



Dorset Council Local Plan Options Consultation

Appendix C: Opportunity sites for Gypsies, Travellers
and Travelling Showpeople

August 2025

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Introduction

In this document you will find our proposed opportunity sites for meeting the needs of Gypsies, Travellers, and Travelling Showpeople.

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.

Education infrastructure

Where there is likely to be a need for additional school provision within a settlement, this is highlighted within the site details table. In these instances, the development of sites will need to make provision for the expansion of existing schools or the provision of new schools. In addition, all development sites will be expected to make a financial contribution towards the provision of school places.

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

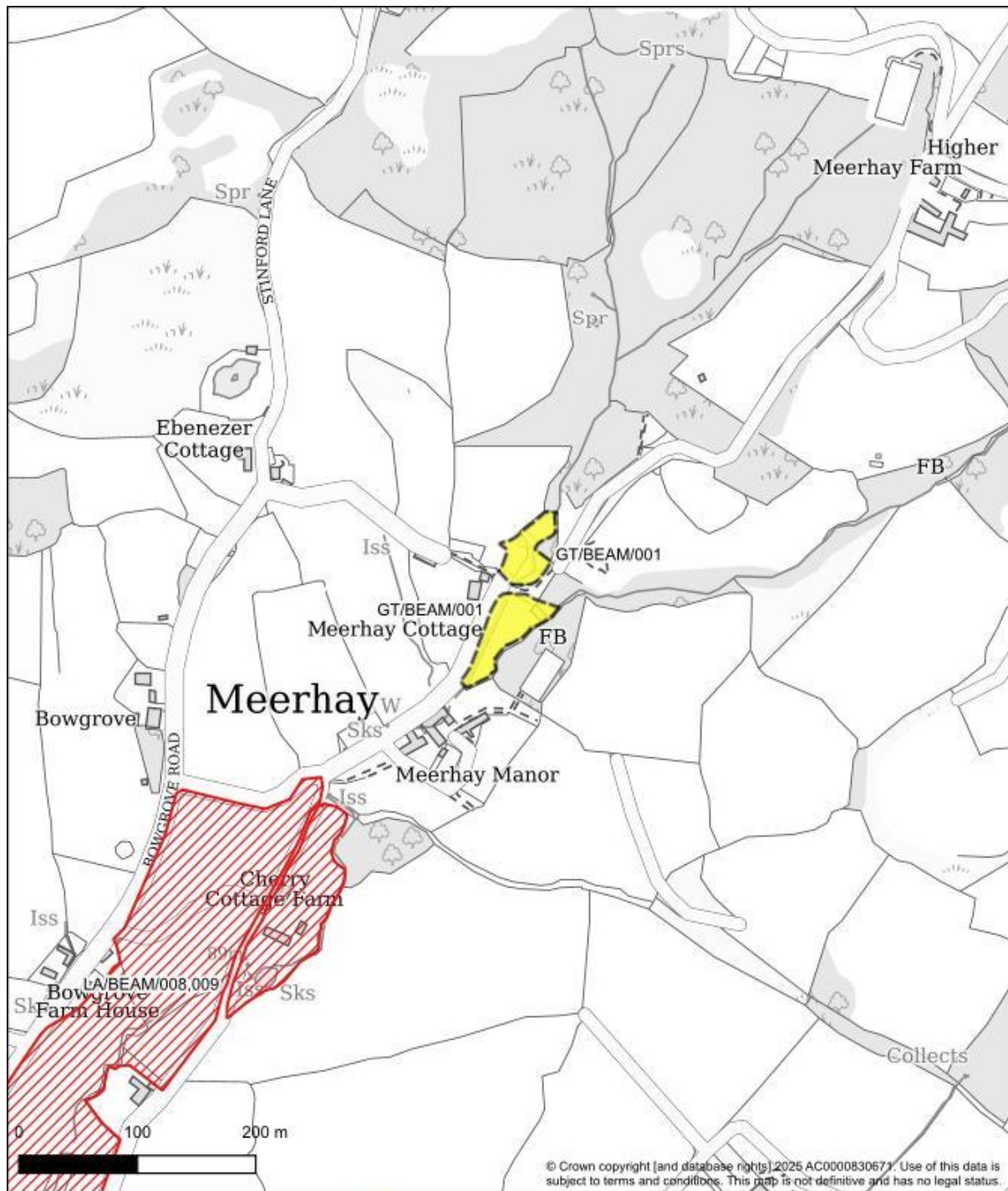
To aid with the further evaluation of the 'areas of search', a basic understanding of the site's deliverability and capacity is needed. The information to assist with this evaluation includes:

- 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.

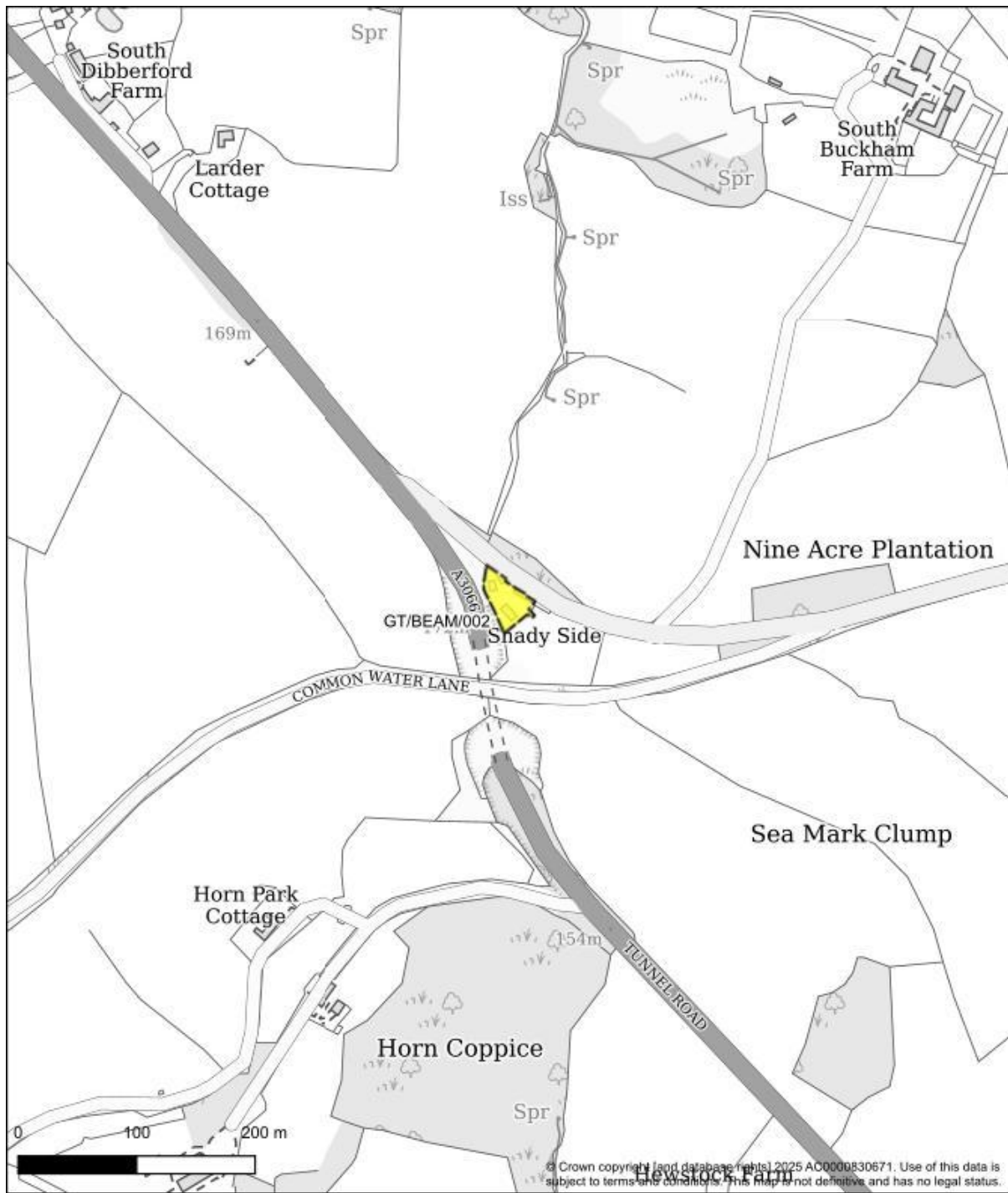
Beaminster



Consultation sites

 Residential option - proposed

 Gypsy & traveller site - proposed



Consultation sites

 Gypsy & traveller site - proposed

GT/BEAM/001 - Wintergreen

Site name	Wintergreen
Site reference	GT/BEAM/001
Site area (ha)	0.42
Parish/Settlement	Beaminster
Estimated number of pitches/plots	1 pitch
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 1 existing Traveller pitch.	
Specific design requirements	To the north east of Beaminster, loose collection of homes around the site and countryside.	Appropriate density of development for the rural location.
Natural environment and ecology	<p>Priority habitat woodland, with records of priority species within the immediate vicinity of the site.</p> <p>Local wildlife site, and priority habitat within the immediate proximity of Beaminster.</p>	<p>Retain important ecological features (specifically existing trees, including their under canopy).</p> <p>Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.</p> <p>Strictly control external lighting relating to the pitch.</p> <p>Limited opportunity for expansion/intensification of the existing developed area without causing harm to biodiversity.</p>
Landscape and visual	The site lies within the National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	<p>The site is positioned to the north east of Meerhay Manor Grade II* Listed Building.</p> <p>Potential for non-designated heritage assets (Medieval settlement) within part of the site.</p>	<p>Sensitive design to preserve or enhance the setting of heritage assets.</p> <p>As proposals relate to an authorisation of existing use, assess whether pre-determination archaeological assessment and/or then</p>

		potential for archaeological evaluation may be required.
Flood risk	The eastern (next to an ordinary water course) and western parts of the site are at moderate and high risks from surface water flooding. Potential risk of groundwater emergence.	<p>Site specific flood risk assessment (FRA) required. (FRA to determine to whether site affected by groundwater flood risks).</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. Assess whether access can be achieved into the site during surface water flood events.</p> <p>Surface water discharge location to be identified 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>Existing rights of way running through and around the site.</p>	<p>Provision of vehicular, cycle, and pedestrian access onto 'Meerhay Manor Access Road – Bowgrove Road', linking in with existing cycle routes. (Note planning history, comprises a series of temporary permissions most recently WD/D/15/000305 and suggests suitable access can be achieved).</p> <p>Retain existing right of way.</p>

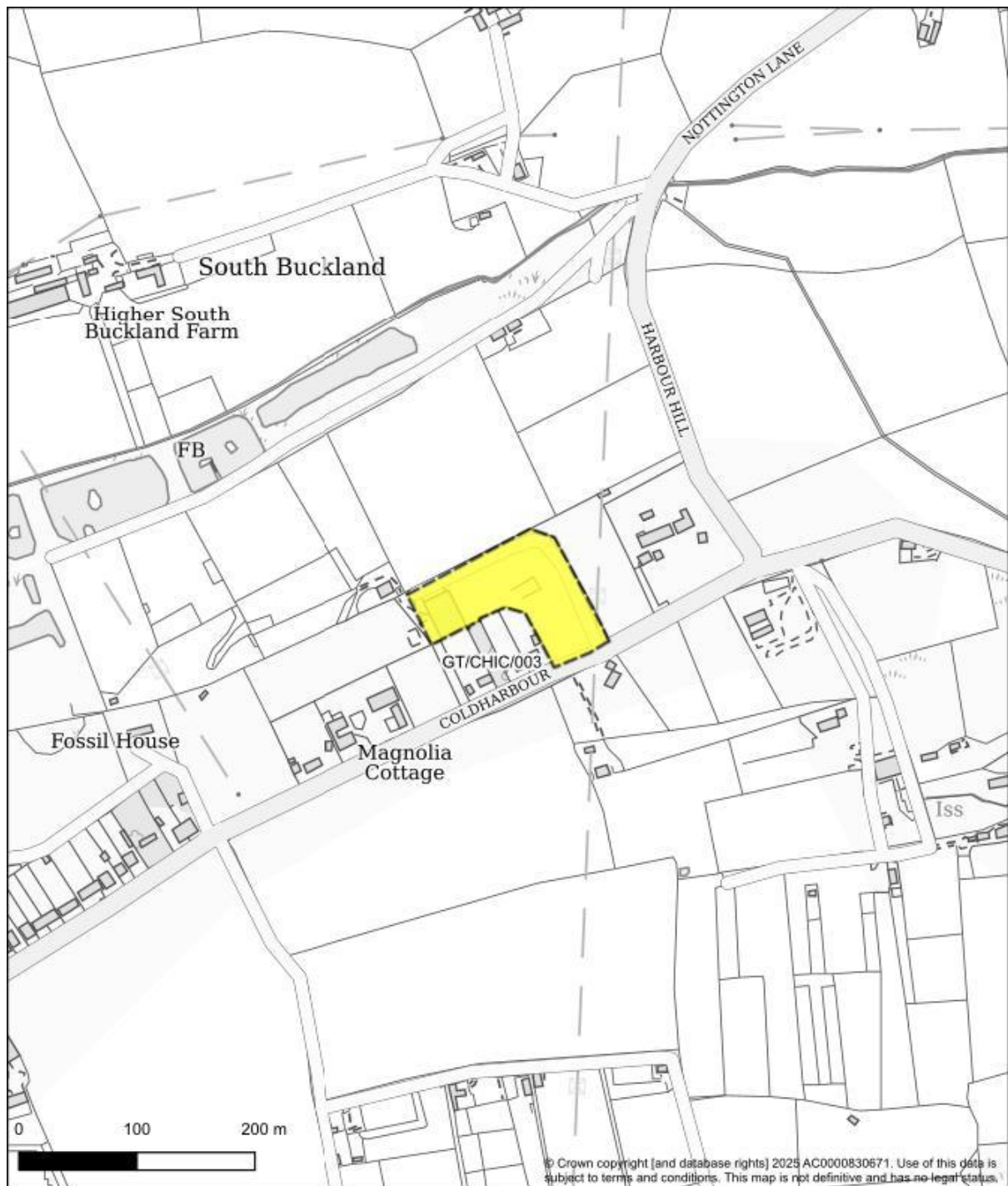
GT/BEAM/002 - Shady Side, Axnoller Lane

Site name	Shady Side, Axnoller Lane
Site reference	GT/BEAM/002
Site area (ha)	0.12
Parish/Settlement	Beaminster
Estimated number of pitches/plots	1 pitch
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 1 existing Traveller pitch.	Pitch number reflects that assessed as needed in the latest Traveller accommodation assessment or GTAA.
Specific design requirements	To the north west of Beaminster, surrounded by countryside.	Appropriate density of development for the rural location.
Natural environment and ecology	Priority habitat (woodland) to the west of the site. Boundaries defined by hedgerow, and woodland/scrub to the south of the site.	Retain, buffer areas around, important ecological features. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.
Landscape and visual	The site lies within the National Landscape.	Assess whether ‘major development’ and potentially ‘exceptional circumstances’. Sensitive design to respect the character/setting of the National Landscape.
Heritage	The site is positioned to the north east of Horn Tunnel Grade II Listed Building.	Sensitive design to preserve or enhance the setting of heritage assets.
Flood risk	Potential risk of groundwater emergence in north western part of the site. Identification of discharge point for surface water run-off from the site.	Site specific flood risk assessment required. 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 vehicular, cycle, and pedestrian access onto A3066 (alterations and improvements to the existing point of access may be required). (Note site’s planning history, comprising renewal of

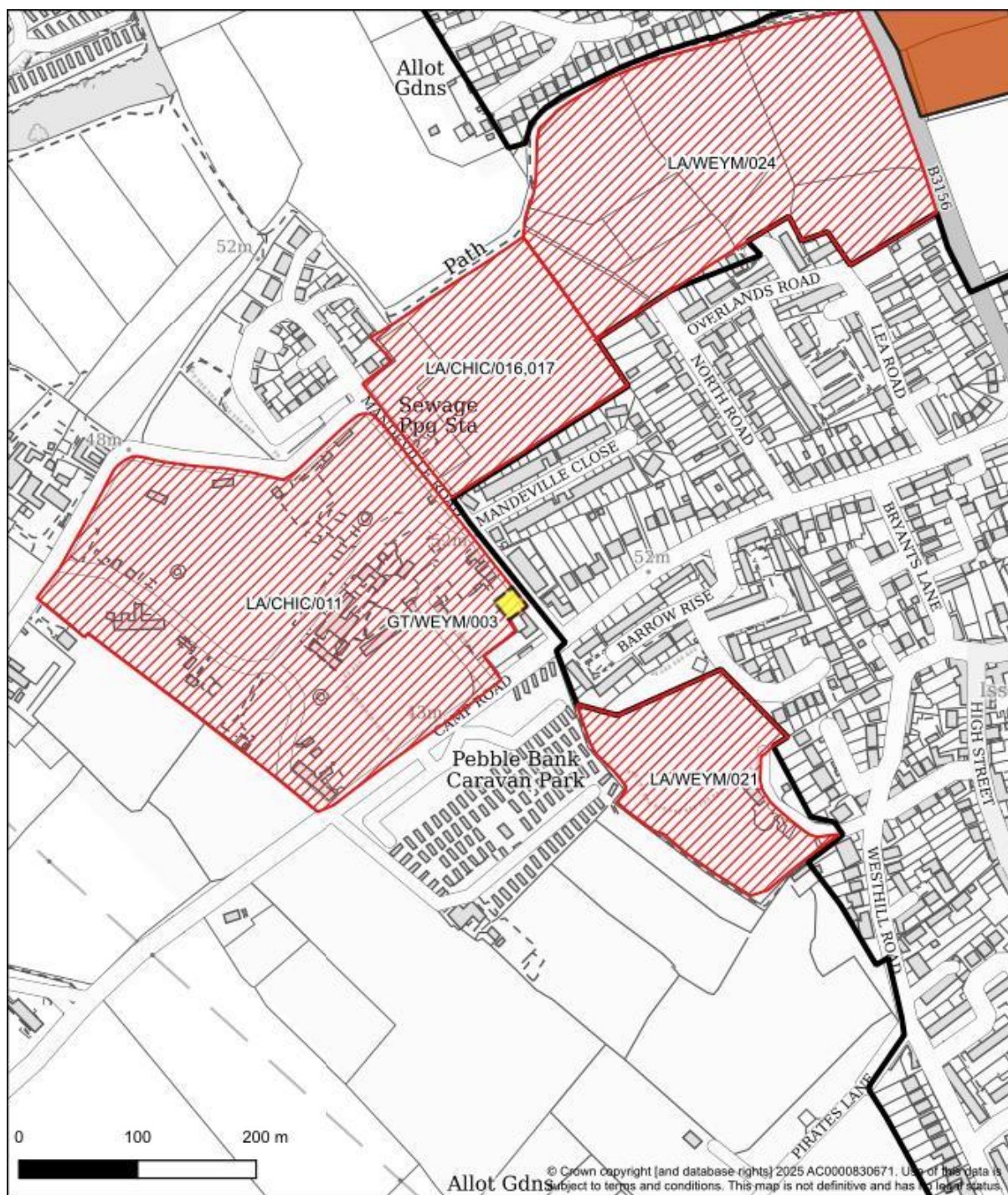
		temporary permission WD/D/16/000473 renewed WD/D/19/002766, suggests suitable access can be achieved).
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Chickerell & Weymouth



