lagoon and associated facilities (P/OUT/2021/04412).	
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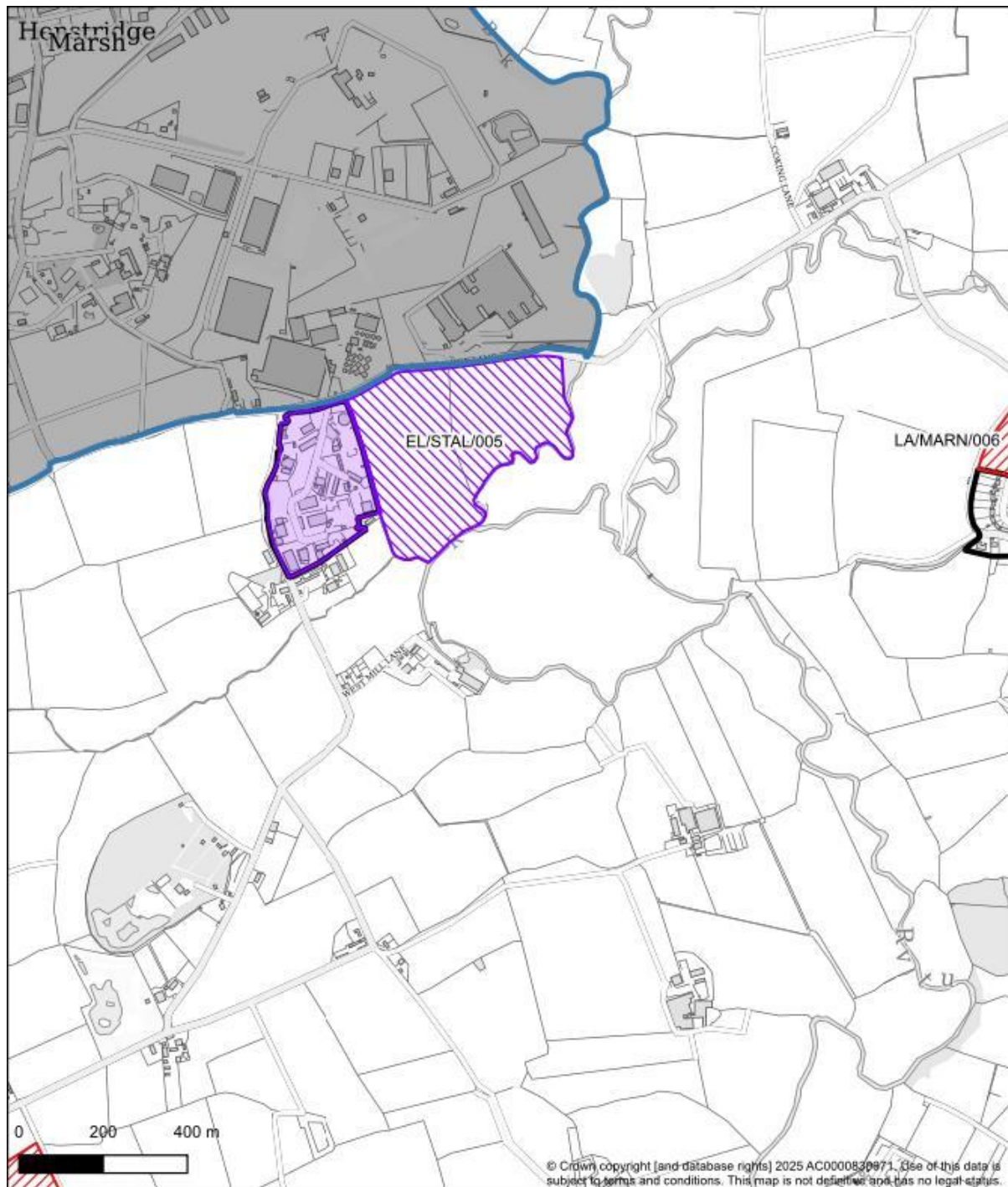
EL/SLSI/004 - Guppy's Yard

Site name	Guppy's Yard
Site reference	EL/SLSI/004
Total site area (ha)	9.6
Parish/Settlement	St Leonards & St Ives
Proposed uses	Employment
Greenfield/Brownfield	Brownfield



Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	
Specific design requirements	Edge of town location (adjacent to the south west tip of St Leonards). Adjoining Caravan Park to the north, residential development the east and A31 Road Corridor to the south.	Appropriate scale, layout and density of development for the edge of town location and neighbouring land uses.
Natural environment and ecology	The site contains areas of priority habitat (deciduous woodland). Area in the west within existing mapped ecological network. Site is close to Lions Hill and Moors River System Sites of Special Scientific Interest, Dorset Heathlands Special Protection Area, Dorset Heaths Special Area of Conservation and Dorset Heathlands Ramsar.	Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Assess whether development is likely to have significant effects on protected heathland sites. Screen for impacts from development on adjacent and nearby habitat sites and where necessary provide mitigation.
Landscape and visual	Views of site well screened by boundary vegetation except where Powerline crosses the site.	Sensitive design to respect the landscape character. Retain and enhance boundary vegetation and areas protected by Tree Preservation Orders.

	Landscape character is degraded by current uses of site and immediate surroundings. Impact on landscape character and visual amenity unlikely to be issues.	
Heritage	There do not appear to be any designated heritage assets near the site.	
Flood risk	Surface water issues on the southern and eastern parts of the site.	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Potential impact on the strategic road network.</p>	Existing access is along an unnamed road from A31.
Green Belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	<p>Small part of site within a minerals and waste safeguarding area.</p> <p>The site is affected by Tree Preservation Orders</p>	<p>Discussion with Mineral Planning Authority will be required</p> <p>Avoid development encroachment onto root protection areas of protected trees.</p>




Stalbridge



Consultation sites

-  Residential option - proposed
-  Employment option - proposed

Existing allocations & consents

-  Settlement boundary - existing
-  Employment allocation - existing
-  County boundary / outside plan area

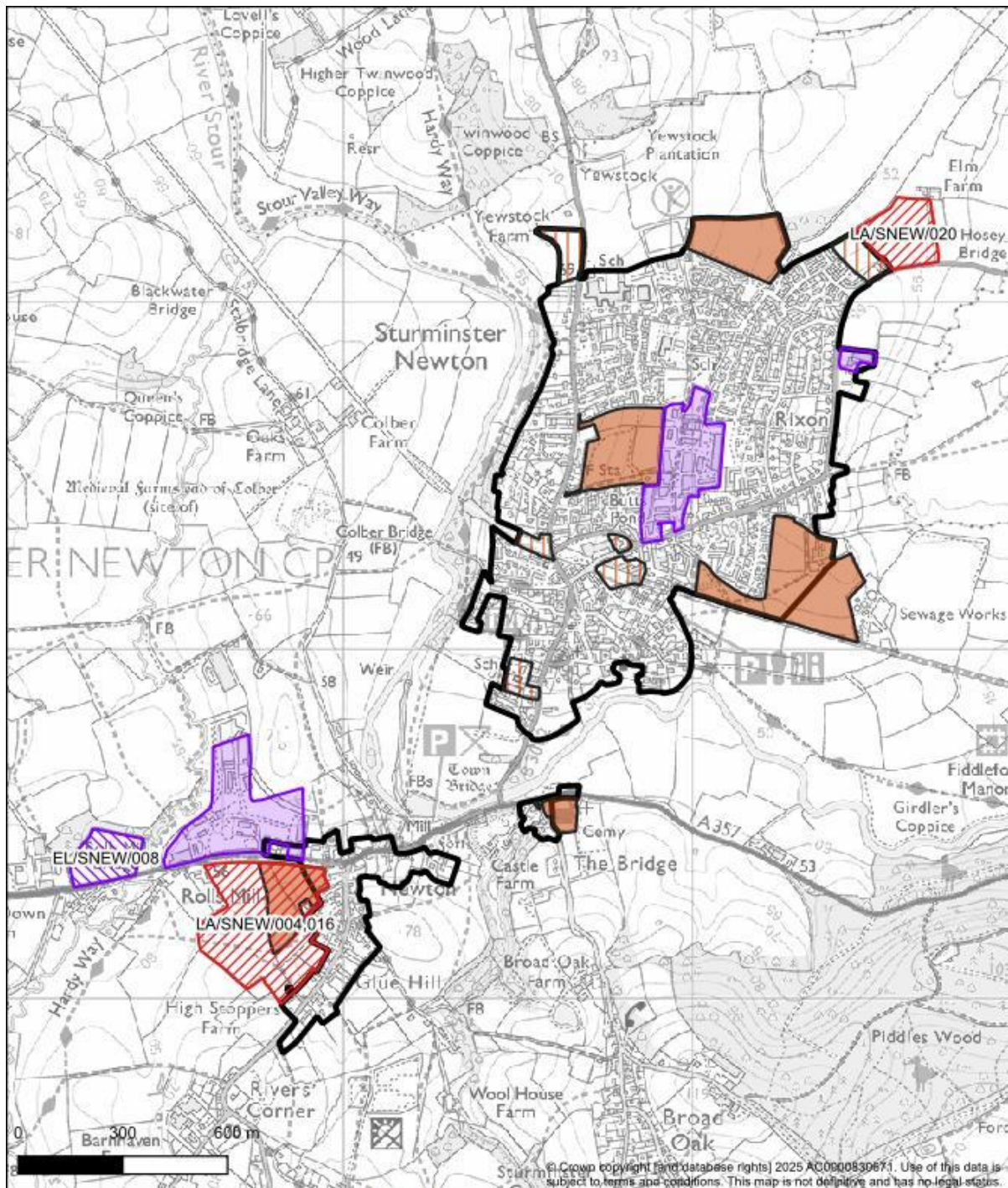
EL/STAL/005 - Land adjacent Gibbs Marsh Trading Estate

