

Burton and Winkton Neighbourhood Plan

Site Assessment and Options

Burton and Winkton Parish Council

31 March 2022

Quality information

Prepared by	Checked by	Verified by	Approved by
Elena Butterworth Planner	Tim Fearn Principal Planner	Tim Fearn Principal Planner	Una McGaughrin Associate Director
Tim Fearn Principal Planner			

Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	17/06/2021	Interim report	TF	Tim Fearn	Senior Planner
V2	26/07/2021	QB comments	JW	Jo Witherden	Dorset Planning (QB planning consultant)
V3	09/08/2021	Draft report	TF	Tim Fearn	Senior Planner
V4	22/03/2022	QB approval	JW	Jo Witherden	Dorset Planning
V5	22/03/2022	Final draft	TF	Tim Fearn	Principal Planner
V6	31/03/2022	Final report	AO	Annabel Osborne	Neighbourhood Planning Officer, Locality

Prepared for:

Burton and Winkton Parish Council

Prepared by:

Tim Fearn

Principal Planner

T: +44-(0)7502-166726

E: tim.fearn@aecom.com

AECOM Limited

Aldgate Tower

2 Lemn Street

London E1 8FA

United Kingdom

aecom.com

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Abbreviations used in the report

Abbreviation

BCP Council	Bournemouth, Christchurch and Poole Council
BWPC	Burton and Winkton Parish Council
DEFRA	Department for Environment, Food and Rural Affairs
dph	Dwellings per hectare
Ha	Hectare
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
QB	Qualifying Body
RAG	Red/Amber/Green
SAC	Special Area of Conservation
SHLAA	Strategic Housing Land Availability Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

Disclaimer

This document is intended to aid the preparation of the Neighbourhood Development Plan (NP) and can be used to guide decision making, and, if the Qualifying body chooses, as evidence to support draft Neighbourhood Plan policies. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft Neighbourhood Plan. An explanation and justification for all decision making should be documented and submitted with the draft Neighbourhood Plan, together with supporting evidence.

1. Executive Summary

The Burton and Winkton Neighbourhood Plan, which will cover the whole of Burton and Winkton Parish, is being prepared in light of the adopted Christchurch and East Dorset Local Plan and the emerging Local Plan for Bournemouth, Christchurch and Poole. Burton and Winkton is located within the Bournemouth, Christchurch and Poole Council (BCP Council) area, approximately 1.5 miles north-east of Christchurch, and was designated as a neighbourhood area in December 2018.

The parish of Burton and Winkton includes the village of Burton, the hamlet of Winkton and several scattered hamlets and farmsteads (Holfleet and North, Middle and South Bockhampton). It lies on the relatively low lying ground of the Avon River Terrace and apart from the main built-up areas of Burton and Winkton is characterised by an open agricultural landscape leading east to the New Forest. There are two Conservation Areas covering the whole of Winkton and the historic core of Burton, and the majority of the parish is included within the South East Dorset Green Belt, with the exception of the built-up area of Burton which is inset from the Green Belt.

Multiple environmental designations cover the valley of the River Avon, which forms the western boundary of the parish. These are the Avon Valley (Bickton to Christchurch) Site of Special Scientific Interest (SSSI), the Avon Valley Special Protection Area (SPA), the Avon Valley Special Area of Conservation (SAC) and the Avon Valley Ramsar (protected wetlands). Approx. 1km to the west, in the parishes of Christchurch and Hurn, lies the Dorset Heaths SAC. These designations and their associated impact risk zones mean that most planning applications in the parish, including those that deliver additional dwellings, are subject to consultation with Natural England.

Burton and Winkton Parish Council (BWPC) wish to identify the most suitable land within the parish for development, including that which is currently in the Green Belt, and to work with BCP Council on future decisions on strategic Green Belt release to meet the need for new homes. This report assesses 23 sites within the neighbourhood area which have been promoted for development through the BCP Council Call for Sites (2019) and the Neighbourhood Plan Call for Sites (2021), all of which are within the Green Belt.