Consultation sites

 Gypsy & traveller site - proposed



Consultation sites

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

Existing allocations & consents

- Settlement boundary - existing
- Residential permission - extant

GT/CHIC/003 - Coldharbour Farm

Site name	Coldharbour Farm
Site reference	GT/CHIC/003
Site area (ha)	0.99
Parish/Settlement	Chickerell
Estimated number of pitches/plots	10 pitches
Allocation type	New Allocation

Consideration	Summary	Proposed approach
Proposal	10 new Traveller pitches	
Specific design requirements	To the north east of Chickerell, loose collection of homes around the site as well as open countryside.	Appropriate scale, density and layout of development for the rural location.
Natural environment and ecology	<p>Rough grassland within the site may potentially be a suitable habitat for reptiles. Buildings/storage containers within the site could also be used by nesting birds.</p> <p>Records of priority species nearby. Currently a 'dark site' outside the urban area.</p> <p>Site is within amber risk zone for Great Crested Newt.</p> <p>The site is within 5km of Chesil and the Fleet.</p>	<p>Retain important ecological features.</p> <p>Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.</p> <p>Provide mitigation strategies for protected species.</p> <p>Provide mitigation for recreational impacts on Chesil and the Fleet.</p>
Landscape and visual	The site is located on an elevated ridge – ground levels fall to the north of the site (a footpath runs from Coldharbour to the north east, running close to the edge of the site).	Sensitive design to respect the landscape character. This may involve careful consideration of layout (potentially avoiding or limiting numbers and scale of buildings and caravans in the northern part of the site) and mitigation measures (potentially including landscape screening).
Heritage	Site positioned around 350 metres to the north west of Radipole Conservation Area and Grade II listed buildings (4 and 5 West End Cottages & 3 West End Cottage)	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

Flood risk	<p>One small pocket of low surface water flood risk in the northern part of the site.</p> <p>Point of discharge for surface water run-off from the site needs to be established.</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.	<p>Provision of vehicular, cycle, and pedestrian access onto Coldharbour, linking in with existing cycle routes.</p> <p>Changes to existing access may be required – note that the existing radii appears to be quite wide and may need to be adjusted for suit vehicle types connected with development.</p> <p>Changes to the materials used to surface the first 10 metres from the junction to Coldharbour may be required to avoid deposits of loose material onto the highway.</p>
Other issues	<p>Wessex Water foul sewer crosses the site.</p> <p>Land next to the site may be contaminated.</p>	<p>Make arrangements for easement in respect to sewer, and take position of sewer into consideration when developing layout and access.</p> <p>Conduct desk top survey for possible contamination, and where necessary further site investigations and remediation.</p>

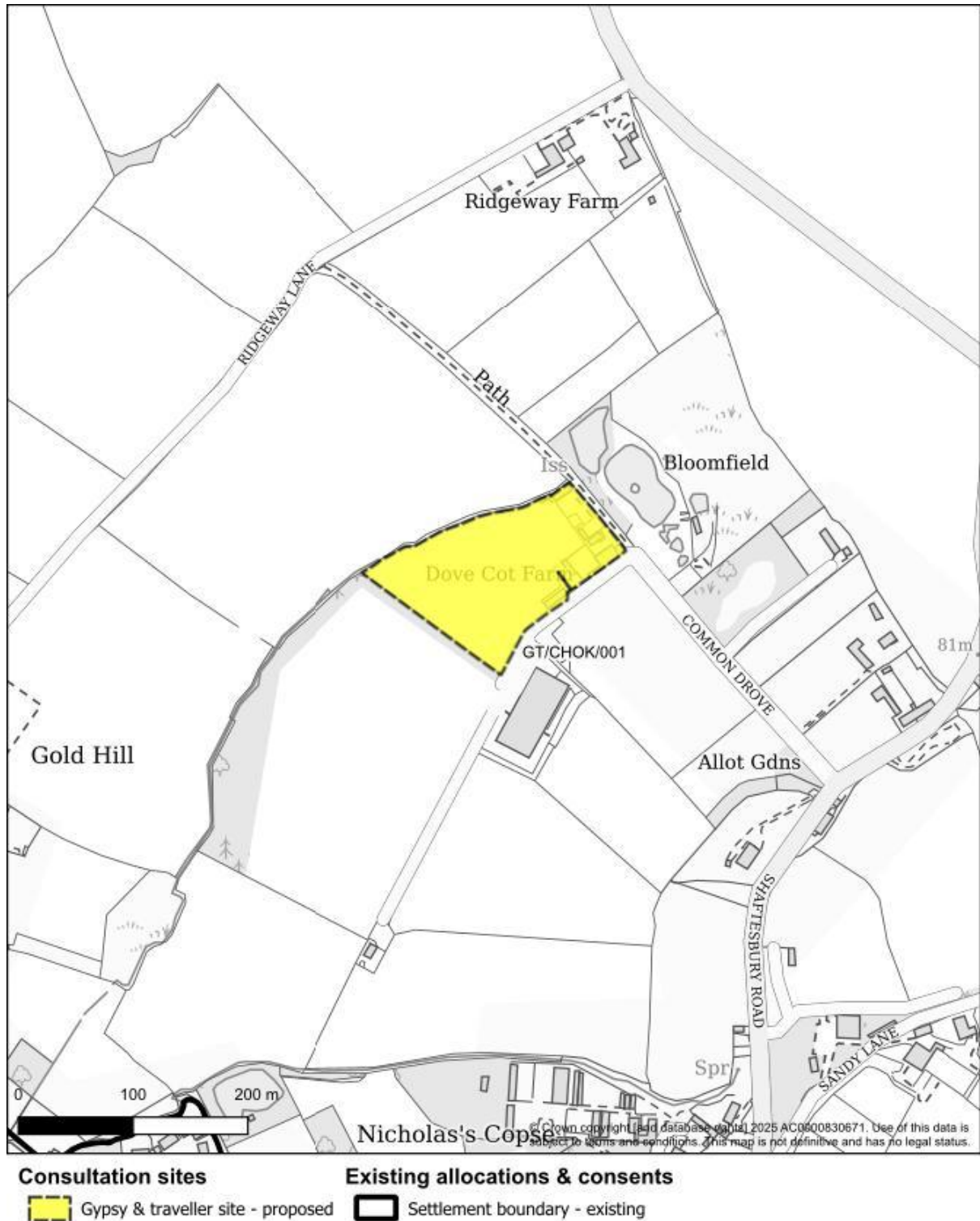
GT/WEYM/003 - Redundant Army Camp, Wyke Regis

Site name	Redundant Army Camp, Wyke Regis
Site reference	GT/WEYM/003
Site area (ha)	0.04
Parish/Settlement	Chickerell
Estimated number of pitches/plots	4 pitches
Allocation type	New Allocation

Consideration	Summary	Proposed approach
Proposal	4 new Traveller pitches	
Specific design requirements	Edge of town. Adjacent to existing residential development	Appropriate density of development for edge of town location.
Natural environment and ecology	Within 5km of Chesil and the Fleet. Site supports protected species. The site is within the Chesil and the Fleet Catchment.	Provide mitigation for recreational impacts on Chesil and the Fleet Provide mitigation strategy. Development will need to ensure nitrogen and phosphate neutrality. Development will need to ensure nitrogen and phosphate neutrality.
Landscape and visual	The site is within the Heritage Coast. Potential impacts on landscape character in this sensitive landscape. Potential for adverse visual impact on views from South-West Coastpath and Heritage Coast.	Sensitive design to conserve special character of Heritage Coast.
Heritage	No heritage constraints evident.	
Flood risk	No major constraints.	
Amenity, health, education	The site is reasonably well located for access to facilities in Chickerell.	
Transport (access and movement)	A public footpath runs along Mandeville Road along the north-eastern boundary of the site.	Provide footway along frontage of site and a point of pedestrian crossing.

	Bus service close to site.	
Other issues	The site is on brownfield land and is part of the redundant army camp.	

Child Okeford



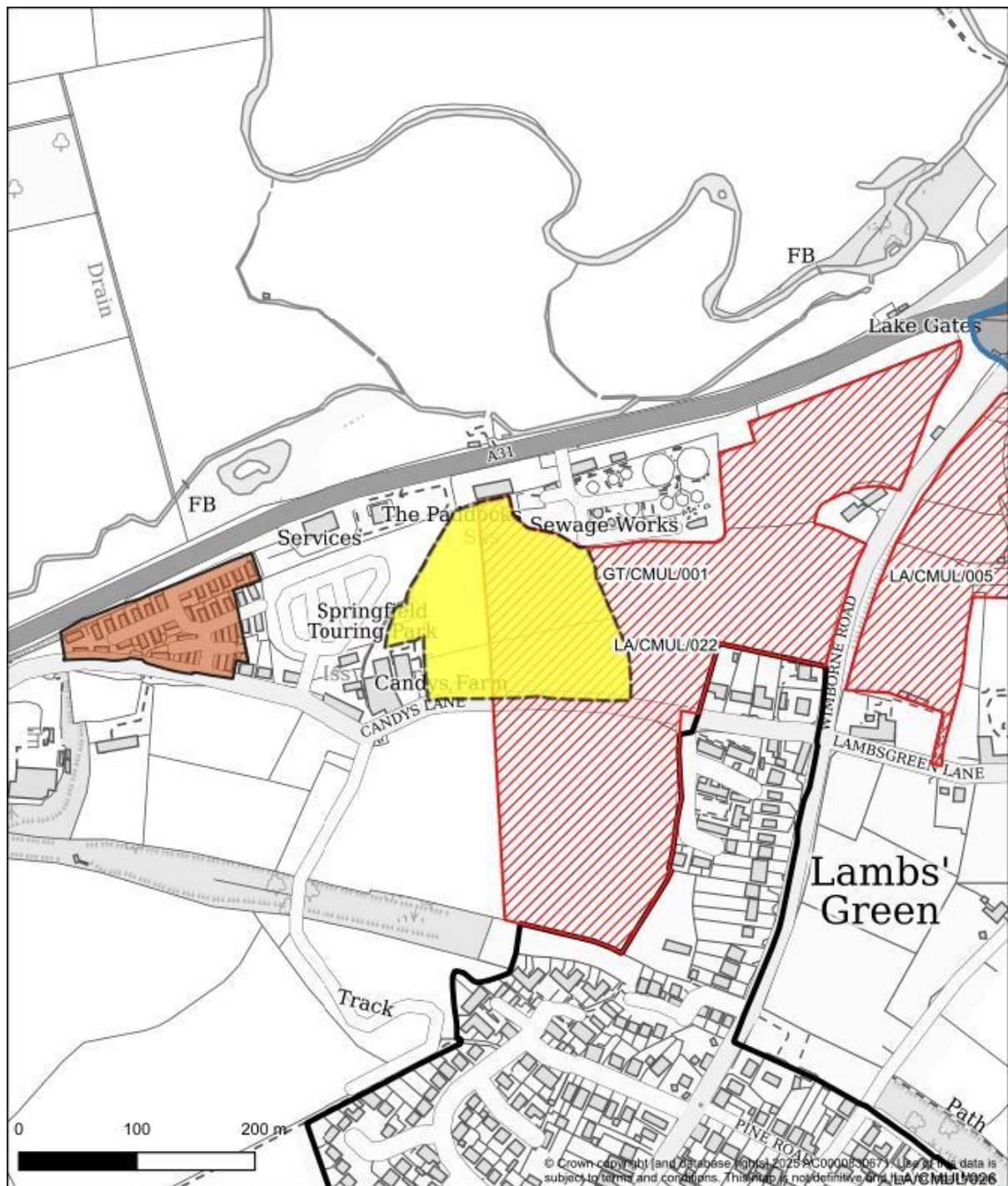
GT/CHOK/001 - Dovecot Farm

Site name	Dovecot Farm
Site reference	GT/CHOK/001
Site area (ha)	0.16
Parish/Settlement	Child Okeford
Estimated number of pitches/plots	2 pitches
Allocation type	Expansion

Consideration	Summary	Proposed approach
Proposal	Expansion of the existing site to form 2 additional Traveller pitches	
Specific design requirements	To the north east of Child Okeford, there are a loose collection of homes to the east of the site as well as countryside.	Appropriate density, scale and layout of development for the rural location.
Natural environment and ecology	<p>Site is within amber risk zone for Great Crested Newt.</p> <p>Note proximity between the site and Bryanston Site of Special Scientific Interest. Records priority species near to the site.</p> <p>Site enclosed with hedgerows and some trees on adjacent land.</p>	<p>Provide mitigation strategy for this protected species.</p> <p>Retain hedgerow, and form buffer around hedgerow and trees on adjacent land.</p>
Landscape and visual	Potential for some localised effects on landscape character.	Retain/improve trees and landscape screening along the site's boundaries.
Heritage	Child Okeford Conservation Area is located to the south of the site (approximately 750 metres), and Hambledon Hill camp scheduled monument is located to the south east (also approximately 750 metres away).	Screen for potential effects of possible development and the heritage assets designation (including their setting).
Flood risk	<p>Potential risk of groundwater emergence.</p> <p>Site does not appear to be affected by flood risks, and there may be an opportunity to form a point of discharge</p>	<p>Site specific flood risk assessment required.</p> <p>Surface water discharge location to be identified</p>

	(watercourse to the north) to manage surface water run-off.	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>Right of way running adjacent to the site's south eastern edge. (Outside the site area).</p>	<p>Provision of vehicular, cycle, and pedestrian access onto Common Drove, linking in with existing cycle routes.</p> <p>The option relates to an established Traveller site with planning permission. Existing access arrangements may be appropriate for both current development and site option.</p> <p>Retain existing right of way.</p>

Corfe Mullen



Consultation sites

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

Existing allocations & consents

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

GT/CMUL/001 - County Farm - Candy's Lane

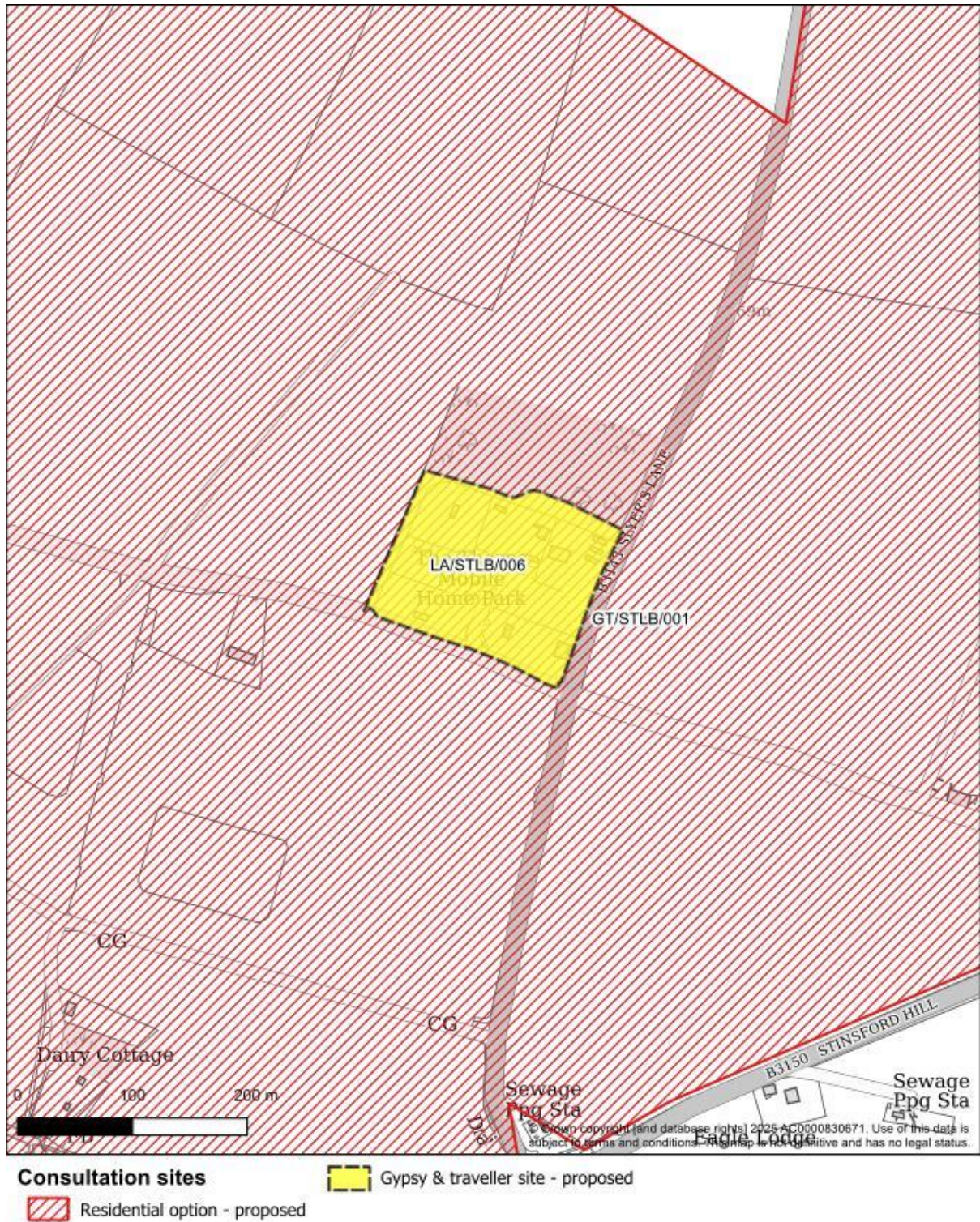
Site name	County Farm - Candy's Lane
Site reference	GT/CMUL/001
Site area (ha)	2.46
Parish/Settlement	Corfe Mullen
Estimated number of pitches/plots	10 pitches
Allocation type	New Allocation

Consideration	Summary	Proposed approach
Proposal	10 new Traveller pitches	
Specific design requirements	Site is positioned on greenfield land between the northern edge of Corfe Mullen and the A31.	Appropriate density, scale and layout of development for the edge of settlement location between Corfe Mullen and the A31.
Natural environment and ecology	<p>Site is within amber risk zone for Great Crested Newt.</p> <p>Potential priority habitat hedgerows, in addition to trees and scrub. (Existing habitat could support various priority species.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Detailed ecological assessment required, and where appropriate mitigation strategy for protected species. (Mitigation strategy should assess the potential impacts of external lighting on bats).</p> <p>Retain, and buffer, existing trees and hedgerows.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution.</p>
Landscape and visual	Re-development of the site could have impacts on local landscape character.	Sensitive design to respect the landscape character.
Heritage	<p>Potential direct or indirect impacts (setting) on designated heritage assets including:</p> <ul style="list-style-type: none"> Scheduled Monument positioned circa 400 metres to the north east Corfe Mullen Conservation Area listed buildings positioned circa 770 metres to the south west 	<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>