Site name	Land adjacent Gibbs Marsh Trading Estate
Site reference	EL/STAL/005
Total site area (ha)	15.97
Parish/Settlement	Stalbridge
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the adjoining existing employment area.</p>	
Specific design requirements	<p>Site immediately adjoins an established existing employment area (Gibbs Marsh Trading Estate).</p> <p>Henstridge Airfield to the north, open arable farmland to the east and south.</p>	<p>Appropriate scale, layout and density of development for the countryside location and neighbouring land uses.</p>
Natural environment and ecology	<p>Site bounded to the south and east by River Cale. Small copse in northeast corner.</p> <p>Land in the northwest within amber risk zone for Great Crested Newt.</p> <p>Potential priority habitat hedgerows.</p>	<p>Provision of an appropriate wildlife buffer.</p> <p>Provide mitigation strategy for this protected species.</p> <p>Retain boundary hedgerows, further ecological survey to identify priority habitats.</p>
Landscape and visual	<p>Flat and relatively open nature of the site allows for distant views. Given existing development to the north, landscape and visual impact unlikely to be significant issues with effective mitigatory planting.</p>	<p>Sensitive design to respect the landscape character.</p> <p>Retain and enhance boundary vegetation.</p>

		Provide buffer planting along eastern and southern boundaries.
Heritage	Gibbs Marsh Farmhouse is Grade II listed and lies to the southwest of the site, beyond the existing industrial estate.	Sensitive design to positively enhance and not challenge the local setting.
Flood risk	Land along Southern and Eastern boundary lies in flood zones 2 and 3. Surface water issues at the site boundaries.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Site crossed from southwest to northeast by Public Right of Way.	Provision of access onto Landshire Lane. Retain/divert existing right of way.
Other issues	Eastern part of site is a minerals and waste safeguarding area; Western part of site is within a Health a Safety Executive Consultation Zone	Discussion with Mineral Planning Authority will be required. Consultation needed.

Sturminster Newton



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing

- Employment allocation - existing
- Residential permission - extant
- Residential allocation - existing NP