In order to provide the most helpful advice to the steering group, the assessment has been conducted using a Green Belt 'policy off' approach which looks at the suitability of sites as if they were not subject to the Green Belt policy constraint. However, it should be noted that the need for Green Belt release must be established through the Local Plan, and the site selection process should be informed by both the results of the 'policy off' site assessment and by consideration of the contribution of each site to the five purposes of the Green Belt as set out in national planning policy and as assessed in the Strategic Green Belt Assessment. This should be done in consultation with BPC Council.

The report concludes that, should their release from the Green Belt be established, 12 sites are potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints. The remaining 11 sites are considered unsuitable for allocation.

This assessment is the first step in the process of making site allocations. From the shortlist of potentially suitable sites, the Parish Council should engage with BCP Council and the community to determine which, if any, sites may be appropriate for release from the Green Belt and allocation in the Neighbourhood Plan in order to best meet the objectives of the Neighbourhood Plan and the needs of the plan area.

2. Introduction

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the Burton and Winkton Neighbourhood Plan on behalf of BWPC. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 2.3 The site appraisal will assess sites to understand if they are suitable, available and likely to be viable under national planning criteria, and only then, as agreed with the Parish Council, will neighbourhood criteria and/or Neighbourhood Plan objectives be taken into account.

Local context

- 2.4 The parish of Burton and Winkton includes the village of Burton, the hamlet of Winkton and several scattered hamlets and farmsteads (Holfleet and North, Middle and South Bockhampton). The village is located approx. 1.25 miles north-east of Christchurch town centre. Burton was originally a linear settlement along the historic route from Christchurch to Ringwood and Salisbury, although westward expansion during the 20th century has altered the form of the village. The village lies between the River Avon Flood Plain to the west and the open landscape of the Avon River Terrace to the east. It is on relatively low lying ground with a small stream (Clockhouse Stream) flowing just west of the built-up area and another flowing through the northern part of the village.
- 2.5 The southern edge of Winkton is approximately 200m north of the northern edge of Burton, and the two settlements are separated by playing fields to the east of Salisbury Road and the grounds of Winkton House to the west. Open farmland separates Winkton and Burton from the other hamlets in the parish.
- 2.6 There are a range of facilities within the village, including two shops, two places of worship, a primary school, four public houses, a medical centre and Burton Community Centre. Amenities within the village include a Village Green, play areas and a recreation ground.
- 2.7 There are two Conservation Areas within the Parish. Burton (Salisbury Road) Conservation Area covers the historic core of Burton which runs along Salisbury Road, on the eastern edge of the village. Winkton Conservation Area covers the hamlet of Winkton and the surrounding agricultural fields and paddocks. There are a number of listed buildings within Burton, including the parish church of St Luke, Burton Hall, and Whitehayes House. The parish also contains a Scheduled Monument, Staple Cross.
- 2.8 Multiple environmental designations cover the valley of the River Avon, which forms the western boundary of the parish. These are the Avon Valley (Bickton to Christchurch) Site of Special Scientific Interest (SSSI), the Avon Valley Special Protection Area (SPA), the Avon Valley Special Area of Conservation

(SAC) and the Avon Valley Ramsar (protected wetlands). Approx. 1km to the west, in the parishes of Christchurch and Hurn, lies the Dorset Heaths SAC. These designations and their associated impact risk zones mean that most planning applications in the parish, including those that deliver additional dwellings, are subject to consultation with Natural England.

The Neighbourhood Plan

- 2.9 The neighbourhood development plan area, which is shown in **Figure 2.1**, covers 868.9 hectares. The population of the Parish was recorded as 4,341 in 2016.
- 2.10 The Group are in early stages of plan making but are keen to work with BCP Council to deliver sustainable growth in the Parish. This includes identifying land which may be suitable for release from the Green Belt in order to deliver new development.
- 2.11 The purpose of AECOM's site appraisal is to assess whether the identified sites are appropriate for allocation in the Neighbourhood Plan. In particular, the assessment looks at whether site locations and development proposals comply with the strategic policies of the adopted Development Plan; and from a shortlist of suitable sites, identifies which sites best meet the objectives and criteria of the Neighbourhood Plan. The report is also intended to help the group to ensure that the Basics Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