	<ul style="list-style-type: none"> High House Grade II listed building positioned circa 150 metres to the south east <p>Potential for non-designated heritage assets within the site (evidence of historic field, suggestions that there may be Medieval settlement and possibly Roman military remains here too).</p>	
Flood risk	Site does not appear to be affected by flood risk, but ordinary water course runs adjacent to the site's north western edge.	<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	<p>Proximity to wastewater treatment plant, and compatibility between land uses.</p> <p>Potential noise disturbance linked to traffic movement along the A31.</p>	<p>Complete assessment around whether smells from the wastewater treatment plant are likely to adversely affect prospective occupiers.</p> <p>Provision of appropriate noise assessment and mitigation.</p>
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	<p>Investigate, including engagement with National Highways, to determine the most appropriate point of access into the site (Candy's Lane or A31 across adjoining land).</p> <p>Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p>
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>Other site options being explored for this land including for employment land and new homes for the settled community.</p> <p>Wessex Water foul sewer crosses the site.</p> <p>Groundwater protection zone.</p> <p>Potential ground contamination.</p>	<p>Review opportunities for different land uses, and explore mixed use options that encourage effective use of the site taking account of planning issues and opportunities.</p> <p>Make arrangements for easement in respect to sewer, and take position of sewer into consideration when developing layout and access.</p> <p>Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.</p> <p>Conduct desk top survey for ground contamination, and where necessary site investigation and remediation.</p>

Dorchester

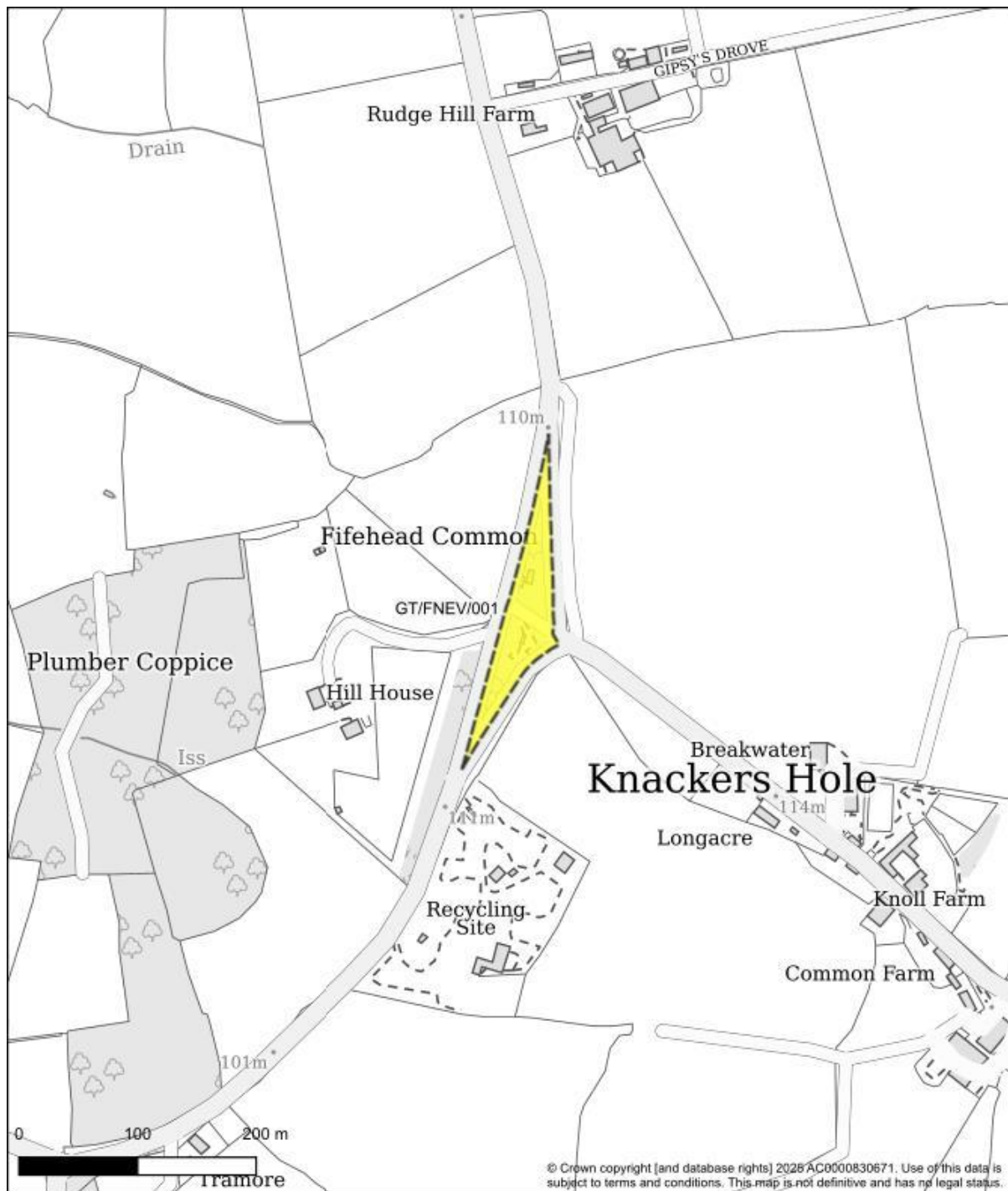


GT/STLB/001 - North of Dorchester

Site name	North of Dorchester
Site reference	GT/STLB/001
Site area (ha)	2.56
Parish/Settlement	Stinsford
Estimated number of pitches/plots	7 plots
Allocation type	New Allocation

Consideration	Summary	Proposed approach
Proposal	7 permanent plots for Travelling Showpeople. These plots already exist and are subject to temporary permission.	Allocation of the land may enable permanent provision of 7 plots.
Specific design requirements	Countryside location. Falls within North of Dorchester masterplan area.	Site should be considered as part of the wider development proposal.
Natural environment and ecology	Hedgerows across and around site. Priority habitat woodland to the north.	Retain, and buffer, hedgerows. Ensure buffer and control light spill on boundaries and to woodland to the north.
Landscape and visual	Re-development of the site could have impacts on local landscape character.	Sensitive design to respect the landscape character.
Heritage	No heritage constraints evident.	
Flood risk	No major constraints.	Infiltration into soil may need to be investigated (including winter groundwater monitoring). Surface water discharge location needs to be identified.
Amenity, health, education	Site is relatively close to Dorchester.	
Transport (access and movement)	Public footpath lies to the west of the site. No bus service.	Provision of vehicular, cycle, and pedestrian access linking in with existing cycle routes.
Other issues	The site has temporary planning permission and is an existing Travelling Showpeople yard. Groundwater protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

Fifehead Neville



Consultation sites

Gypsy & traveller site - proposed

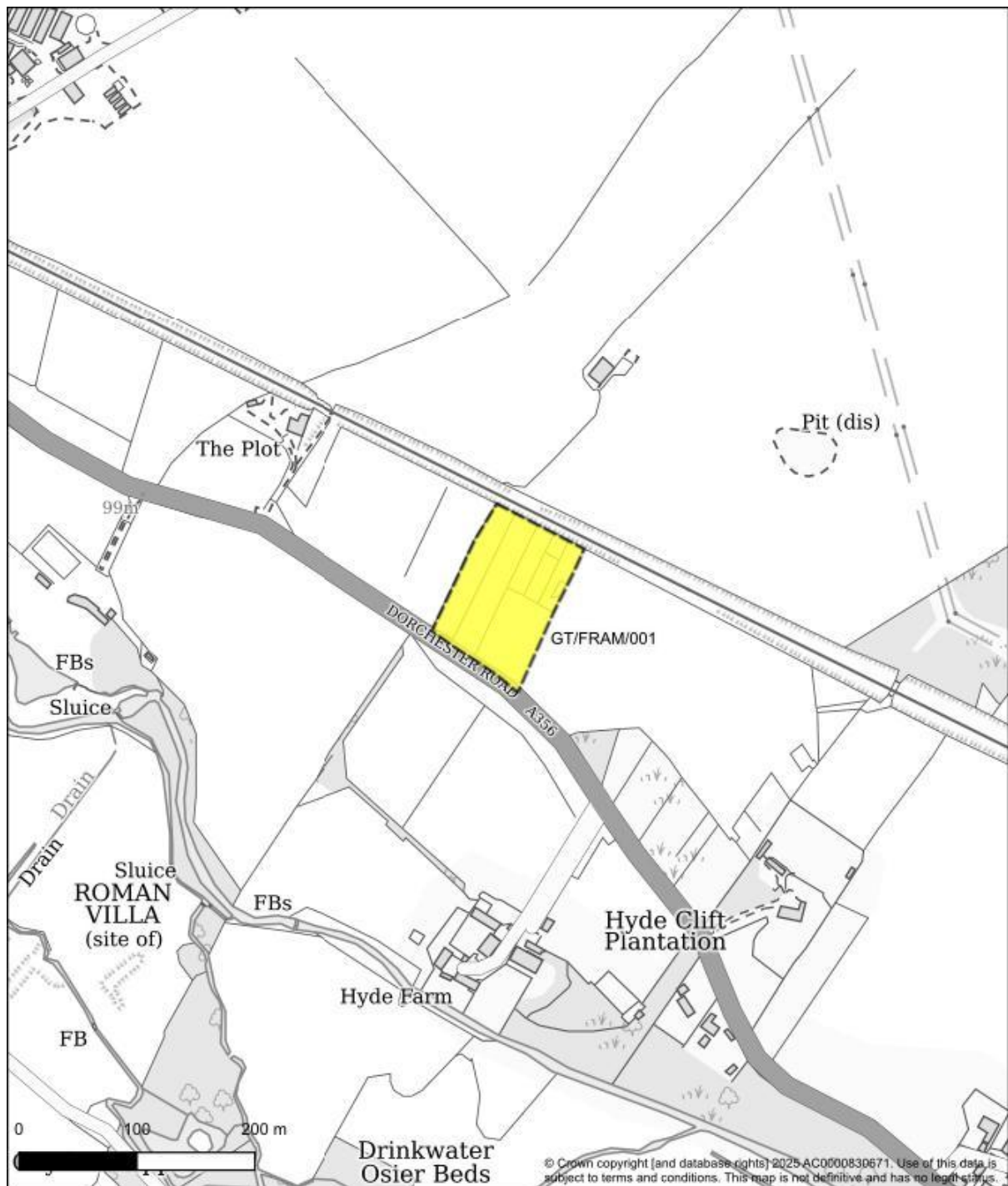
GT/FNEV/001 - Fifehead Common, Fifehead Neville

Site name	Fifehead Common, Fifehead Neville
Site reference	GT/FNEV/001
Site area (ha)	0.62
Parish/Settlement	Fifehead Neville
Estimated number of pitches/plots	4 pitches
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 4 existing Traveller pitches	
Specific design requirements	A rural location, positioned between Sturminster Newton and Okeford Fitzpaine.	Appropriate density of development for this rural location.
Natural environment and ecology	<p>Trees and shrub habitat within the site. Also potential for priority species within the site.</p> <p>Ancient woodland located around 250 metres to the west of the site.</p>	<p>Retain trees, and buffer area around trees to avoid harmful impacts. Assess whether mitigation strategy is required for protected species.</p> <p>Complete assessment to determine whether Traveller use is likely to lead to loss or deterioration of nearby ancient woodland.</p> <p>May be limited opportunities for intensification of the existing use because of tree and shrub coverage across the site.</p>
Landscape and visual	Potential effects on local landscape character.	Retain trees and landscape screening along and around site's boundaries.
Heritage	No specific issues identified.	
Flood risk	Pockets of moderate and high surface water flood risk next to the site's north eastern and south eastern boundaries on the adjacent highway.	<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>

		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. Right of way crosses the site.	Provision of vehicular, cycle, and pedestrian access onto adjoining highway, linking in with existing cycle routes. Review and consider whether existing point of access needs to be improved through visibility splays, surfacing for access and appropriate geometry for the junction. Retain existing right of way.
Other issues	Potentially contaminated land to the south of the site.	Conduct contaminated land desktop study, and where necessary conduct further site investigations and develop remediation measures.

Frampton



Consultation sites

 Gypsy & traveller site - proposed

GT/FRAM/001 - Land to the north west of Marl House

Site name	Land to the north west of Marl House
Site reference	GT/FRAM/001
Site area (ha)	1.10
Parish/Settlement	Frampton
Estimated number of pitches/plots	1 pitch
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 1 existing Traveller pitch	Pitch number reflects that assessed as needed in the latest Traveller accommodation assessment or GTAA.
Specific design requirements	A rural location, positioned between Frampton and Maiden Newton.	Appropriate density, layout and scale of development for this rural location.
Natural environment and ecology	Site comprises rough grassland and some scattered trees. Northern part of the site, next to the railway line, within an area identified as an existing 'ecological network'. The site is within the Poole Harbour Catchment.	Retain and buffer the areas around existing trees. Focus development in the southern part of the site, and seek to achieve net gains in biodiversity in the northern part of the site closest to railway line. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site lies within the National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	No specific issues identified.	
Flood risk	Site does not appear to be affected by flood risks. No clear point of discharge for surface water run-off from development.	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 vehicular, cycle, and pedestrian access onto A356, linking in with existing cycle routes (including Sustans Cycle Route 26).

		The new point of access will need to be positioned to provide 150 metres of unobstructed line of sight in both directions – this may prove challenging to achieve in practice.
Other issues	Records of contaminated land to the north (adjacent to the railway line) and south of the site.	Conduct desk top study, and where necessary site investigations and remediation measures.

Gillingham



Consultation sites

 Gypsy & traveller site - proposed

GT/GILL/001 - Land at Woodhouse Cross

Site name	Land at Woodhouse Cross
Site reference	GT/GILL/001
Site area (ha)	0.21
Parish/Settlement	Gillingham
Estimated number of pitches/plots	3 pitches
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 3 existing Traveller pitches	
Specific design requirements	A rural location positioned between the north western edge of Gillingham and the A303.	Appropriate density, scale and layout of development for rural location.
Natural environment and ecology	Boundary hedgerows and scrub vegetation within the site.	Retain hedgerows, and buffer the areas around these features.
Landscape and visual	Potential 'localised' effects on landscape character.	Sensitive design to respect the landscape character.
Heritage	No specific issues identified.	
Flood risk	<p>Potential risk of groundwater emergence.</p> <p>Small pocket of low surface water flood risk within the site option.</p> <p>Need to identify a point of connection for discharge of surface water run-off.</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 B3081, linking in with existing cycle routes. (Ensure that existing access is suitable having regard

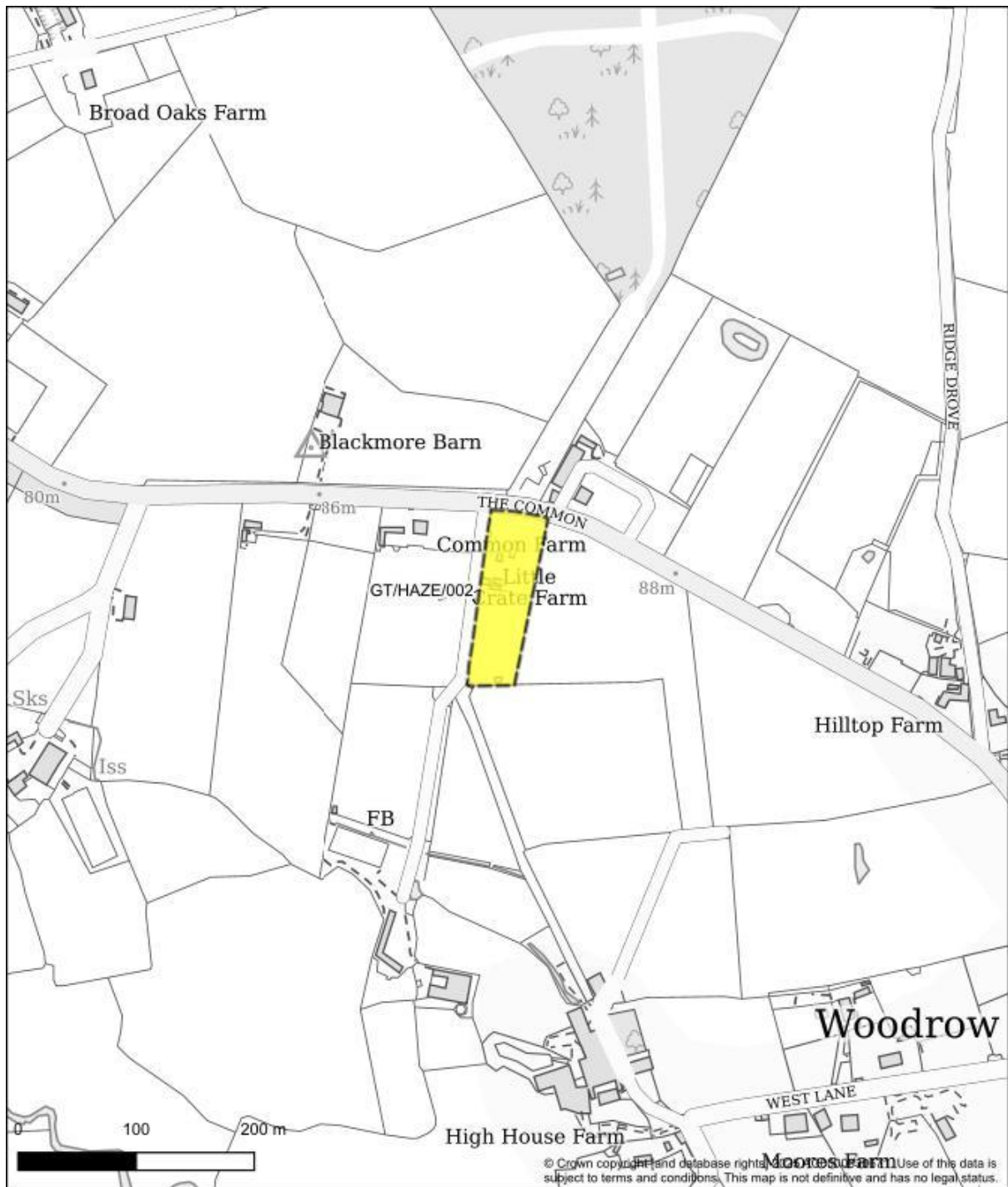
		to visibility splays, surfacing and geometry).
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Hazelbury Bryan