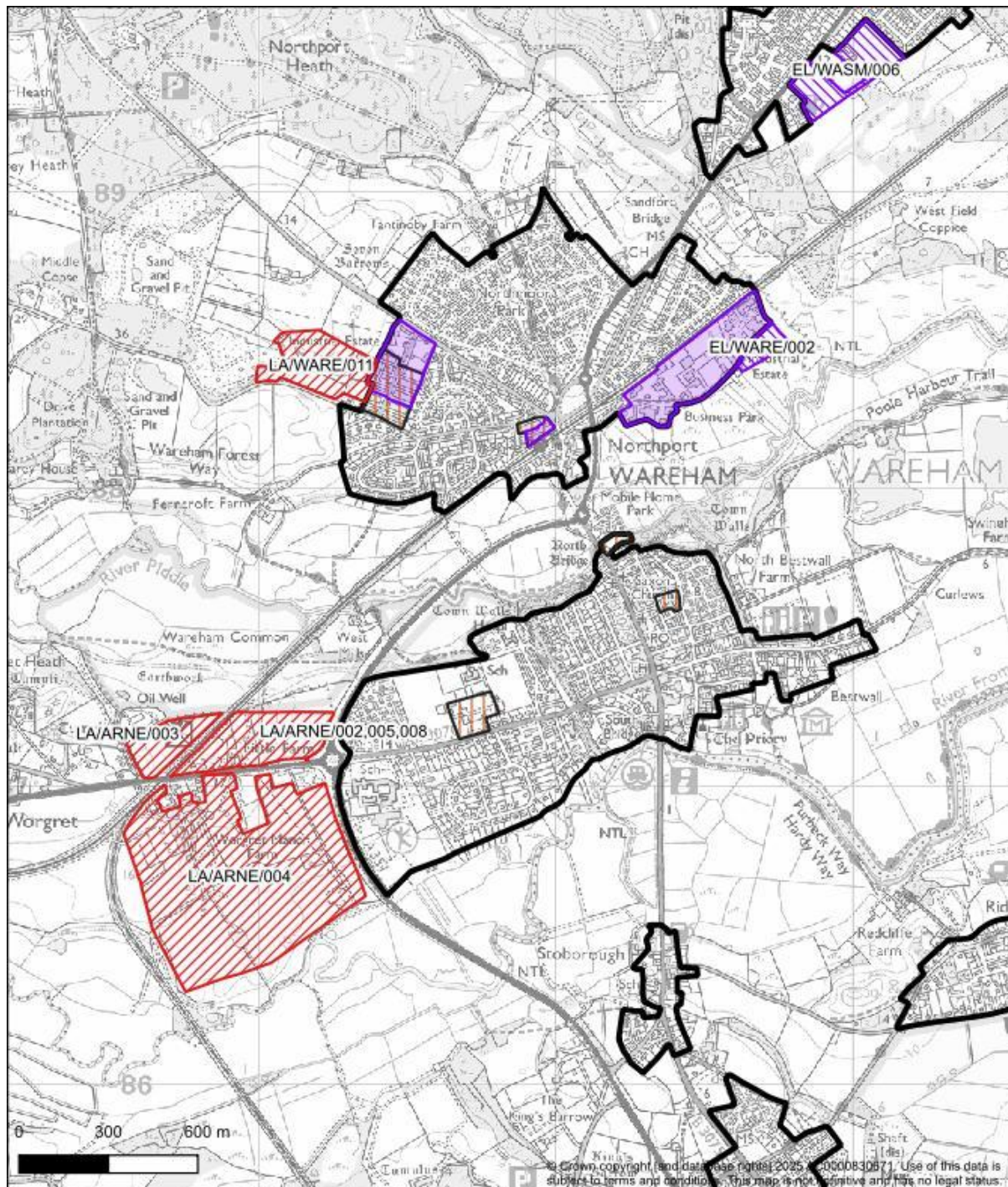
EL/SNEW/008 - Knotts Industrial Land

Site name	Knotts Industrial Land
Site reference	EL/SNEW/008
Total site area (ha)	2.45
Parish/Settlement	Sturminster Newton
Proposed uses	Employment
Greenfield/Brownfield	Greenfield



Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the adjoining existing employment area.</p>	
Specific design requirements	<p>Site adjoins established existing employment area (North Dorset Business Park).</p> <p>Open farmland to the north and A357 and dispersed residential development to the south.</p>	Appropriate scale, layout and density of development for the location and neighbouring land uses.
Natural environment and ecology	<p>Boundary trees and hedgerows.</p> <p>Site is within amber risk zone for Great Crested Newt</p> <p>Adjacent to priority habitat in northwest and northeast.</p> <p>River Divilish runs to the east of the site.</p>	<p>Retain boundary vegetation, further ecological survey to identify priority habitats.</p> <p>Provide mitigation strategy for this protected species.</p> <p>Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.</p> <p>Provision of an appropriate wildlife buffer.</p>
Landscape and visual	Well treed boundaries and a relatively flat site mean that views to and from the site are likely to be screened. Provided	Sensitive design to respect the landscape character.

	boundary vegetation maintained and enhanced landscape and visual impact unlikely to be significant issues.	Retain and enhance existing boundary vegetation.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including listed buildings (Rolls Mill Bridge to the south east is Grade II listed. Rolls Mill Farmhouse to the south east is Grade II listed. 109 Rolls Mill to the south Grade II listed.)	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	Land to the east along the river is within flood Zones 2 and 3. Surface water issues on the minor part of the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Public Rights of Way on boundary.	Provision of vehicular, cycle, and pedestrian access onto A357. Retain existing right of way.