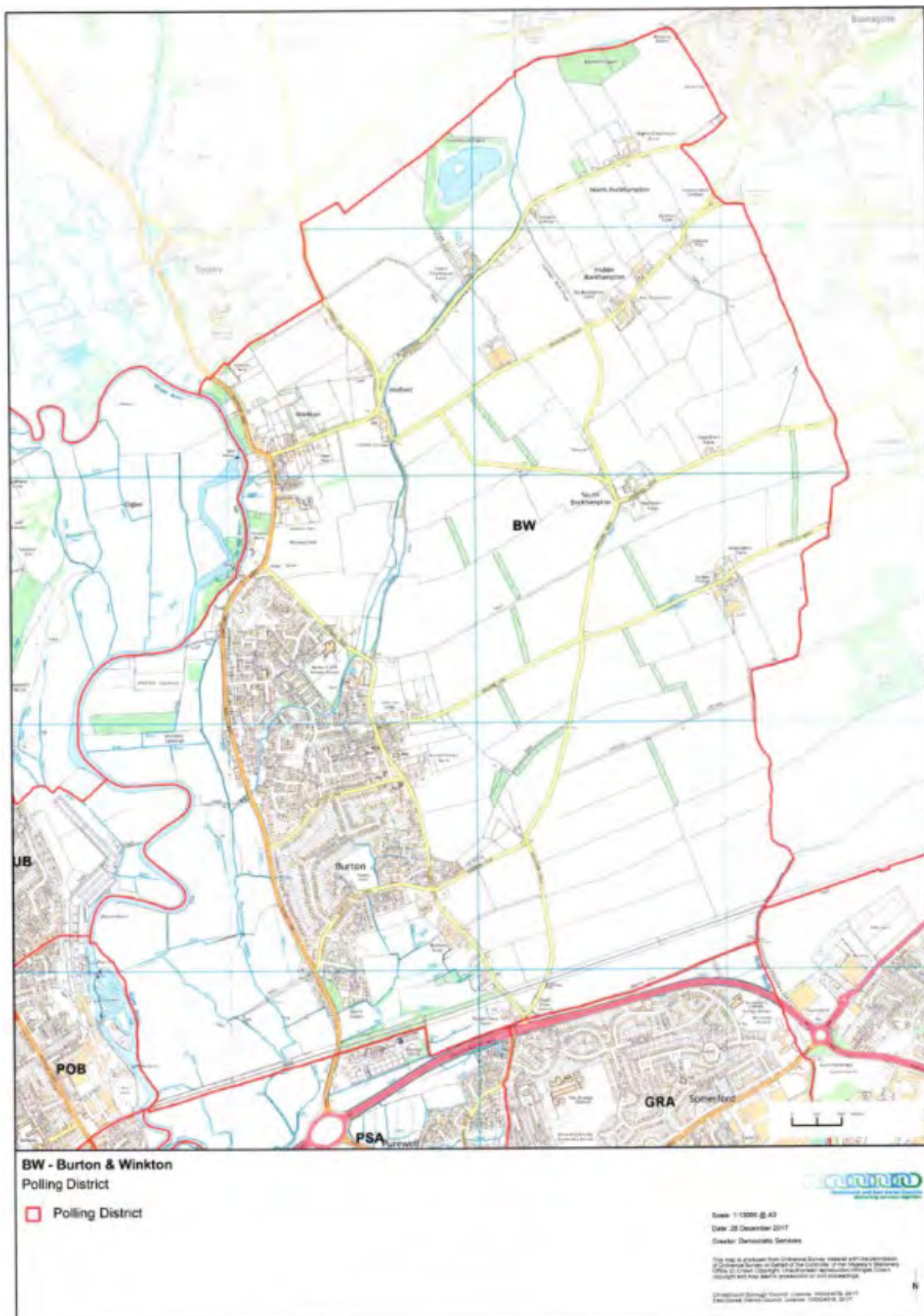


Figure 2.1: Burton and Winkton Neighbourhood Area (source: BCP Council)

3. Methodology

- 3.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)¹, Neighbourhood Planning (updated February 2018)² and Locality's Neighbourhood Planning Site Assessment Toolkit³.
- 3.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate.
- 3.3 In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identifying Sites to be included in the Assessment

- 3.4 The first task is to identify which sites should be considered as part of the assessment. This included sites identified in the Burton and Winkton Neighbourhood Plan Area through:
- The Local Plan Call for Sites
 - The Neighbourhood Plan Call for Sites
- 3.5 The sites assessed came forward through the Local Plan Call for Sites and the Neighbourhood Plan Group conducted their own Call for Sites to ensure no sites were missed. A number of sites submitted to the Local Plan Call for Sites were re-submitted to the Neighbourhood Plan Call for Sites with boundary variations. Where this occurred, the most recent information has been used.
- 3.5 Sites submitted to the Local Plan Call for Sites as proposed Suitable Alternative Natural Greenspace were not included in the assessment.