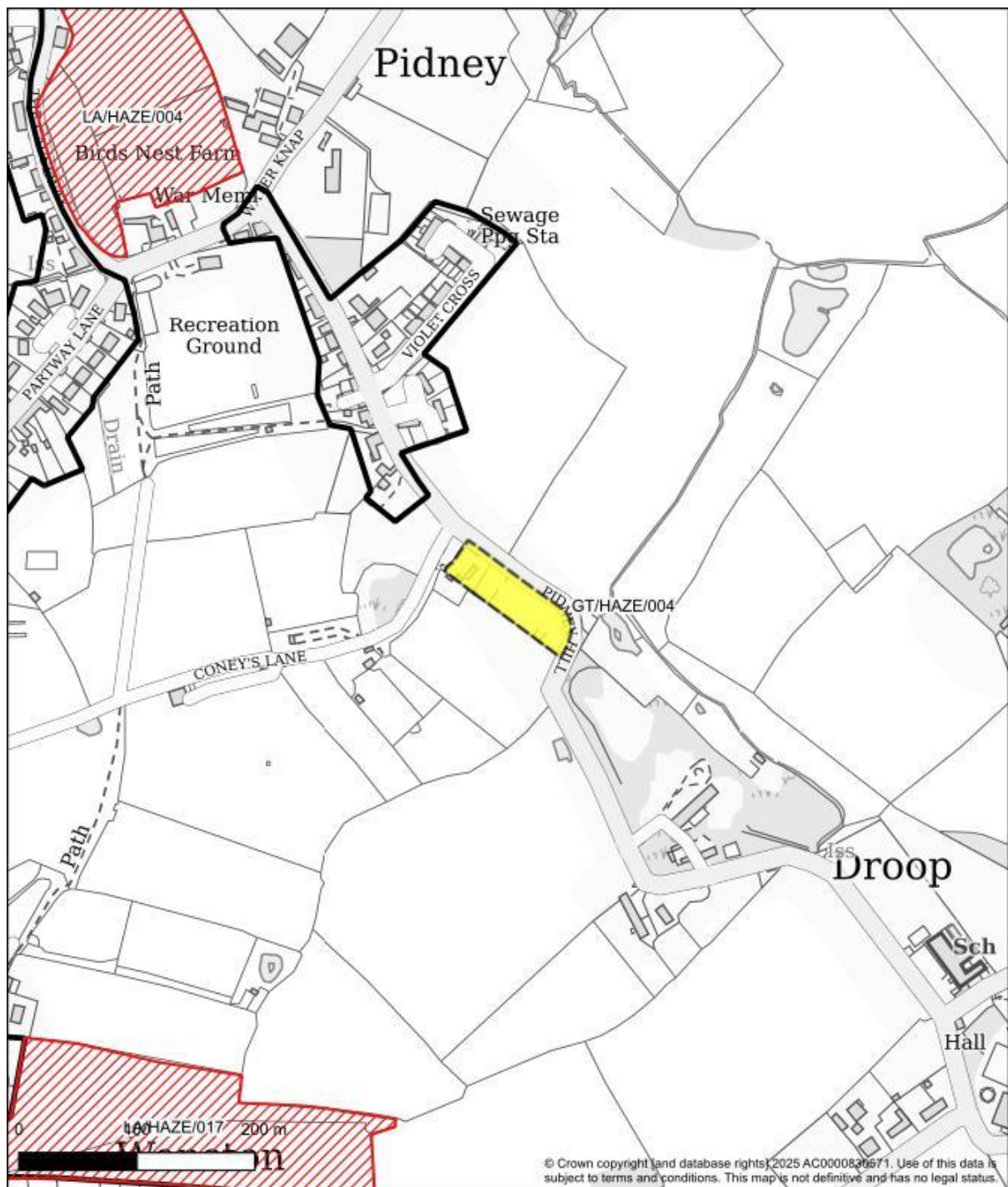
Consultation sites

 Gypsy & traveller site - proposed



Consultation sites

 Gypsy & traveller site - proposed



Consultation sites

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

Existing allocations & consents

- Settlement boundary - existing

GT/HAZE/001 - Land Thickthorn Lane

Site name	Land Thickthorn Lane
Site reference	GT/HAZE/001
Site area (ha)	0.27
Parish/Settlement	Hazelbury Bryan
Estimated number of pitches/plots	1 pitch
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 1 existing Traveller pitch	Pitch number reflects that assessed as needed in the latest Traveller accommodation assessment or GTAA.
Specific design requirements	A rural location positioned to the south east of Hazelbury Bryan.	Appropriate density of development for rural location.
Natural environment and ecology	Site enclosed with hedgerows and some trees. Site is within amber risk zone for Great Crested Newt.	Retain, and buffer, boundary hedgerows and trees. Provide mitigation strategy for this protected species.
Landscape and visual	The site lies within the National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	No specific issues identified.	
Flood risk	Site does not appear to be affected by flood risk. No obvious discharge point for surface water run-off from development.	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.	Retain vehicular access onto Thickthorn Lane, and investigate provision of cycle and pedestrian access.

GT/HAZE/002 - Little Crate Farm

Site name	Little Crate Farm
Site reference	GT/HAZE/002
Site area (ha)	0.66
Parish/Settlement	Hazelbury Bryan
Estimated number of pitches/plots	1 pitch
Allocation type	Intensification

Consideration	Summary	Proposed approach
Proposal	Intensify the existing site to form 1 additional Traveller pitch	Pitch number reflects that assessed as needed in the latest Traveller accommodation assessment or GTAA.
Specific design requirements	A rural location positioned to the north west of Hazelbury Bryan.	Appropriate density, layout and scale of development for rural location.
Natural environment and ecology	<p>Potential priority habitat hedgerows. Rough grassland in the southern part of the site. The site may support priority species.</p> <p>Site is within amber risk zone for Great Crested Newt.</p> <p>Site is opposite a nature reserve (Alners Gorse Reserve) and Site of Special Scientific Interest (SSSI) (Blackmore Vale Commons and Moors).</p> <p>Records of priority species near to the site.</p>	<p>Retain, and buffer, boundary hedgerows, reptile mitigation may be required.</p> <p>Provide mitigation strategy for this protected species.</p> <p>Seek to maintain and enhance ecological connectivity between the options site and Alners Gorse Reserve and SSSI.</p>
Landscape and visual	Potential 'localised' effects on landscape character.	Sensitive design to respect the landscape character.
Heritage	No specific issues identified.	
Flood risk	<p>Site does not appear to be affected by flood risk.</p> <p>No obvious discharge point for surface water run-off from 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	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 'The Common', linking in with existing

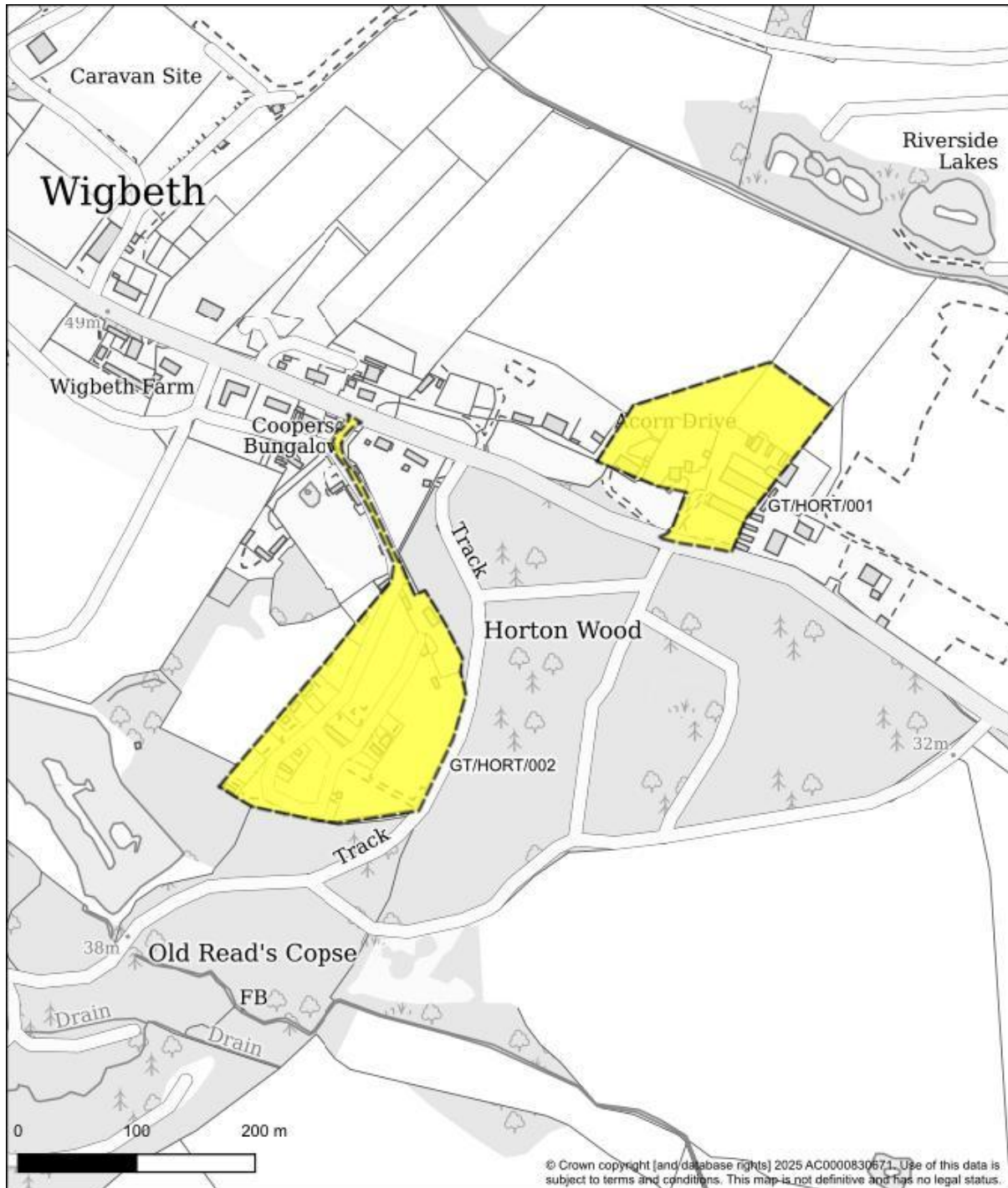
		cycle routes. (Existing site lines from junction will need to be improved to support intensification of the current use).
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GT/HAZE/004 - My Tan

Site name	My Tan
Site reference	GT/HAZE/004
Site area (ha)	0.10
Parish/Settlement	Hazelbury Bryan
Estimated number of pitches/plots	2 pitch
Allocation type	Expansion

Consideration	Summary	Proposed approach
Proposal	Expansion of the existing site to form 2 additional Traveller pitches.	Pitch number reflects that assessed as needed in the latest Traveller accommodation assessment or GTAA.
Specific design requirements	A rural location close to south eastern edge of Hazelbury Bryan.	Appropriate density, layout and scale of development for rural location.
Natural environment and ecology	Potential priority habitat hedgerows. Site is within amber risk zone for Great Crested Newt.	Retain, and buffer, boundary hedgerows. Provide mitigation strategy for this protected species.
Landscape and visual	Potential 'localised' effects on landscape character.	Sensitive design to respect the landscape character.
Heritage	No specific issues identified.	
Flood risk	Site does not appear to be affected by flood risk. No clear point of discharge for surface water run-off from the development.	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 vehicular, cycle, and pedestrian access onto 'Pidney Hill', linking in with existing cycle routes. (Existing site lines from junction will need to be improved to support intensification of the current use).

Horton



Consultation sites

 Gypsy & traveller site - proposed

GT/HORT/001 - Twin Acorn

Site name	Twin Acorn (or Acorn Business Park? Or Twin Accord as referenced in 1027 GTAA) BH21 7JJ
Site reference	GT/HORT/001
Site area (ha)	1.68
Parish/Settlement	Horton
Estimated number of pitches/plots	2 pitches
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 2 existing Traveller pitches.	Pitch number reflects that assessed as needed in the latest Traveller accommodation assessment or GTAA.
Specific design requirements	A rural location to the west of Verwood.	Appropriate density of development for rural location.
Natural environment and ecology	<p>Site is within amber risk zone for Great Crested Newt.</p> <p>The site is within 5km of Dorset Heathland.</p> <p>The site is within 13.8km New Forest.</p> <p>Note presence of scattered trees growing across the site and a pond.</p> <p>Horton Wood to the south is defined as ancient woodland.</p>	<p>Provide mitigation strategy for this protected species.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution.</p> <p>Provide mitigation for recreational impacts on the New Forest.</p> <p>Retain, and buffer, trees and pond.</p> <p>Assess potential impacts (specifically whether it would result in loss or deterioration to the wood) of development on Horton Wood</p>
Landscape and visual	Potential 'localised' effects on landscape character.	Sensitive design to respect the landscape character.
Heritage	No specific issues identified.	
Flood risk	<p>Site does not appear to be affected by flood risk.</p> <p>No obvious discharge point for surface water run-off from 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	No specific issues identified	

Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	<p>Provision of vehicular, cycle, and pedestrian access onto Horton Drive, linking in with existing cycle routes.</p> <p>Review the design and condition of existing visibility splays to determine whether improvements required.</p>
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	Review of site boundaries.	Taking account of responses to consultation and existing land uses, review site boundaries.

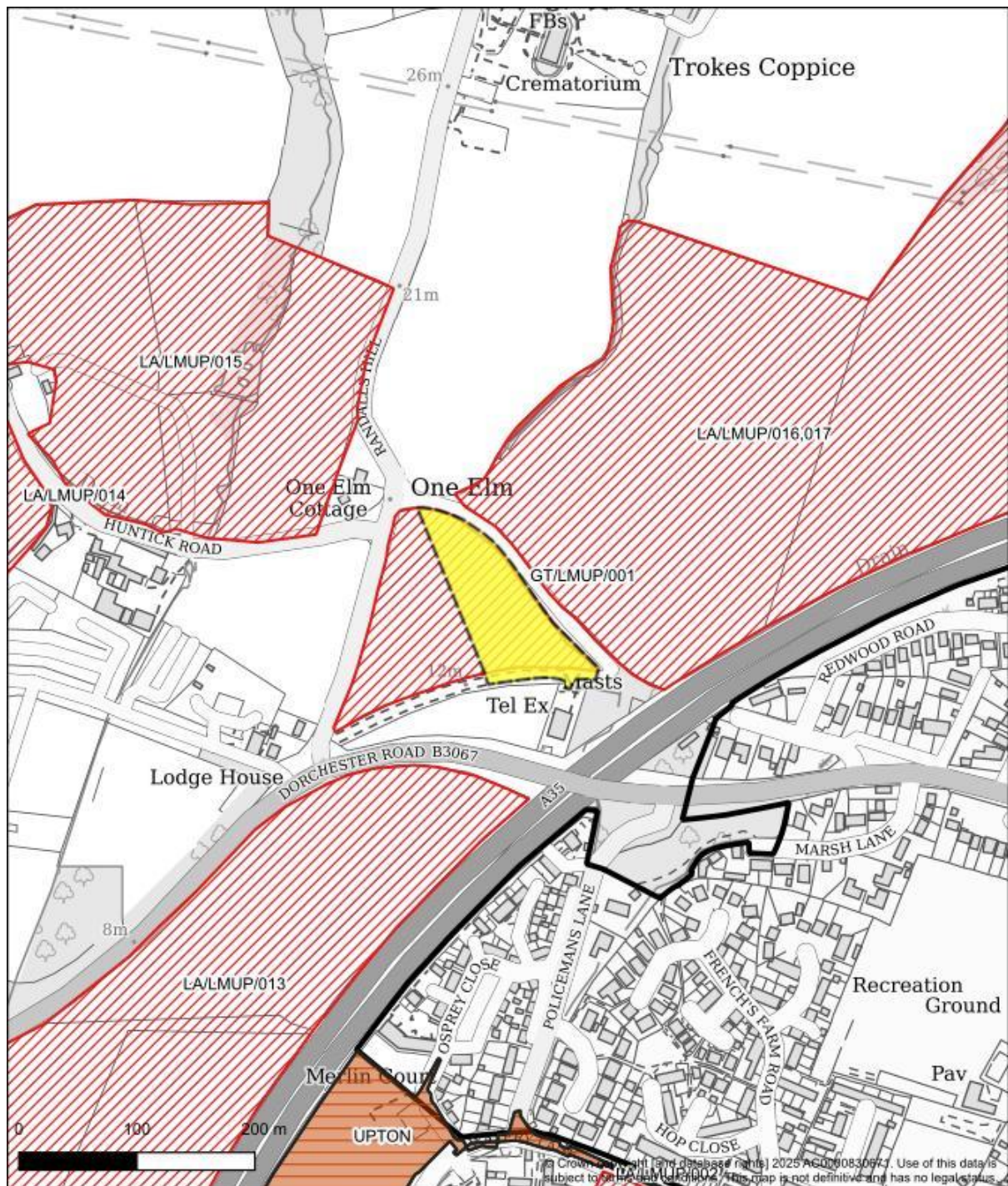
GT/HORT/002 - Land at Wigbeth Farm

Site name	Land at Wigbeth Farm
Site reference	GT/HORT/002
Site area (ha)	2.56
Parish/Settlement	Horton
Estimated number of pitches/plots	15 pitches
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 15 existing pitches.	Pitch number reflects that assessed as needed in the latest Traveller accommodation assessment or GTAA.
Specific design requirements	A rural location to the west of Verwood.	Appropriate density of development for rural location.
Natural environment and ecology	<p>Pockets of grassland in the site may hold botanical interest (records of Dorset Notable Plant species on this site). Habitat in the site may support reptiles, Badgers and Hedgehog.</p> <p>Site is within amber risk zone for Great Crested Newt (comprising a population centre and important connecting habitat for the species).</p> <p>The site is within 5km of Dorset Heathland.</p> <p>The site is within 13.8km New Forest.</p> <p>Horton Wood (adjacent to the site's eastern boundary) is defined as ancient woodland and Site of Nature Conservation Interest.</p>	<p>Ecological assessment required, and seek to retain and buffer ecologically significant grassland habitats.</p> <p>Provide mitigation strategy for this protected species.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution.</p> <p>Provide mitigation for recreational impacts on the New Forest.</p> <p>Assess potential impacts (specifically whether it would result in loss or deterioration to the wood) of development on Horton Wood ancient woodland.</p>
Landscape and visual	Potential 'localised' effects on landscape character.	Sensitive design to respect the landscape character.
Heritage	No specific issues identified	
Flood risk	Site does not appear to be affected by flood risk.	Surface water discharge location to be identified

	No obvious discharge point for surface water run-off from development.	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 vehicular, cycle, and pedestrian access onto Horton Drive, 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.