Wareham



Consultation sites

-  Residential option - proposed
-  Employment option - proposed

Existing allocations & consents

-  Settlement boundary - existing
-  Employment allocation - existing
-  Residential allocation - existing NP

EL/WARE/002 - Land at Sandford Lane

Site name	Land at Sandford Lane
Site reference	EL/WARE/002
Total site area (ha)	1.23
Parish/Settlement	Wareham
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the adjoining existing employment area.</p>	
Specific design requirements	Adjacent to the south eastern edge of Wareham's current settlement boundary. Adjoining employment uses on Sandford Industrial Estate.	Appropriate scale, layout and density of development for the rural location.
Natural environment and ecology	<p>Site directly adjacent to Wareham Meadows Site of Special Scientific Interest, Dorset Heaths Special Area of Conservation and Poole Harbour Ramsar. (Site also around 50 metres from Poole Harbour Special Protection Area).</p> <p>The site is within the Poole Harbour Catchment.</p> <p>The site is within the 'Poole Harbour Recreation Zone'.</p> <p>Part of site (north eastern edge) is within the existing mapped ecological network.</p>	<p>Screen for impacts from development on adjacent and nearby habitat sites and where necessary provide mitigation for any impacts.</p> <p>Assess whether development will need to ensure nitrogen neutrality.</p> <p>Assess whether development will need to provide mitigation for recreational impacts on Poole Harbour.</p>

Landscape and visual	Re-development of the site could have impacts on local landscape character.	Sensitive design to respect the landscape character. Retain and enhance boundary vegetation and screening.
Heritage	<p>Wareham Walls Scheduled Monument and Wareham Conservation Area located to the south west of the site on the opposite side of the River Piddle flood plain.</p> <p>Potential for non- designated assets with archaeological interest (Dorset Historic Environment Records for medieval and post medieval water meadows to the north and south of the site).</p>	<p>Thoroughly assess assets' significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting).</p> <p>Pre-determination archaeological assessment, then potential for archaeological evaluation.</p>
Flood risk	<p>The south eastern and north eastern edges of the site are fringed by moderate and high fluvial flood risk (Flood Risk Zones 2 and 3). There are also pockets of low surface water flood risk within the site.</p> <p>Potential risk of ground water emergence.</p>	<p>Site specific flood risk assessment required.</p> <p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto Sandford Lane, linking in with existing cycle routes.
Green Belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for

		changes to Green Belt boundaries.
Other issues	Potentially contaminated land. Minerals and Waste Safeguarding Area.	Conduct desktop study, site investigations and where necessary remediation measures. Discussion with Mineral Planning Authority will be required.