Task 2: Site Assessment

- 3.6 BCP Council had not undertaken an assessment of any sites promoted through the emerging Local Plan process at the time of writing. Some sites were included in the Christchurch Strategic Housing Land Availability Assessment (2017), but this is now rather dated, and it contains little detail on the site-specific constraints. Therefore, to ensure consistency of assessment, all sites identified through the both the Local Plan and the Neighbourhood Plan Calls for Sites were taken forward for a full assessment to determine their potential suitability for development.
- 3.7 This task involves reviewing the information related to each site submitted through the Call for Sites, as well as gathering additional information on the characteristics and constraints affecting each site, as detailed in paragraph 2.9.
- 3.8 A site appraisal pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National

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

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

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

Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁴ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set criteria.

3.9 The pro-forma utilised for the assessment enabled a range of information be recorded, included the following:

- General information:
 - Site location and use; and
 - Site context and planning history.
- Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history (where available)⁵.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

3.10 A site visit was also conducted in order to verify the information gathered through the desktop assessment and to add further details on aspects which are difficult to assess without physical inspection, such as landscape impact and visual amenity.

3.11 The majority of the neighbourhood area is within the South East Dorset Green Belt, with the exception of the built-up area of the village of Burton, which is inset from the Green Belt. BCP Council is considering how to meet its housing needs through the emerging Local Plan, and it is possible that Green Belt land may need to be released in order to achieve this. The NP steering group wishes to identify the most suitable land within the parish for development, including that which is currently in the Green Belt, and to work with BCP Council on future decisions on strategic Green Belt release.

3.12 In order to provide the most helpful advice to the steering group, the assessment has been conducted using a Green Belt 'policy off' approach which looks at the suitability of sites as if they were not subject to the Green Belt policy constraint. However, it should be noted that the need for Green Belt release must be established through the Local Plan, and therefore that the majority of sites assessed in the report are considered unsuitable for

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

⁵ BCP Council's website does not allow for a geographical search of planning applications, and where sites do not have a full postcode or the site name does not correspond to a listed address, it was not possible to check the planning history. Therefore, the relevant planning history has not been captured for every site assessed in this report. Where this is the case, it is indicated in the detailed pro-forma.

development due to the existing Green Belt designation. Site selection should be informed by both the results of the 'policy off' site assessment and by consideration of the contribution of each site to the purposes of the Green Belt (see paragraphs 3.42 to 3.50 of this report and the maps in Appendix B). This should be done in consultation with BPC Council.

Task 3: Consolidation of Results

- 3.13 Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement. All the site assessment information is drawn together into a summary table which ranks sites from most to least appropriate for allocation in the Neighbourhood Plan, based on the level of constraints and issues identified which would need to be resolved or mitigated. A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable:
- 3.14 'Green' is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable, and subject to its release from the Green Belt where relevant).
- 3.15 'Amber' sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable, and subject to its release from the Green Belt where relevant) for proposed use in a neighbourhood plan.
- 3.16 'Red' sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

- 3.17 The housing capacity figure is the number of homes that can be achieved on each site taking into account Local Plan policies, the density of the surrounding area and the site specific constraints and opportunities.
- 3.18 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 3.19 For sites which were found to be suitable or potentially suitable for residential allocation but for which no capacity has been put forward by the landowner/promoter, an indicative capacity has been provided to allow for the sites to be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement.
- 3.20 The indicative capacity takes into account the site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), the average densities recommended by the Local Planning Authority and the relevant Local Plan policies. The calculations also take into account the size of the site, as larger sites are more likely to require other uses and supporting

infrastructure to be provided within the site boundary, reducing the area available for residential development.