Lytchett Minster and Upton



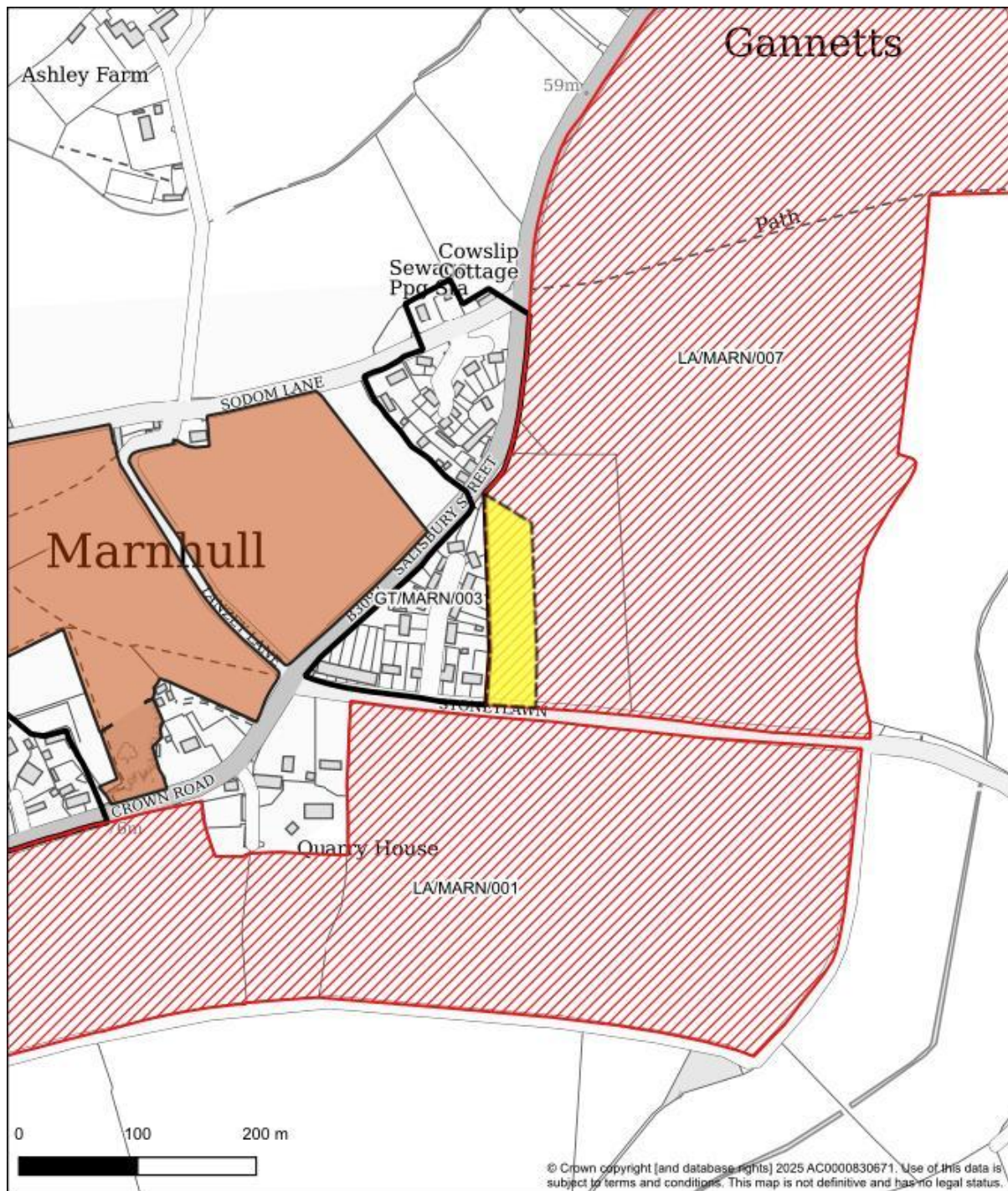
GT/LMUP/001 - Land adjacent to Telephone Exchange

Site name	Land adjacent to Telephone Exchange
Site reference	GT/LMUP/001
Site area (ha)	0.99
Parish/Settlement	Lytchett Minster and Upton
Estimated number of pitches/plots	10 pitches
Allocation type	New Allocation

Consideration	Summary	Proposed approach
Proposal	10 new Traveller pitches	
Specific design requirements	Edge of settlement location, to the west of Upton.	Appropriate density of development for the location.
Natural environment and ecology	<p>Mature trees and hedgerow at the site boundaries. Areas of unmanaged grassland.</p> <p>The site lies within 5km of Dorset Heathlands.</p> <p>The site is within the Poole Harbour Catchment.</p>	<p>Retain boundary hedgerows, further ecological survey to identify priority habitats.</p> <p>Production of a lighting strategy to minimise impacts on protected bat species.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution.</p> <p>Development will need to ensure nitrogen neutrality.</p>
Landscape and visual	Closely related to Upton, within proximity to heritage assets.	Retain and improve trees and landscape screening along the site boundaries.
Heritage	The site is within proximity to designated heritage assets (including Lytchett Minster Conservation Area and listed building). Potential direct or indirect impacts (setting) on designated heritage assets.	Thoroughly assess asset's significance and potential impacts of development. Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	<p>Potential risk of groundwater emergence.</p> <p>No other major constraints regarding flooding, subject to identification of a suitable surface water discharge location.</p>	<p>Site specific flood risk assessment required.</p> <p>Identify a suitable surface water discharge location. Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>

Amenity, health, education	The site is near to the A35 trunk road.	Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Lack of footway into the local centre. Nearby bus stops.	Provide appropriate pedestrian, cycle, and vehicular access linking in with existing cycle routes. Provision of appropriate visibility splays, surfacing, and geometry. Provide forward signage warning of pedestrians in road.
Green belt	Within the South-east Dorset 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	The site is part of a larger area proposed as an option for development of housing for the settled community. Nearby potential employment site identified.	Consider the integration of Traveller pitches within the wider site. Layout of pitches to take into account potential wider development of housing for the settled community. Ensure employment uses are appropriate adjacent to a residential site.

Marnhull



Consultation sites

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

Existing allocations & consents

- Settlement boundary - existing
- Residential permission - extant

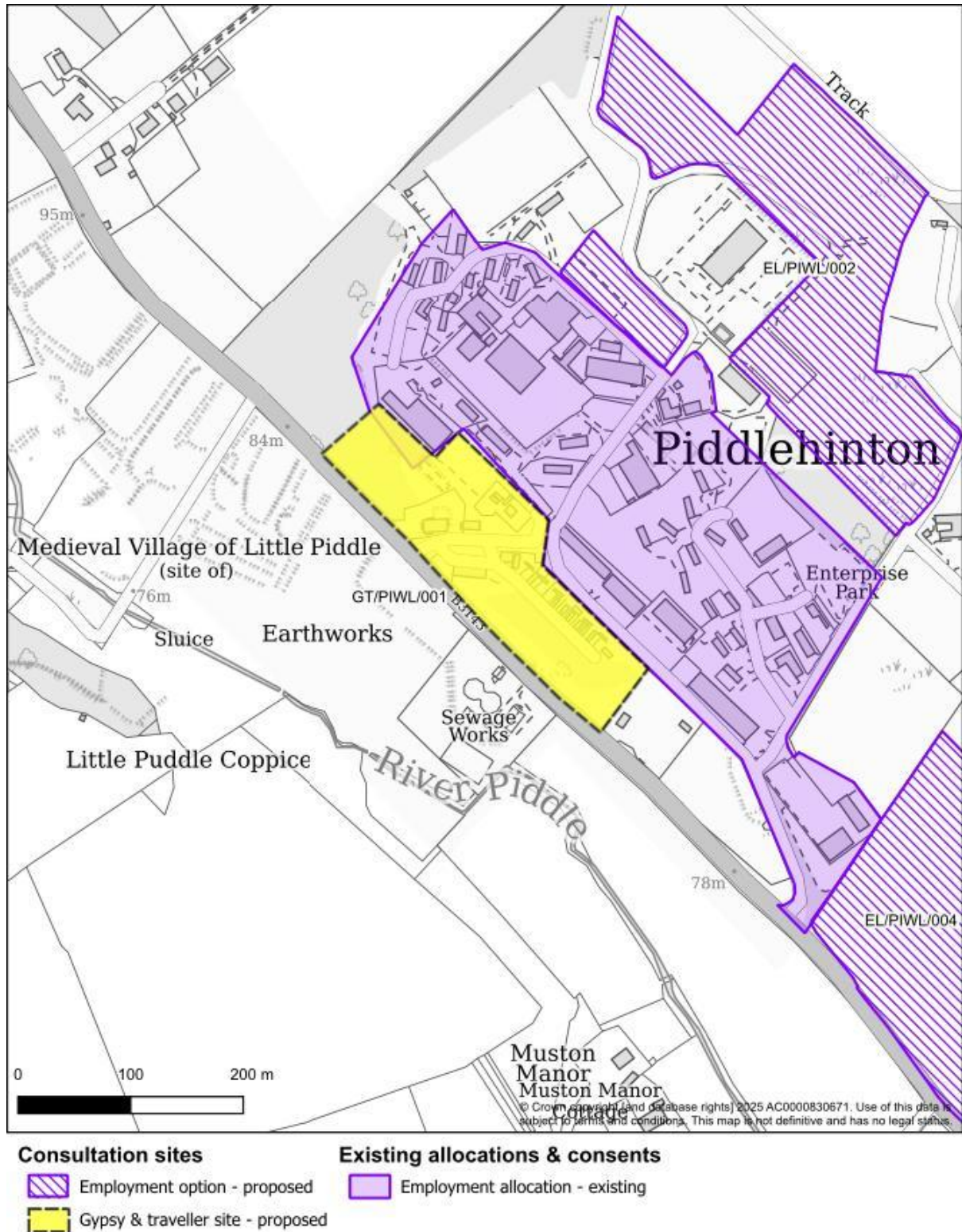
GT/MARN/003 - Land at Moorcourt Farm

Site name	Land at Moorcourt Farm
Site reference	GT/MARN/003
Site area (ha)	0.66
Parish/Settlement	Marnhull
Estimated number of pitches/plots	10 pitches
Allocation type	New Allocation

Consideration	Summary	Proposed approach
Proposal	10 new Traveller pitches.	
Specific design requirements	Edge of village location on the eastern side of Marnhull.	Appropriate density of development for the edge for the edge of village location.
Natural environment and ecology	Potential priority habitat hedgerows.	Retain boundary hedgerows, further ecological survey to identify priority habitats.
Landscape and visual	Adjacent to residential development to the west and part of a proposed option for wider residential development.	Retain boundary hedgerows and integrate development with wider proposals to minimise landscape and visual impacts.
Heritage	Limited heritage impacts.	
Flood risk	No major constraints to development with regard to flood risk, provided a surface water discharge location is identified.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Existing access from Stonelawn would likely require improvement. Lack of a bus service serving this location. Limited active travel opportunities due to remote location in relation to local amenities.	Provide appropriate pedestrian, cycle, and vehicular access linking in with existing cycle routes. Provision of appropriate visibility splays, surfacing, and geometry. Seek improvements to public transport in the area, alongside other proposed development. Provision of active travel routes alongside other proposed development in the area.
Other issues	The wider site is proposed as an option for development of	Consider the integration of Traveller pitches within the wider site. Layout of pitches to take

	<p>housing for the settled community.</p> <p>The wider site is in different ownership.</p>	<p>into account potential wider development of housing for the settled community.</p> <p>Use mechanisms to support comprehensive development of the site, such as master planning.</p>
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Piddlehinton



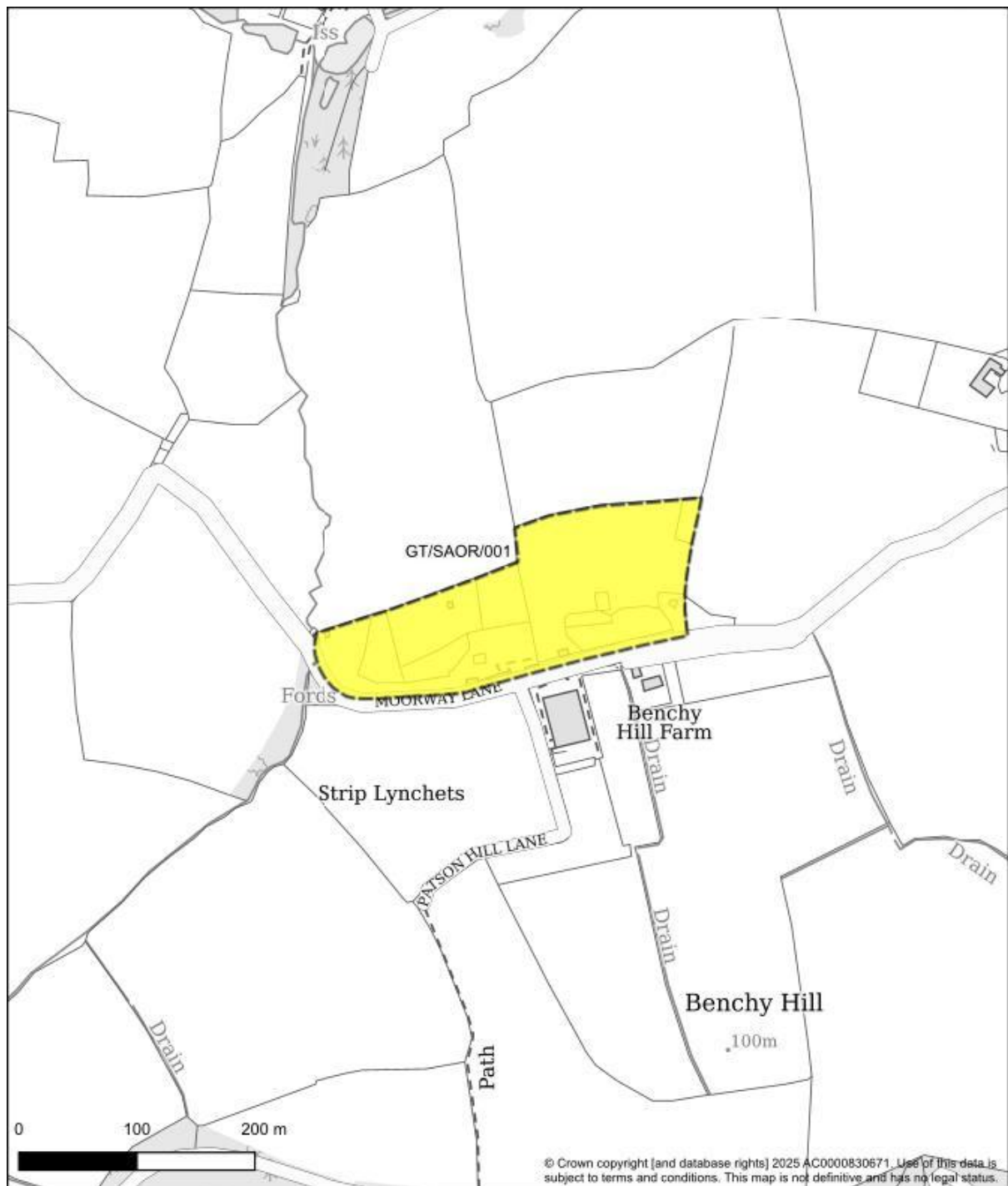
GT/PIWL/001 - Piddlehinton Gypsy Site

Site name	Piddlehinton Gypsy Site
Site reference	GT/PIWL/001
Site area (ha)	2.83
Parish/Settlement	Piddlehinton
Estimated number of pitches/plots	6 pitches
Allocation type	Intensification

Consideration	Summary	Proposed approach
Proposal	Intensify the existing site with 6 additional Traveller pitches, in line with implemented planning permission WD/D/19/001187.	
Specific design requirements	The site is adjacent to an existing Traveller site and has permission for 6 pitches which has been implemented.	Implement site design as agreed within planning permission WD/D/19/001187.
Natural environment and ecology	The site comprises existing trees and scrub, along with trees and hedgerows at its boundaries. The site is within the Poole Harbour Catchment.	Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Development will need to ensure nitrogen neutrality.
Landscape and visual	Adjacent to an existing Traveller site, and near to an existing employment site. Trees and hedgerows form the site boundaries around the southwestern, northeastern, and southeastern boundaries.	Retain boundary features to minimise impacts on landscape character.
Heritage	A scheduled monument lies across the road from the site. Potential direct or indirect impacts (setting) on designated heritage assets. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	A number of minor areas of surface water flooding. No major constraints to	Locate development outside areas affected by flood risk. Surface water discharge location

	development with regard to flood risk, provided a surface water discharge location is identified.	to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	The site is adjacent to the existing Piddlehinton Enterprise Park.	Consider the residential amenity of future occupiers of additional pitches, to ensure that adjacent and nearby uses do not have detrimental impacts on living conditions.
Transport (access and movement)	Existing access from the B3143. The site is remote in terms of access to local amenities however is adjacent to an existing Traveller site and has extant planning permission for enlargement.	Address access needs in line with extant planning permission.
Other issues	Groundwater protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

Sandford Orcas



Consultation sites

 Gypsy & traveller site - proposed

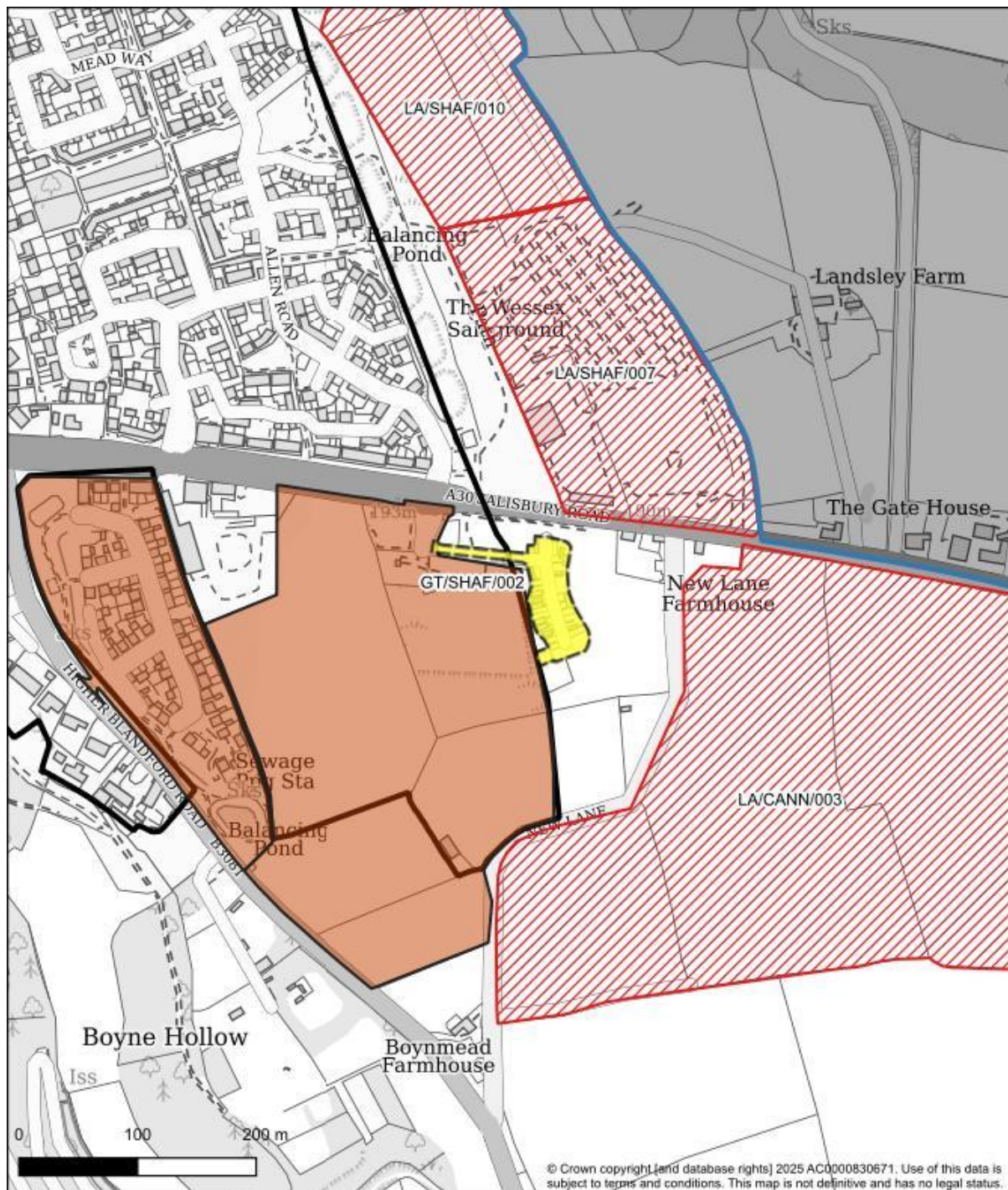
GT/SAOR/001 - By the Ford , also known as Land to the north of Moorway Lane