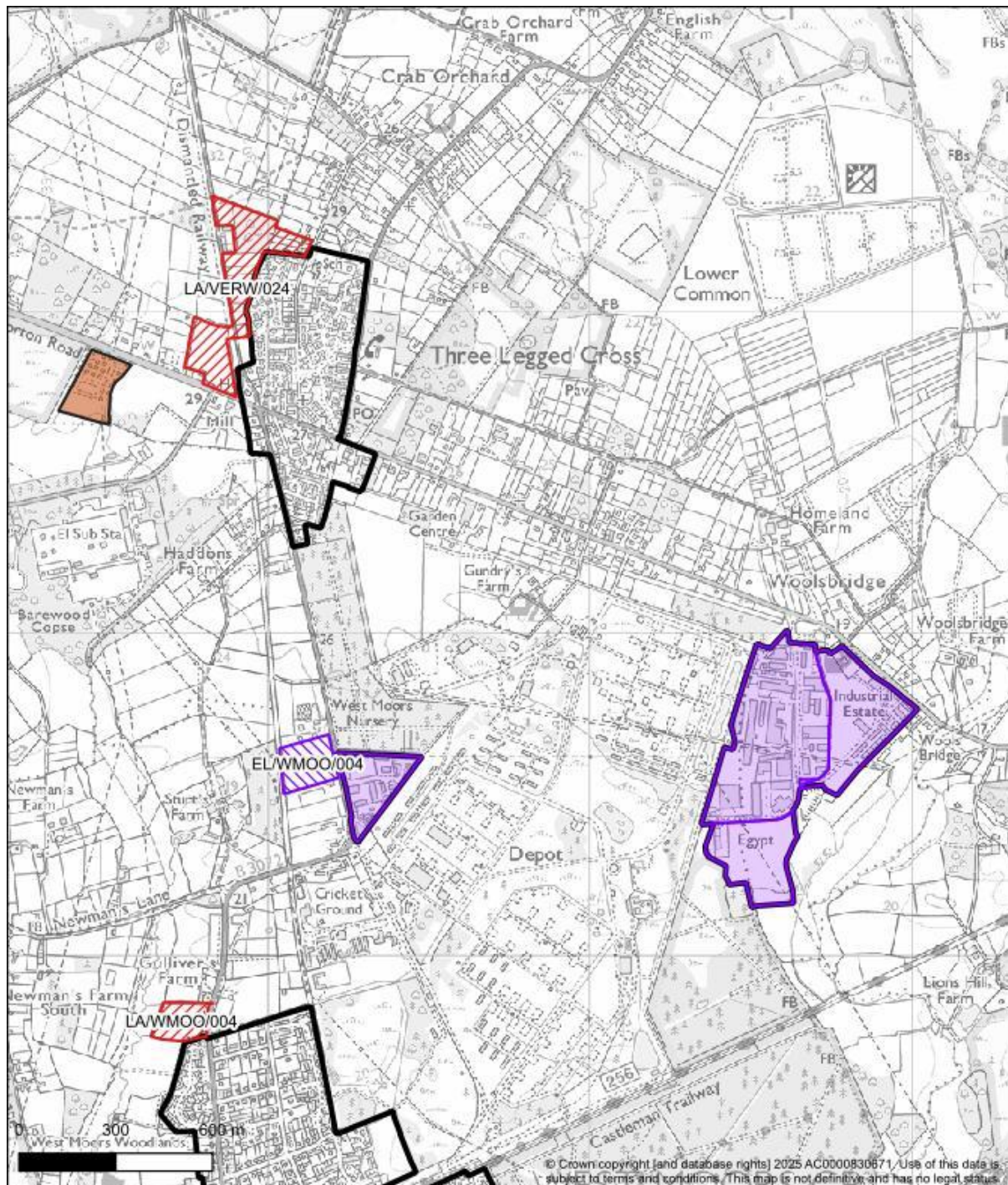
EL/WASM/006 - Camp Farm

Site name	Camp Farm
Site reference	EL/WASM/006
Total site area (ha)	4.49
Parish/Settlement	Wareham St Martin
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	
Specific design requirements	Edge of town location. Adjacent to existing residential development to the north, south and west.	Appropriate scale, density, layout and detailed design of development for the edge of town location. Layout, and type of employment use, to take account of adjacent residential development.
Natural environment and ecology	Potential priority habitat hedgerows. The site is within the Poole Harbour Catchment. Holton and Sandford Heaths Site of Special Scientific Interest to the south east of the site. Further habitat sites to the south east and west of the site including Dorset Heaths Special Area of Conservation, Dorset Heathlands Special Protection Area and Dorset Heathlands Ramsar. Site adjacent to existing mapped ecological network.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Assess whether development will need to ensure nitrogen neutrality. Assess whether development is likely to have significant effects on protected heathland sites.

Landscape and visual	Re-development of the site could have impacts on local landscape character. (Trees growing around Camp Cottage protected by a preservation order)	Sensitive design to respect the landscape character. Retain and enhance boundary vegetation and screening. Retain and avoid damage to protected trees).
Heritage	<p>The northern and southern parts of the site are positioned next to the grounds of Grade II Camp Cottage.</p> <p>Potential for non- designated assets with archaeological interest.</p>	<p>Thoroughly assess assets' significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting).</p> <p>Pre-determination archaeological assessment, then potential for archaeological evaluation.</p>
Flood risk	Pockets of low and moderate surface water flood risk within the site.	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto A351, linking in with existing cycle routes.
Green Belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Minerals and Waste Safeguarding Area.	Discussion with Mineral Planning Authority will be required.

West Moors



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing
- Employment allocation - existing
- Residential permission - extant