Site name	By the Ford , also known as Land to the north of Moorway Lane
Site reference	GT/SAOR/001
Site area (ha)	0.20
Parish/Settlement	Sandford Orcas
Estimated number of pitches/plots	2 pitches
Allocation type	Expansion



Consideration	Summary	Proposed approach
Proposal	Expansion of the existing site to form 2 additional Traveller pitches	A large area adjacent to an existing site which may accommodate modest expansion of 2 pitches.
Specific design requirements	Rural location adjacent to an existing Traveller site.	Appropriate design of development for the rural location.
Natural environment and ecology	<p>Potential priority habitat hedgerows to the north and south.</p> <p>Site is within amber risk zone for Great Crested Newt.</p>	<p>Retain boundary hedgerows, further ecological survey to identify priority habitats. Undertake a lighting strategy to mitigate impacts on hedgerows.</p> <p>Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.</p> <p>Provide mitigation strategy for protected species.</p>
Landscape and visual	Within the open countryside, potential landscape character impacts.	<p>Sensitive design and location of development to respect the landscape character.</p> <p>Retain and/or improve trees and landscape screening along the site boundaries.</p>
Heritage	Limited potential for heritage impacts. Within an area where Medieval contour strip lynchets have been recorded.	Sensitive design to ensure no major visual impact on surrounding lynchets.
Flood risk	No major constraints to development with regard to flood risk, provided a surface	Surface water discharge location to be identified.

	water discharge location is 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>Access via an unclassified road.</p> <p>Need for pedestrian/cycle connections.</p>	<p>Explore a potential need for highways and access improvements alongside development.</p> <p>Provision of cycle, and pedestrian access, linking in with existing routes.</p>




Shaftesbury



Consultation sites

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

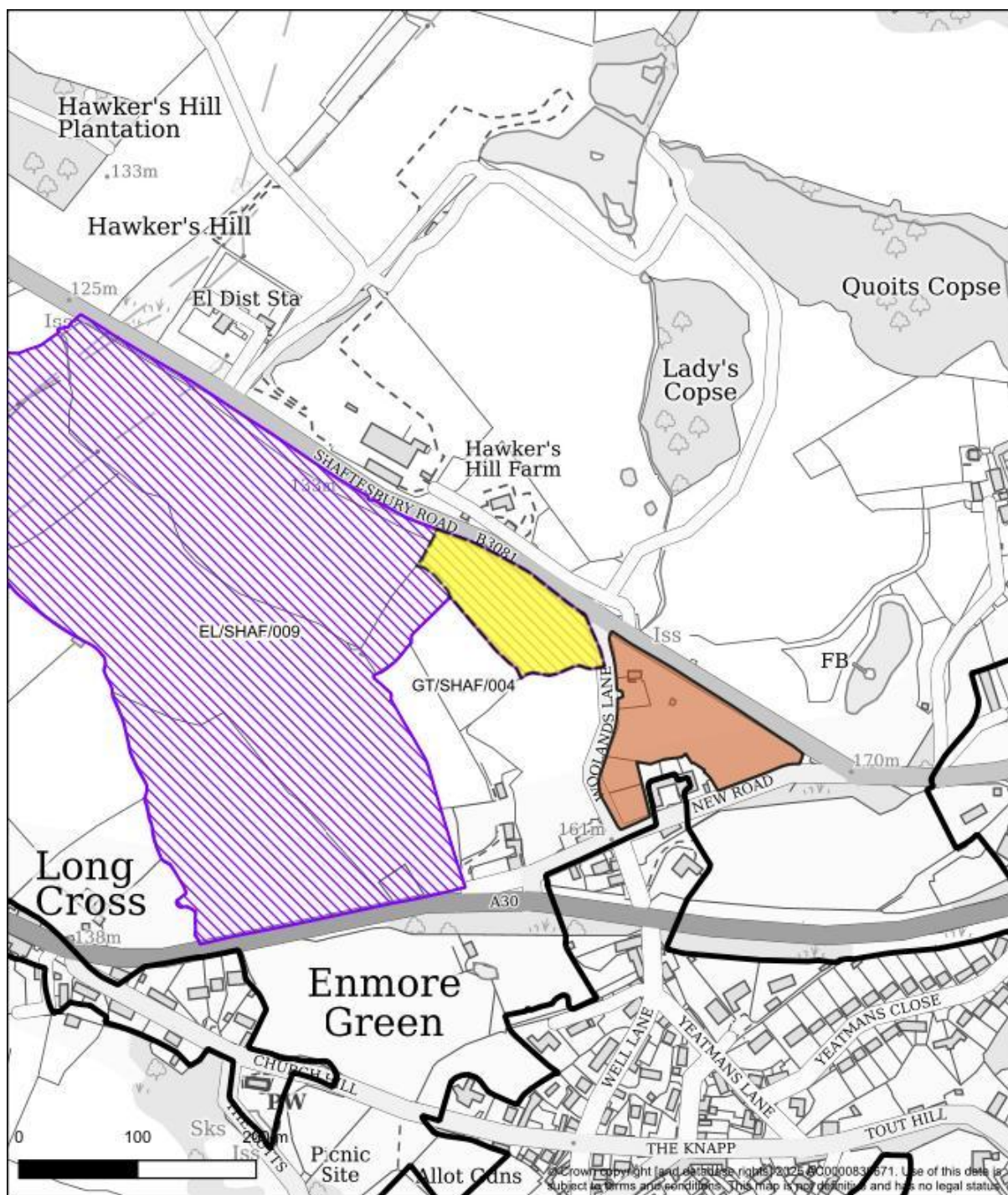
Existing allocations & consents

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





Consultation sites



 Gypsy & traveller site - proposed



Consultation sites

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

Existing allocations & consents

-  Settlement boundary - existing
-  Residential permission - extant

GT/SHAF/002 - Orchid View

Site name	Orchid View
Site reference	GT/SHAF/002
Site area (ha)	1.64
Parish/Settlement	Shaftesbury/Cann
Estimated number of pitches/plots	8 pitches
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	<p>Authorisation of 8 existing Traveller pitches.</p> <p>There is a current undetermined planning application for continued use of the site for 8 Traveller pitches. (P/FUL/2022/01761).</p>	This is an existing Traveller site which has previously been subject to several temporary planning permissions. The latest of which has expired.
Specific design requirements	An existing site.	
Natural environment and ecology	The site is located close to the boundary for the hydrological catchment for the River Avon.	<p>The issue of wastewater discharge into the habitat site is under consideration through the current planning application.</p> <p>Development will need to ensure phosphate neutrality.</p>
Landscape and visual	An existing site – limited landscape and visual concern with continued use.	
Heritage	Limited heritage concern with continued use.	
Flood risk	There are no mapped flood extents across the site. However, the public road providing access may be subject to flooding.	A potential need for further analysis of flood risk on the public access road, and mitigation to ensure safe access and egress to the site.
Amenity, health, education	An existing site – limited amenity, health and education concern.	
Transport (access and movement)	<p>Limited transport concern with continued use.</p> <p>The site is crossed by several public rights of way footpaths.</p>	<p>A need to ensure appropriate visibility splays, surfacing and geometry of access are provided.</p> <p>The pitch layout should have regard to these existing rights of way</p>
Other issues	The site is owned and managed by Dorset Council.	Investigation and assessment to determine the potential impact of

	Groundwater protection zone.	development on the water source and to identify appropriate mitigation.
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GT/SHAF/003 - St James Common

Site name	St James Common
Site reference	GT/SHAF/003
Site area (ha)	0.60
Parish/Settlement	Cann
Estimated number of pitches/plots	6 pitches
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 6 Traveller pitches on the site, which has previously been subject to unauthorised Traveller use.	
Specific design requirements	A rural location to the south of Shaftesbury.	Appropriate density of development for the rural location.
Natural environment and ecology	<p>Site is within amber risk zone for Great Crested Newt.</p> <p>The site comprises some rough grassland and boundaries of strong hedgerow and trees, with a copse immediately to the west. Records priority species nearby.</p>	<p>Provide mitigation strategy for protected species.</p> <p>Retain boundary hedgerows, further ecological survey to identify priority habitats. Include a buffer to the northwest, and avoid external lighting that affects habitats.</p> <p>Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on any priority habitats.</p>
Landscape and visual	Potential for some localised visual impacts but development is unlikely to have wider effects on the landscape character.	
Heritage	Limited heritage concern.	
Flood risk	No major constraints regarding flooding.	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 vehicular, cycle, and pedestrian access linking in with existing cycle routes. (Ensure

	The site is crossed by several public rights of way footpaths.	that existing access is suitable having regard to visibility splays, surfacing and geometry). The pitch layout should have regard to existing rights of way
Other issues	The site comprises registered common land.	Explore the availability of the site for development.

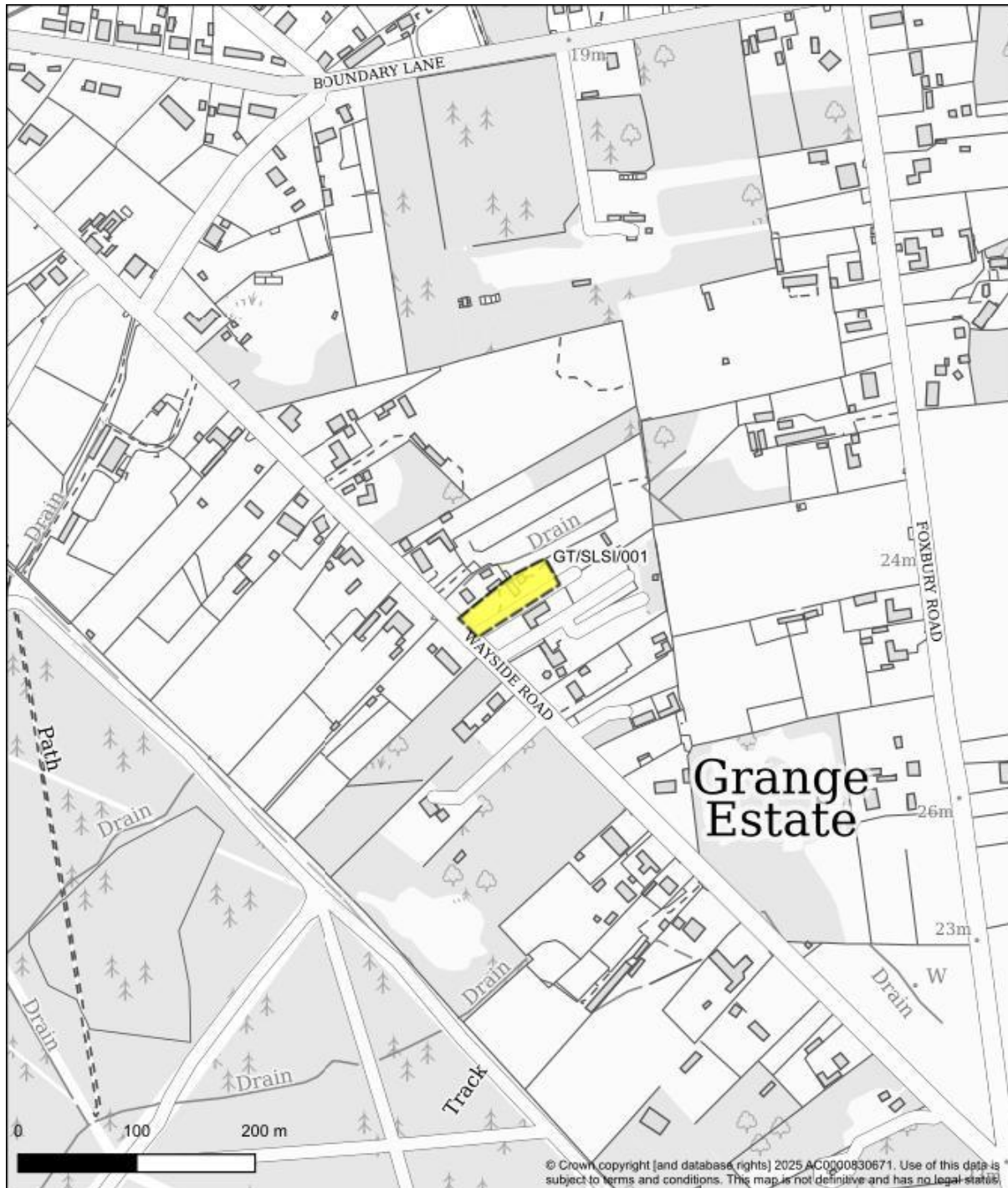
GT/SHAF/004 - Land at Enmore Green

Site name	Land at Enmore Green
Site reference	GT/SHAF/004
Site area (ha)	0.93
Parish/Settlement	Shaftesbury
Estimated number of pitches/plots	10 pitches
Allocation type	New Allocation

Consideration	Summary	Proposed approach
Proposal	10 new Traveller pitches.	
Specific design requirements	The site lies at the northwestern edge of Shaftesbury. Dispersed residential development to the south west and edge of the settlement to the south east.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Site is within amber risk zone for Great Crested Newt (comprising a population centre and important connecting habitat for the species). Potentially important grassland in the northwestern area. Potential priority habitat hedgerows.	Retain boundary hedgerows and any grassland of interest, with provision of an appropriate wildlife buffer if needed. Undertake further ecological survey to identify priority habitats.
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.	Retain/improve trees and landscape screening along the site boundaries. Sensitive design to respect the landscape character.
Heritage	Shaftesbury Conservation Area lies around 150m to the south of the site.	Sensitive design to preserve or enhance the conservation area's character or appearance.
Flood risk	No major constraints regarding flooding. The wider area is affected by tracts of low, moderate and high surface water 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>Potential for access to be formed from the B3081.</p> <p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>The has site previously been safeguarded through North Dorset Local Plan (2003) to form a link road between B3081 and the A30 (Policy SB17).</p>	<p>Provide suitable pedestrian, cycle, and vehicular access, linking in with existing cycle routes.</p> <p>Provide appropriate visibility splays, surfacing and geometry of access. This may require the removal of large lengths of hedgerow.</p>
Other issues	<p>The site is part of a wider option for an employment allocation (EL/SHAF/009).</p> <p>The site lies on Council owned land.</p>	<p>Consider the integration of Traveller pitches within the wider site. Layout of pitches to take into account potential employment development.</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>

St Leonards & St Ives



Consultation sites

 Gypsy & traveller site - proposed

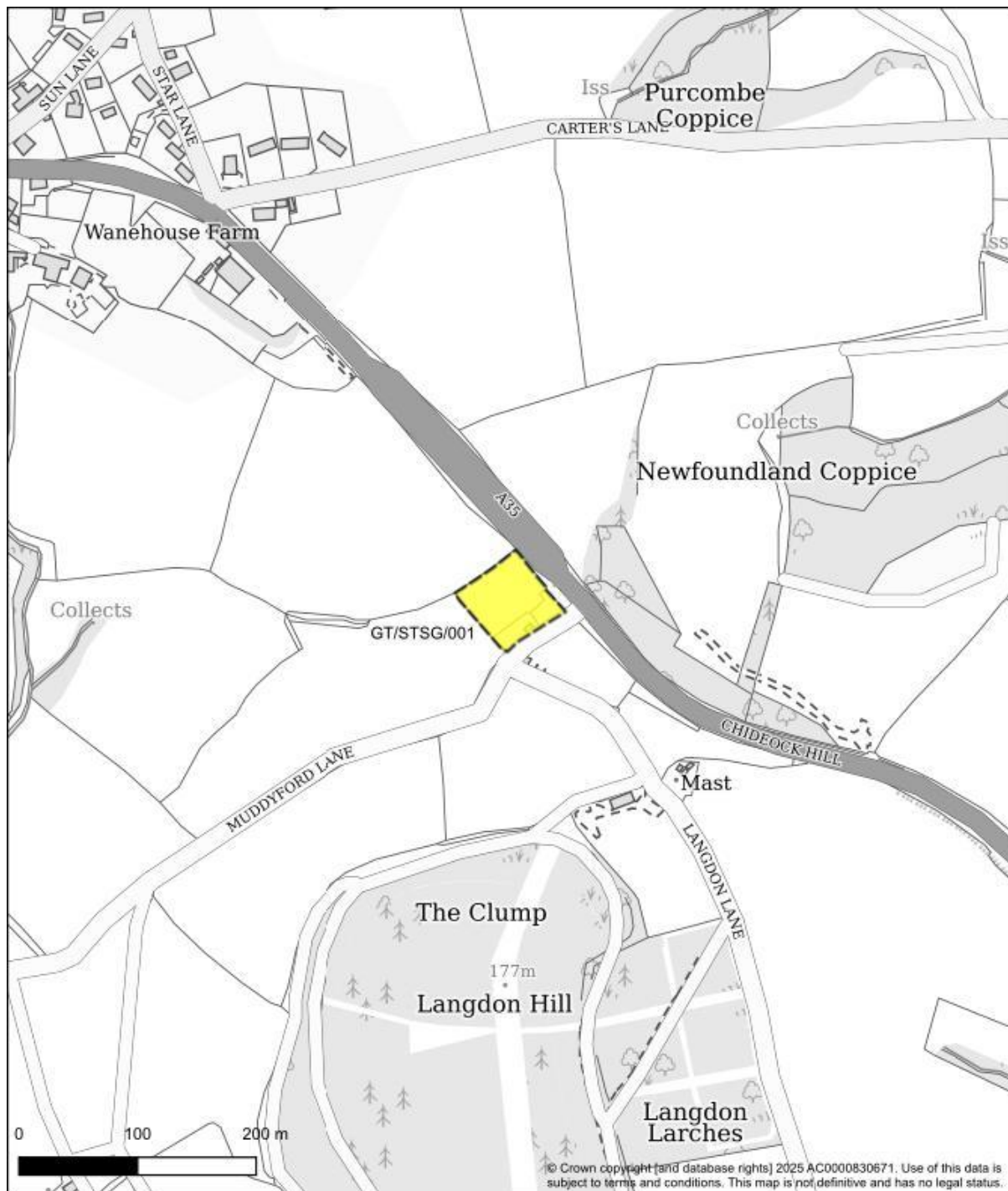
GT/SLSI/001 - 51 Wayside

Site name	51 Wayside
Site reference	GT/SLSI/001
Site area (ha)	0.22
Parish/Settlement	St. Leonards and St. Ives
Estimated number of pitches/plots	2 pitches
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 2 existing Traveller pitches.	
Specific design requirements	The site is in a rural location.	Appropriate density of development for the rural location.
Natural environment and ecology	<p>The site is mainly laid to hardstanding, with an area of grassland in the west surrounded by mature hedgerows. Mature tree within the site.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain boundary hedgerows. Potentially provide a buffer to boundary habitats and any mature trees within the site.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution.</p>
Landscape and visual	An existing unauthorised site. There are unlikely to be significant local landscape impacts.	Retain boundary hedgerows to reflect the rural location.
Heritage	Limited heritage concern.	
Flood risk	<p>Potential risk of groundwater emergence.</p> <p>There are also a few minor areas of surface water flooding within the site. Otherwise, no major constraints regarding flooding.</p>	<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	No specific issues identified	
Transport (access and movement)	An unadopted road with access from the A31.	Explore the suitability of the existing access for the proposed use of the site.
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.
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Stanton St. Gabriel