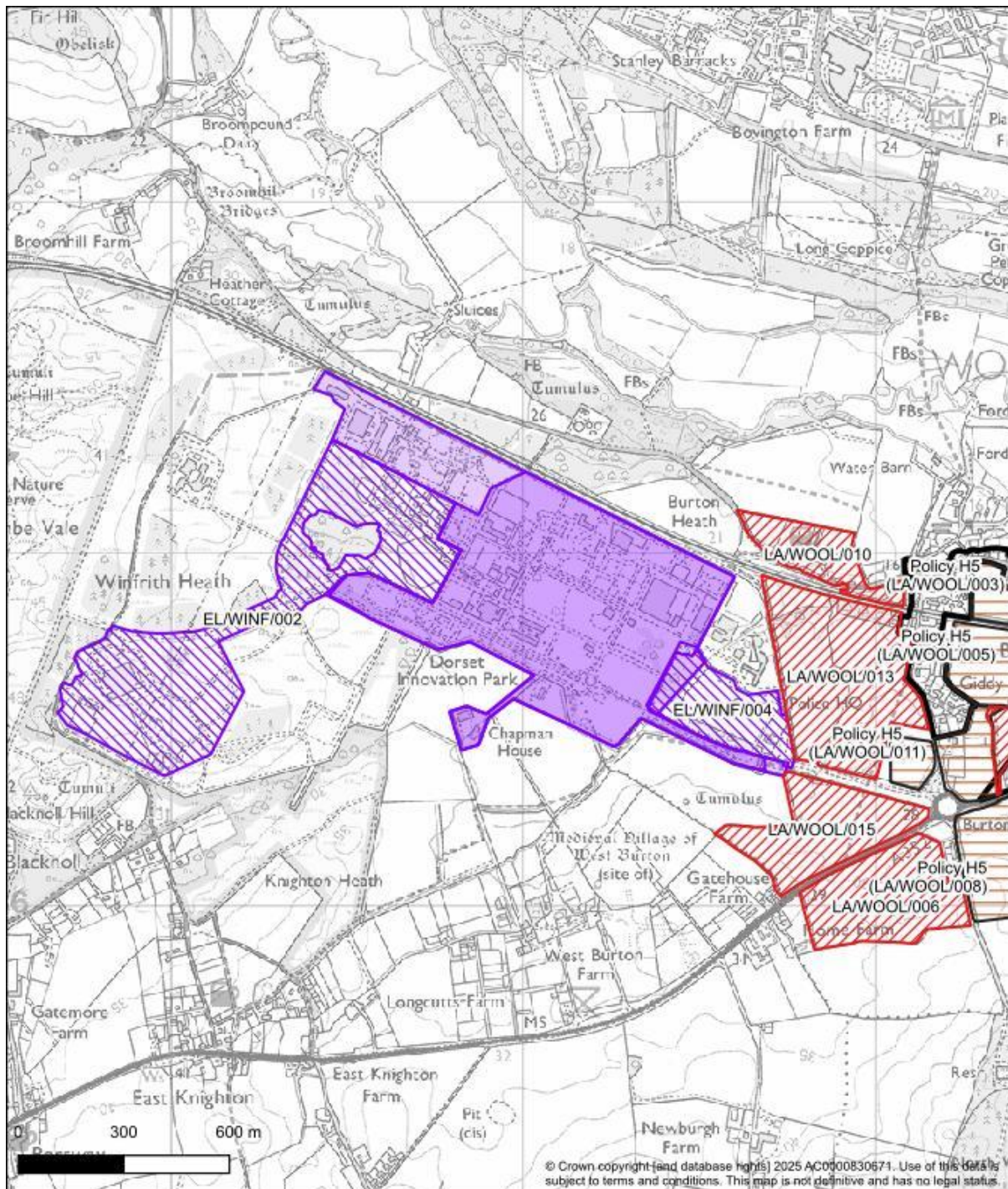
EL/WM00/004 - Land adjacent to Stanford House

Site name	Land adjacent to Stanford House
Site reference	EL/WM00/004
Total site area (ha)	2.33
Parish/Settlement	West Moors
Proposed uses	Employment
Greenfield/Brownfield	Greenfield



Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	
Specific design requirements	Rural location, positioned to the north of West Moors. Dispersed residential and employment development around the site..	Appropriate density of development for rural location.
Natural environment and ecology	Potential priority habitat hedgerows. Parts of the site are within the existing mapped ecological network. The site is within 13.8km New Forest.	Retain, and buffer, boundary hedgerows, further ecological survey to identify priority habitats. Assess whether to provide mitigation for recreational impacts on the New Forest.
Landscape and visual	Re-development of the site could have impacts on local landscape character.	Sensitive design to respect the landscape character.
Heritage	There do not appear to be any designated heritage assets near the site.	
Flood risk	Pockets of low, moderate and high surface water flood risk within the site. Potential risk of ground water emergence.	Site specific flood risk assessment required. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate

		<p>flood risks over development's lifetime.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto Three Cross Road, linking in with existing cycle routes.
Green Belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Minerals and Waste Safeguarding Area.	Discussion with Mineral Planning Authority will be required.