Consultation sites

 Gypsy & traveller site - proposed

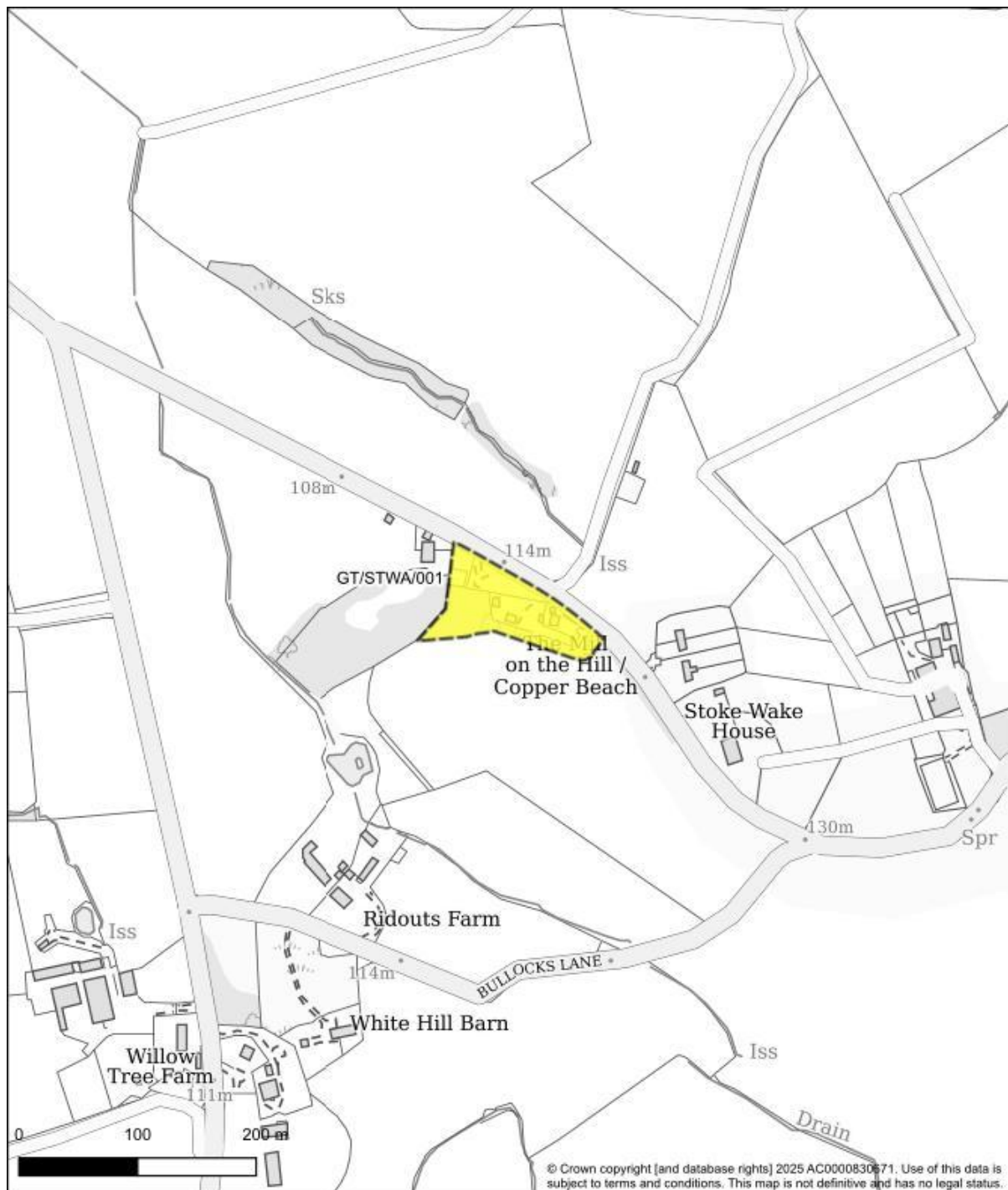
GT/STSG/001 - Muddiford Lane

Site name	Muddiford Lane
Site reference	GT/STSG/001
Site area (ha)	0.40
Parish/Settlement	Stanton St. Gabriel
Estimated number of pitches/plots	1 pitch
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 1 existing Traveller pitch.	Authorisation would enable regularisation and potential for improvement to site.
Specific design requirements	Rural location.	Appropriate density of development.
Natural environment and ecology	Land to south east, and on north side of A35, mapped as existing ecological network. Area to northwest of hardstanding comprises grassland and hedgerows form boundaries.	Retain and buffer hedgerows.
Landscape and visual	Site is within Dorset National Landscape and Heritage Coast.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Sensitive design to conserve special character of Heritage Coast.
Heritage	Two Grade II listed buildings lie 700m to the west of the site.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	No major constraints regarding flooding.	A surface water discharge location will need to be identified.
Amenity, health, education	The site adjoins the A35 – potential for noise impacts on residents from the adjacent trunk road.	Provision of appropriate noise assessment and mitigation
Transport (access and movement)	A public right of way runs along the western boundary. Access from busy Chideock Hill (A35). Adverse impact of	Retain and buffer the footpath. Provision of Transport Assessment and consultation with National Highways.

	<p>vehicles exiting the site and turning right, across traffic on the A35.</p> <p>Residents could access facilities in Chideock via rights of way but likely to be car reliant. Closest bus stops are either Chideock or Morcombelake.</p>	
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Stoke Wake



Consultation sites

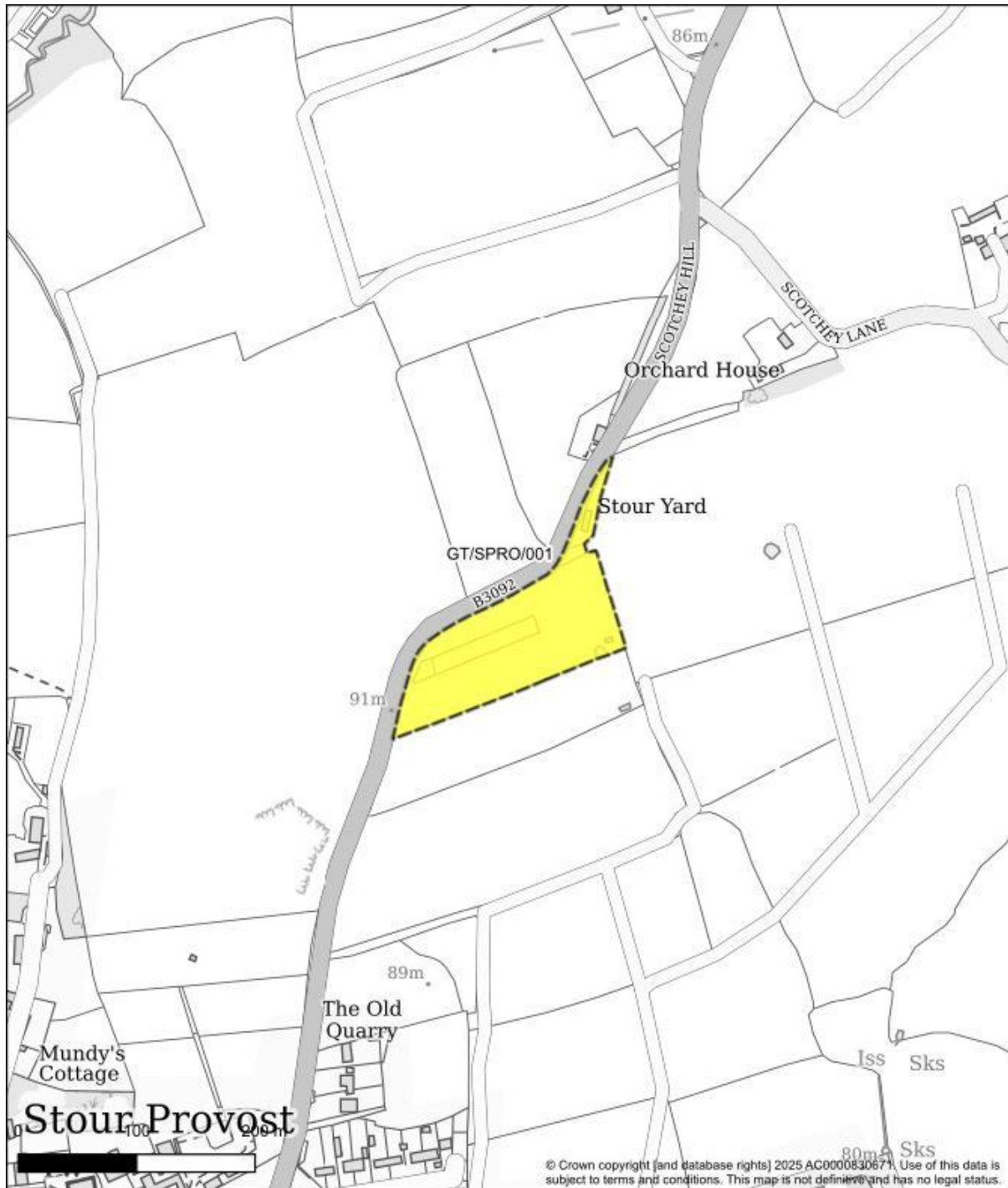
 Gypsy & traveller site - proposed

GT/STWA/001 - Copper Beach

Site name	Copper Beach
Site reference	GT/STWA/001
Site area (ha)	0.23
Parish/Settlement	Stoke Wake
Estimated number of pitches/plots	2 pitches
Allocation type	Expansion

Consideration	Summary	Proposed approach
Proposal	Expansion of the existing site to form 2 additional Traveller pitches	
Specific design requirements	Rural location.	Appropriate density of development.
Natural environment and ecology	<p>The site is adjacent to woodland which is within the ecological network.</p> <p>Potential for protected species on site.</p> <p>Site is within amber risk zone for Great crested newts.</p>	<p>Retention of habitats that support protected species.</p> <p>Provide buffer to hedgerows and significant buffer to woodland.</p> <p>Provide mitigation strategy for protected species.</p> <p>Lighting mitigation.</p>
Landscape and visual	Re-development of the site could have impacts on local landscape character. White Hill is located to the south east.	Sensitive design to respect the landscape character.
Heritage	Grade II listed building located to the south west.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	There are a few minor areas of surface water flooding.	A surface water discharge location will need to be identified.
Amenity, health, education	Potential for noise impacts on residents from the adjacent rural road.	Provision of appropriate noise assessment and mitigation
Transport (access and movement)	Use existing access point. Remote rural location with limited opportunities for active travel and use of public transport.	Upgrade access to provide appropriate visibility splays, surfacing and geometry. If not, provided then unacceptable

Stour Provost



Consultation sites

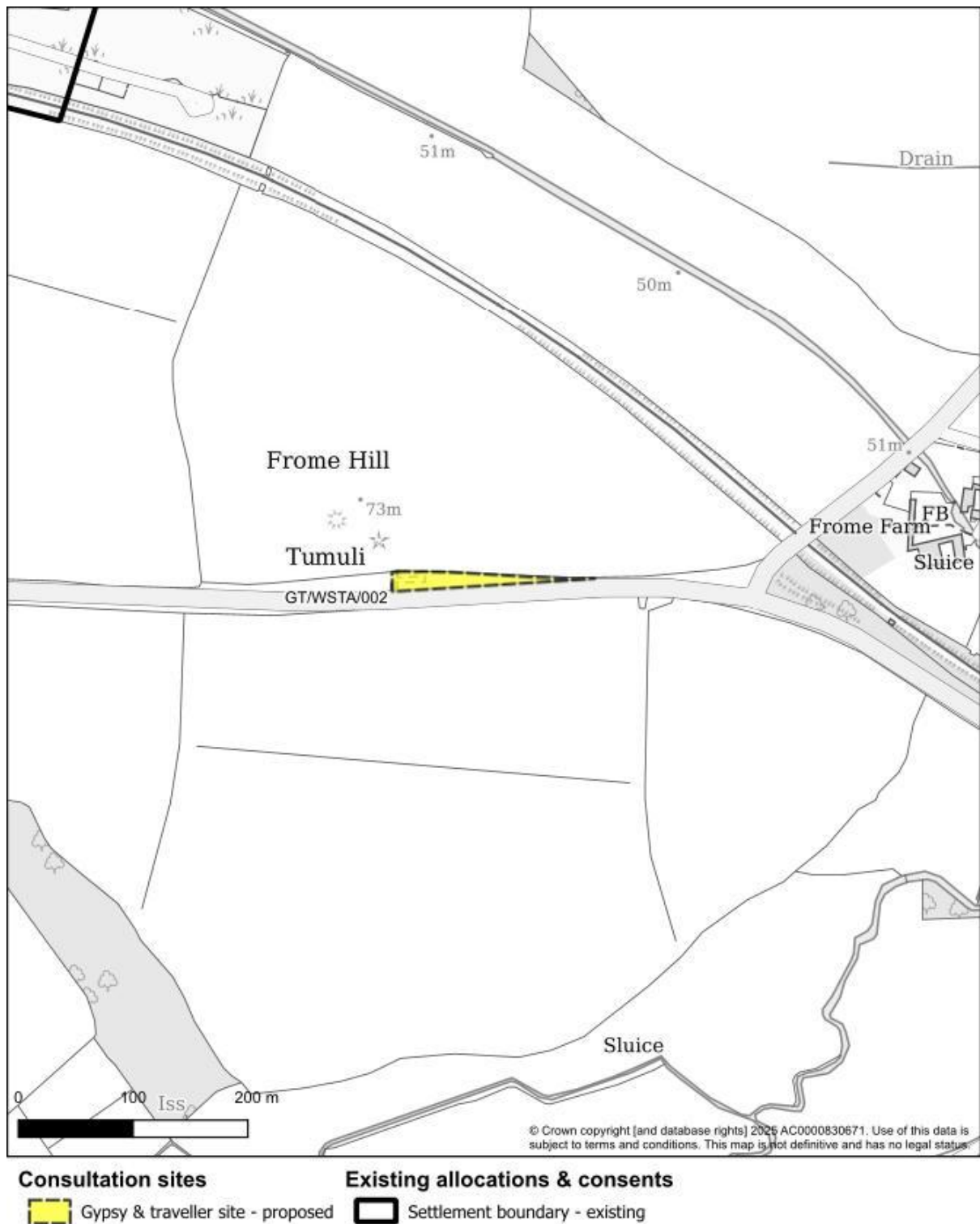
Gypsy & traveller site - proposed

GT/SPRO/001 - Stour Yard

Site name	Stour Yard
Site reference	GT/SPRO/001
Site area (ha)	0.10
Parish/Settlement	Stour Provost
Estimated number of pitches/plots	1 pitch
Allocation type	Expansion

Consideration	Summary	Proposed approach
Proposal	Expansion of an existing site to form 1 additional Traveller pitch	
Specific design requirements	The site is in a rural location north of Marnhull.	Appropriate density of development for the rural location.
Natural environment and ecology	Mature hedgerows at the site boundaries, potentially supporting protected species. Site is within amber risk zone for Great Crested Newt.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provision of appropriate wildlife buffers Provide mitigation strategy for protected species.
Landscape and visual	A rural location with potential for localised landscape character impacts.	Sensitive design to respect the landscape character.
Heritage	Limited heritage concern.	
Flood risk	No major constraints regarding flooding.	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)	Potential highway safety issues with the site located on a bend. Need for suitable vehicular access and pedestrian/cycle connections. Public right of way crosses part of the site	Explore options for providing suitable access to the site, linking in with existing pedestrian and cycle routes. Provide appropriate visibility splays, surfacing and geometry of access. Retain existing right of way.
Other issues	Land ownership for the proposed expansion area is unknown.	

West Stafford



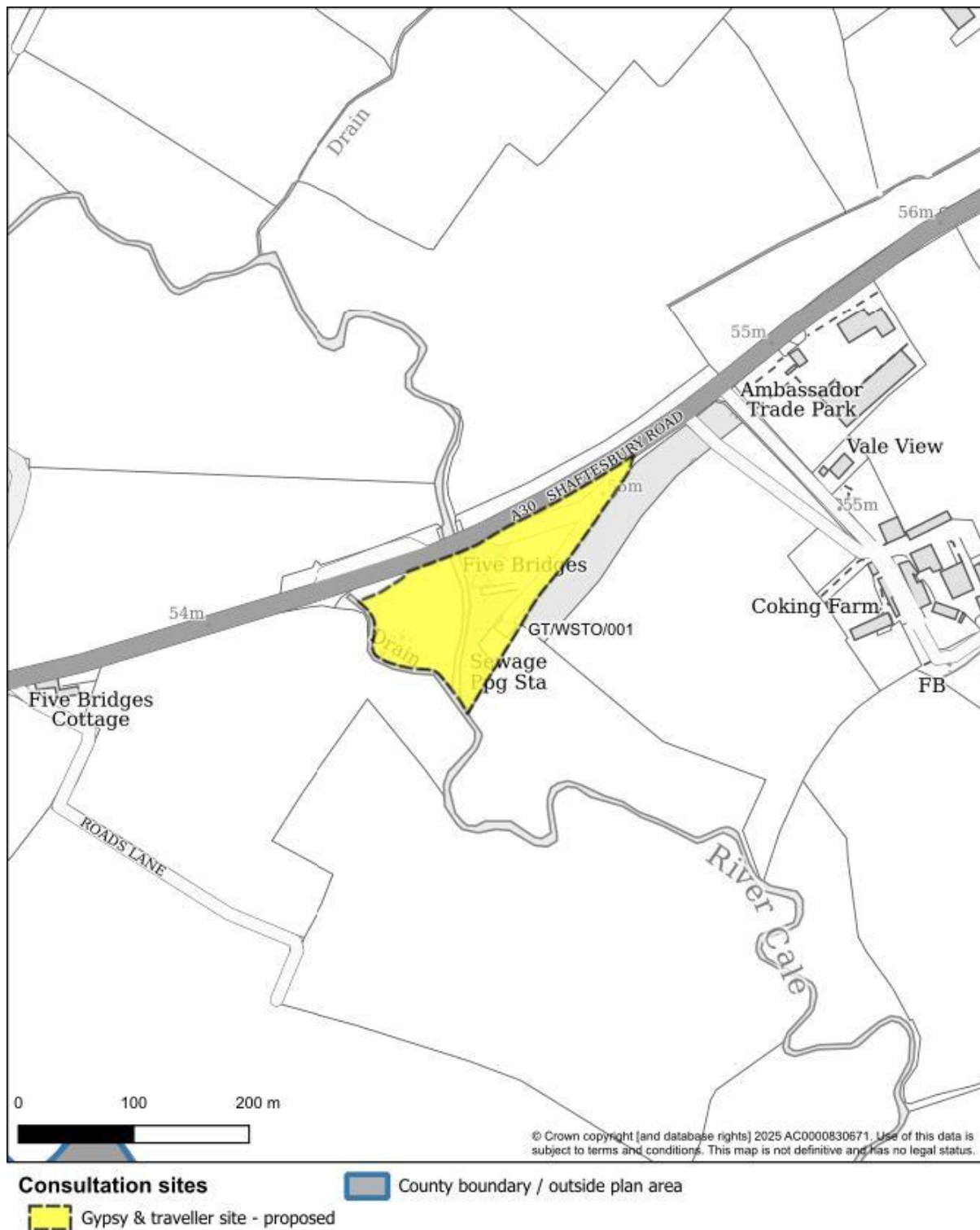
GT/WSTA/002 - Former highway north of B road