Winfrith (Dorset Innovation Park)



Consultation sites

-  Residential option - proposed
-  Employment option - proposed

Existing allocations & consents

-  Settlement boundary - existing
-  Employment allocation - existing
-  Residential allocation - existing LP

EL/WINF/002 - Monterey Avenue (Dorset Innovation Park)

Site name	Monterey Avenue (Dorset Innovation Park)
Site reference	EL/WINF/002
Total site area (ha)	32.15
Parish/Settlement	Winfrith
Proposed uses	Employment
Greenfield/Brownfield	Brownfield

Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the adjoining existing employment area.</p>	
Specific design requirements	Next to Dorset Innovation Park Enterprise Zone.	Appropriate density, scale, layout and detailed design of development for Dorset Innovation Park Enterprise Zone.
Natural environment and ecology	<p>Site is adjacent to Winfrith Heath Site of Special Scientific Interest, Dorset Heathlands Special Protection Area, Dorset Heaths Special Area of Conservation and Dorset Heathlands Ramsar.</p> <p>The site is within the Poole Harbour Catchment.</p> <p>Parts of the site are wooded.</p> <p>Site is within the existing mapped ecological network.</p>	<p>Assess whether development is likely to have significant effects on protected heathland sites.</p> <p>Assess whether development will need to ensure nitrogen neutrality.</p> <p>Subject to longer terms plans relating to site restoration, wooded areas, further ecological survey to identify priority habitats.</p>
Landscape and visual	Re-development of the site could have impacts on local landscape character. (Pockets of mature trees growing within the site).	Sensitive design to respect the landscape character. Seek to retain existing trees.

Heritage	Potential for non- designated assets with archaeological interest.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	<p>Potential risk of ground water emergence.</p> <p>Pockets of low, moderate and high surface water flood risk within the site.</p>	<p>Site specific flood risk assessment required.</p> <p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto Gatemoor Road, linking in with existing cycle routes.
Other issues	<p>In conjunction with the Dorset Innovation Park and Enterprise Zone, parts of the land at Winfrith are also part of the licensed nuclear site which is currently subject to decommissioning.</p> <p>Potential for contaminated land within the site.</p> <p>Minerals and Waste Safeguarding Area & Consultation Zone.</p>	<p>Investigate whether the employment site option is consistent with broader objectives for decommissioning of the licensed nuclear site, involving burial of low-level radioactive waste, and restoration to heathland.</p> <p>Conduct contaminated land desk top study, and where necessary site investigations and remediation measures.</p> <p>Discussion with Mineral Planning Authority will be required.</p>

EL/WINF/004 - Playing field at Monterey Avenue

Site name	Playing field at Monterey Avenue
Site reference	EL/WINF/004
Total site area (ha)	7.1
Parish/Settlement	Winfrith
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the adjoining existing employment area.</p>	
Specific design requirements	Next to Dorset Innovation Park Enterprise Zone.	Appropriate density, scale, layout and detailed design of development for Dorset Innovation Park Enterprise Zone.
Natural environment and ecology	<p>Wooded area next to site's western edge. Trees growing along the site's southern and eastern boundaries.</p> <p>The site is within the Poole Harbour Catchment.</p> <p>Site is within the existing mapped ecological network.</p>	<p>Retain, and buffer the areas around, trees. Further ecological survey to identify priority habitats.</p> <p>Assess whether development will need to ensure nitrogen neutrality.</p> <p>Assess whether development is likely to have significant effects on protected heathland sites.</p>
Landscape and visual	Re-development of the site could have impacts on local landscape character.	Sensitive design to respect the landscape character.
Heritage	Potential for non-designated assets with archaeological interest.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Parts of the site subject to moderate and high risks from	Site specific flood risk assessment required.

	<p>fluvial flooding (Flood Risk Zones 2 and 3).</p> <p>Potential risk of ground water emergence.</p>	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access, pedestrian/cycle and rail connections.	Provision of vehicular, cycle, and pedestrian access onto Monterey Avenue, linking in with existing cycle routes and Wool railway station.
Other issues	<p>Potential for contaminated land within the site.</p> <p>Sports pitches (football) on the existing site.</p> <p>Minerals and Waste Consultation Zone.</p>	<p>Conduct contaminated land desk top study, and where necessary site investigations and remediation measures.</p> <p>Assess whether sports pitches are surplus to requirements, or appropriate replacement pitches can be provided.</p> <p>Discussion with Mineral Planning Authority will be required.</p>