Site name	Former highway north of B road
Site reference	GT/WSTA/002
Site area (ha)	0.16
Parish/Settlement	West Stafford
Estimated number of pitches/plots	2 pitches
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 2 existing Traveller pitches.	
Specific design requirements	Countryside location, adjacent to road.	Appropriate density of development.
Natural environment and ecology	Mature hedgerows to the north and south. Local wildlife site lies to west of the access. The site is within the Poole Harbour Catchment.	Retain and buffer hedgerows. Provision of appropriate buffer to local wildlife site. Development will need to ensure nitrogen neutrality.
Landscape and visual	Limited visual impact.	
Heritage	The site is close to one of the elements of Scheduled Monument 1002463 (barrow cemetery). Potential direct or indirect impacts (setting) on the designated heritage asset.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Engage with Historic England.
Flood risk	No major constraints.	Surface water discharge location to be identified
Amenity, health, education	Site is in isolated location, although adjacent to road and cycleway. Reasonably close proximity to Dorchester.	
Transport (access and movement)	Narrow access leading onto a footway. Site is close to Dorchester. Some opportunity for active travel. Bus services along the A352 but no bus stops close to site.	Improve access - this will need to be widened to allow for 2 vehicles to pass one another.
Other issues	Groundwater protection zone.	Investigation and assessment to determine the potential impact of

		development on the water source and to identify appropriate mitigation.
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West Stour



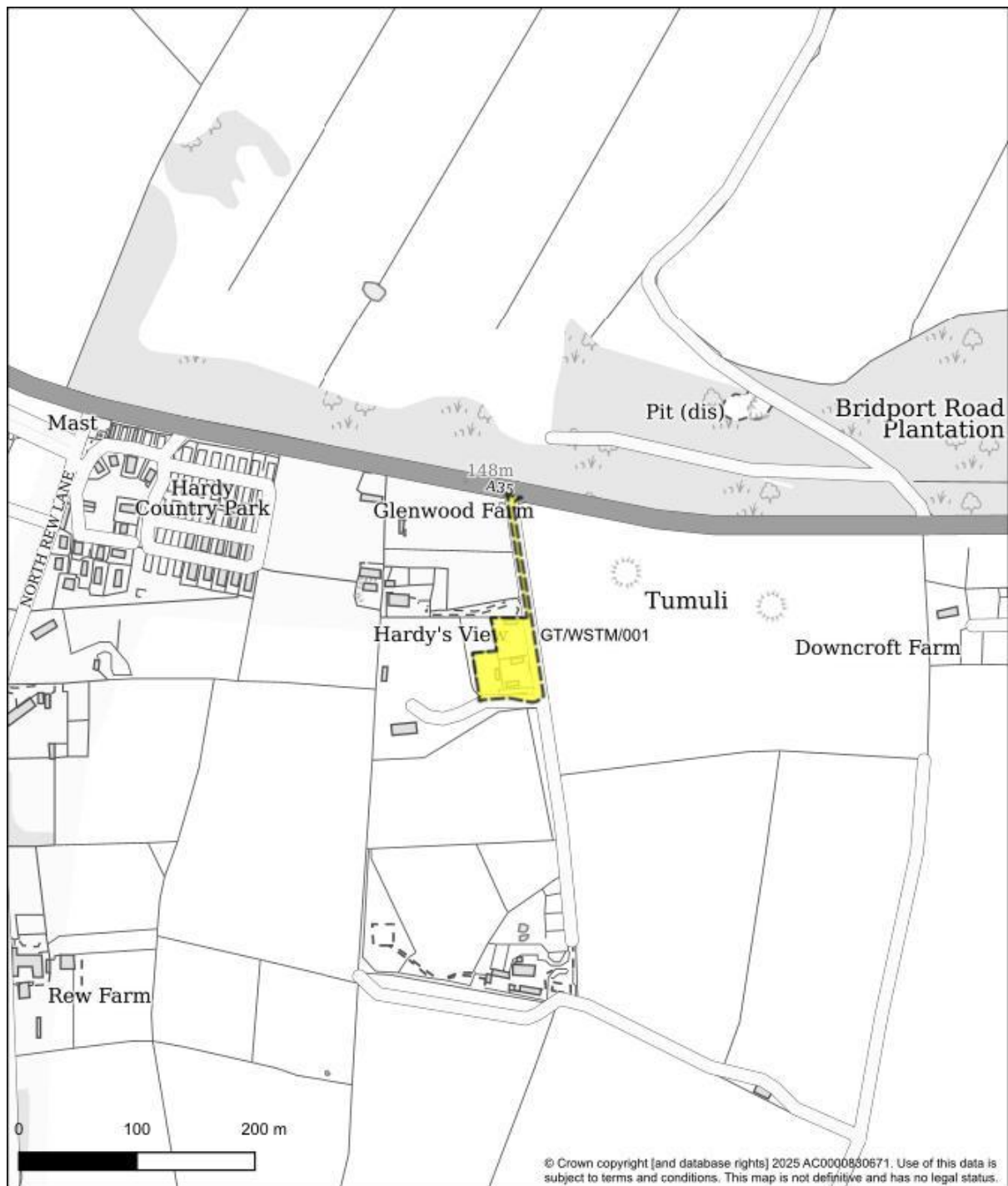
GT/WSTO/001 - Bottles (Part) or Five Bridges Picnic Site

Site name	Bottles (Part) or Five Bridges Picnic Site
Site reference	GT/WSTO/001
Site area (ha)	1.76
Parish/Settlement	West Stour/Kington Magna
Estimated number of pitches/plots	5 pitches
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 5 Traveller pitches on the site, which has previously been subject to unauthorised Traveller use.	
Specific design requirements	Countryside location.	Appropriate density of development to reflect rural location.
Natural environment and ecology	<p>Ecological features on site include mature trees, woodland, scrub, hedges and a river.</p> <p>A range of ecological receptors may be present which support various priority species. Species associated with the riparian corridor may also be present in the vicinity.</p> <p>Partially within the amber risk zone for Great Crested Newts.</p>	<p>Retain and buffer trees, wooded areas, river and hedges.</p> <p>Provide ecological assessment.</p> <p>Provide mitigation strategy for protected species, including any potential lighting impacts.</p>
Landscape and visual	Re-development of the site could have impacts on local landscape character.	Sensitive design to respect the landscape character.
Heritage	No heritage/archaeological constraints evident.	
Flood risk	South western part of the site lies within flood zone 3. A large part of the site is affected by River flooding. This will significantly reduce the developable area. Perhaps only the far east of the site is viable due to flood risk and access and egress requirements.	<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>This is likely to involve limiting the developable area to eastern part of the site.</p>

Amenity, health, education	Henstridge Airfield is located to the south-west of the site. Potential for noise impacts for residents of the site.	Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	<p>Use existing access points onto A30. No safety issues.</p> <p>Remote location. Limited opportunities for active travel. Nearest bus service from East Stour to Gillingham.</p> <p>Public right of way terminates on the eastern boundary of the site.</p>	Retain existing right of way.

Winterborne St Martin



Consultation sites

 Gypsy & traveller site - proposed

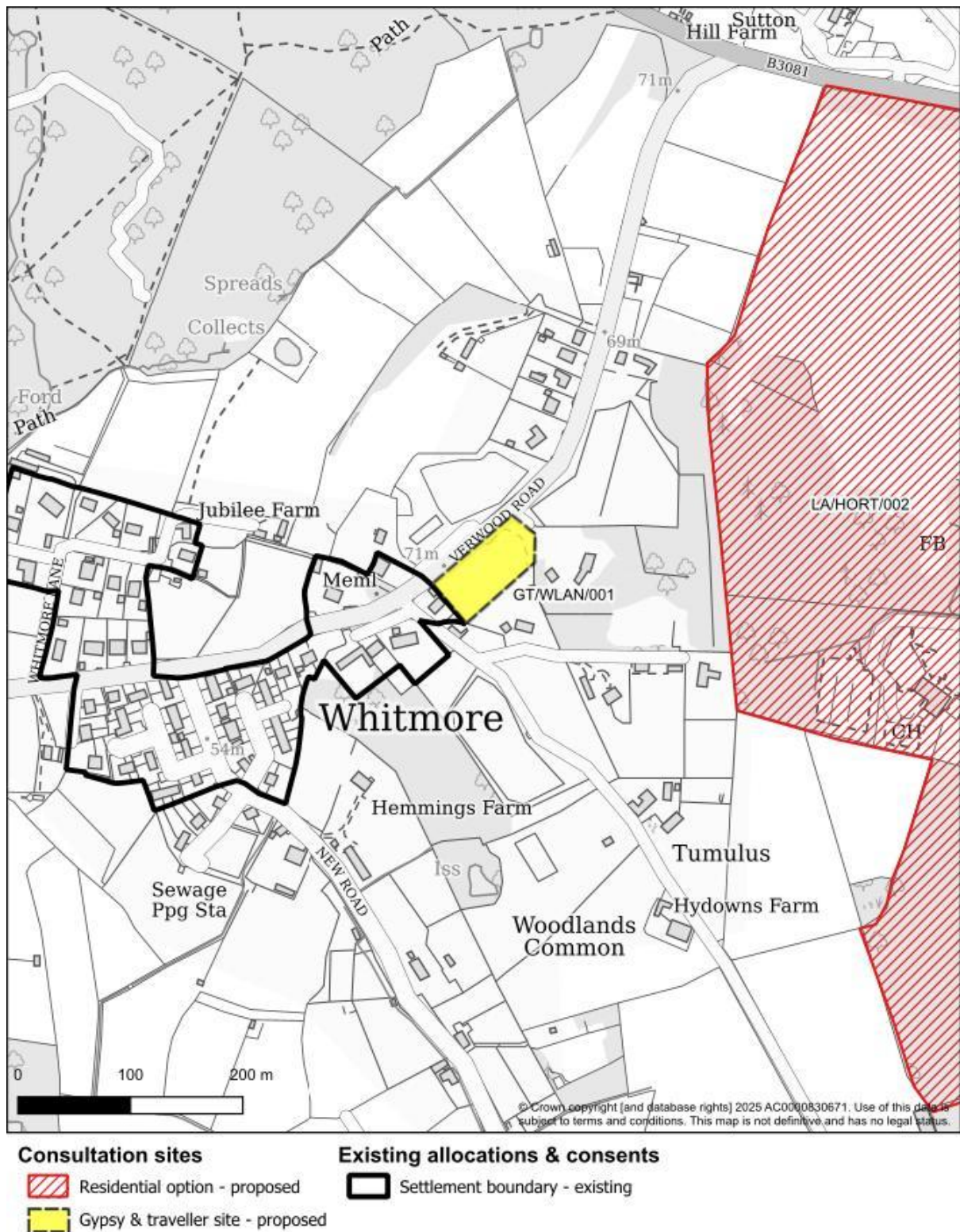
GT/WSTM/001 - Valley View, Land south of Bridport Road

Site name	Valley View, Land south of Bridport Road
Site reference	GT/WSTM/001
Site area (ha)	0.34
Parish/Settlement	Winterborne St Martin
Estimated number of pitches/plots	4 pitches
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 3 existing Traveller pitches and provision of 1 additional pitch.	
Specific design requirements	Countryside location.	Appropriate density of development for rural location.
Natural environment and ecology	The site is within the Poole Harbour Catchment.	Development will need to ensure nitrogen neutrality.
Landscape and visual	The site lies within the Dorset National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Sensitive design to respect the character/setting of the National Landscape.
Heritage	The site is in close proximity to three barrows designated as scheduled monuments. Potential indirect impacts on designated heritage assets.	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	No major constraints.	Infiltration into soil may need to be investigated (including winter groundwater monitoring). Surface water discharge location to be identified.
Amenity, health, education	Located adjacent to A35. Potential for noise impacts for residents of the site.	Provision of appropriate noise assessment and mitigation.

Transport (access and movement)	<p>The location for this site has an access that leads onto the A35.</p> <p>Site is close to Dorchester but limited opportunity for active travel along the A35 and crossing the Monkey's Jump Roundabout.</p>	Provision of vehicular, cycle, and pedestrian access onto A35, linking in with existing cycle routes.
Other issues	Groundwater protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

Woodlands



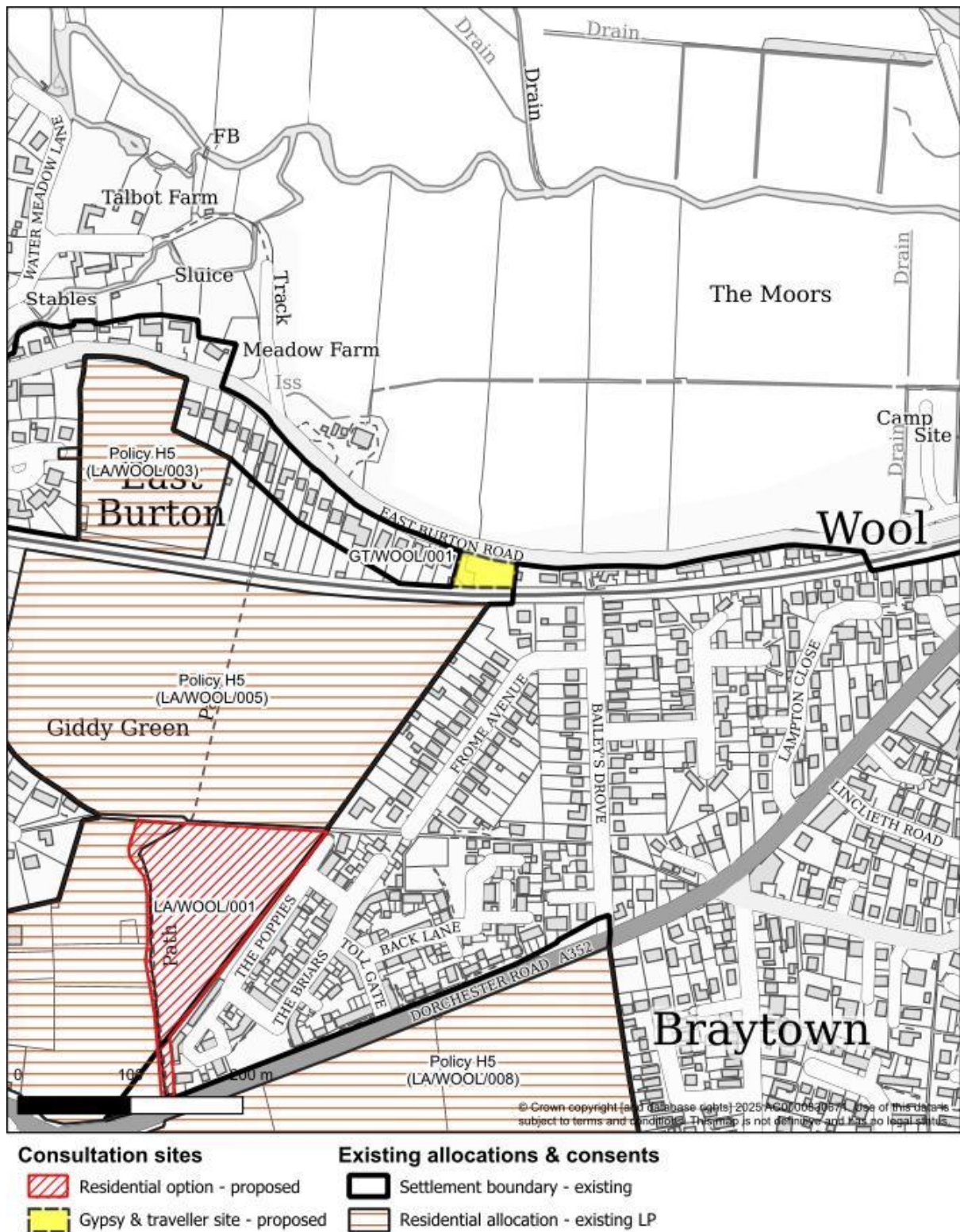
GT/WLAN/001 - Chipping Depot Woodlands

Site name	Chipping Depot Woodlands
Site reference	GT/WLAN/001
Site area (ha)	0.43
Parish/Settlement	Woodlands
Estimated number of pitches/plots	5 pitches
Allocation type	New Allocation

Consideration	Summary	Proposed approach
Proposal	5 new Traveller pitches	
Specific design requirements	Edge of village location.	Appropriate density of development for the edge of village location.
Natural environment and ecology	<p>Mature trees/hedgerows around boundaries.</p> <p>Scrub at the north east which lies within the higher potential ecological network.</p> <p>Site is within Great Crested Newt amber risk zone.</p> <p>The site is within 5km of the Dorset Heaths.</p> <p>The site is within 13.8km New Forest.</p>	<p>Retain trees, hedgerow and scrub.</p> <p>Provide mitigation strategy for protected species.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution.</p> <p>Provide mitigation for recreational impacts on the New Forest.</p>
Landscape and visual	Re-development of the site could have impacts on local landscape character.	Sensitive design to respect the landscape character.
Heritage	No heritage constraints evident.	
Flood risk	<p>Potential risk of groundwater emergence.</p> <p>Centre of site at high risk of surface water flooding.</p>	<p>Site specific flood risk assessment required.</p> <p>Avoid development in the areas subject to high surface water flood risk or consider possibility of infilling.</p> <p>A surface water discharge location will need to be identified.</p>
Amenity, health, education	The site located relatively close to Verwood which has a range of facilities.	

Transport (access and movement)	Existing access into the site from Verwood Road. Two rights of way close to the site – footpath and bridleway, linking to Verwood and Woodlands.	
Green Belt (if applicable)	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	The site is located on a Council yard with hardstanding, owned by Dorset Council.	Establish availability of the site for use by Travellers through the options consultation.

Wool



GT/WOOL/001 - Land between Meadow View and Lancrese

Site name	Land between Meadow View and Lancrese
Site reference	GT/WOOL/001
Site area (ha)	0.14
Parish/Settlement	Wool
Estimated number of pitches/plots	1 pitch
Allocation type	New Allocation

Consideration	Summary	Proposed approach
Proposal	1 new Traveller pitch	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for village location.
Natural environment and ecology	Site surrounded by mature trees/hedgerows within scrub. Within Great Crested Newt amber risk zone The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows. Provide mitigation strategy for protected species. Lighting strategy to ensure no/limited light spill into southern boundary. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	Site is within Wool.	Appropriate scale and layout of development for village location.
Heritage	No heritage constraints evident.	
Flood risk	Potential risk of groundwater emergence. The west of the site is at high risk of surface water flooding which is likely to restrict development in that area. There does not appear to be a watercourse or surface water sewer to discharge surface water to.	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 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	Adjacent to railway line. Potential for noise impacts for residents of site.	Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	Sustainable location with amenities, railway station and bus services. There are two existing vehicular accesses leading into site. There is a narrow footway across frontage.	Potential for one access to be permanently closed to gain hedgerow, subject to assessment. Visibility splays to be checked.