3.21 The Core Strategy (Policy LN2) states that a minimum density of 30 dwellings per hectare (dph) will be encouraged, subject to consideration of site specific constraints and local context which may mean lower densities are more appropriate. Table 2.1 below shows how the net density is calculated. Many of the sites assessed in this report are subject to access and heritage constraints which limit their capacity, resulting in indicative capacities which are at a lower density of development than that recommended by the Local Plan.

3.22 The precise capacity of any given site is likely to require negotiation with landowners and site promoters, along with consideration of the type and size of housing required in the neighbourhood area and the wider objectives of the Neighbourhood Plan.

Table 3.1: AECOM Net Housing Density

Area	Gross to net ratio	Net Housing Density
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

4. Policy Context

- 4.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 4.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents.
- 4.3 National policy is set out in the National Planning Policy Framework (2021)⁶ and is supported by Planning Practice Guidance⁷ (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 4.4 The statutory local plan-making authority for Burton and Winkton is Bournemouth, Christchurch and Poole Council (BCP Council), which was formed in April 2019 from the areas previously administered by Bournemouth Borough Council, Christchurch Borough Council (which covered Burton and Winkton) and Poole Borough Council.
- 4.5 The key document making up the adopted statutory development plan for Burton and Winkton is the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (adopted in April 2014)⁸. The Core Strategy is a joint plan covering the former Christchurch Borough and East Dorset District (now part of Dorset Council). It sets out the broad development strategy for the two councils until 2028, and contains the main vision, objectives and planning policies to make the strategy happen.
- 4.6 BCP Council has begun work on a new Local Plan to cover the new unitary authority area. An early consultation on the issues to be addressed through the Local Plan, which ran concurrently with a call for sites, took place between October and November 2019, with a more detailed Issues and Options consultation taking place between January and March 2022⁹. Once adopted, the BCP Local Plan will replace the Christchurch and East Dorset Core Strategy as well as the adopted plans covering Bournemouth and Poole.
- 4.7 In 2020, BCP and Dorset Councils commissioned a joint Strategic Green Belt Assessment¹⁰ looking at the South East Dorset Green Belt, which covers much of Burton and Winkton Parish. The study was prepared in two stages, with the first looking at the contribution of all land within the Green Belt to the purposes set out in the NPPF, and the second looking at the potential harm to the Green Belt of releasing specific sites or areas from the Green Belt.

⁶ Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1004408/NPPF_JULY_2021.pdf

⁷ Available at <https://www.gov.uk/government/collections/planning-practice-guidance>

⁸ Available at <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/christchurch/local-development-framework/local-plan-part-1/christchurch-and-east-dorset-local-plan-part-1-core-strategy.aspx>

⁹ Available at <https://www.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/BCP-Local-Plan/Consultations.aspx>

¹⁰ Available at <https://www.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/BCP-Local-Plan/Evidence-base-studies/Green-belt/Green-Belt.aspx>

- 4.8 The settlements of Burton and Winkton are both covered by separate Conservation Areas designated in 1986 and 1989 respectively. Development within each of the Conservation Areas should be guided by the relevant Conservation Area Appraisals¹¹. A borough-wide Character Assessment for Christchurch¹² was adopted in 2003 which provides an appraisal of the character of the built-up areas and the rural landscapes of the former Christchurch Borough and an assessment of their capacity to accommodate change and new development.
- 4.9 The relevant policies and findings from the above plans and evidence base documents are presented below.

Planning Policy

National Planning Policy Framework (2021)

- 4.10 The policies of relevance to the development in Burton and Winkton are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 4.11 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:
- a) The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
 - b) The neighbourhood plan contains policies and allocations to meet its identified housing requirement;
 - c) The local planning authority has at least a three-year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
 - d) The local planning authority's housing delivery was at least 45% of that required over the previous three years.
- 4.12 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium sized sites (i.e. sites of no more than one hectares, consistent with paragraph 69a) suitable for housing in their area.
- 4.13 **Paragraph 79** states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker;

¹¹ Available at <https://www.bcpccouncil.gov.uk/Planning-and-building-control/Urban-design-trees-and-conservation/conservation-areas/Conservation-areas.aspx>

¹² Available at <https://www.bcpccouncil.gov.uk/Planning-and-building-control/Urban-design-trees-and-conservation/urban-design/Urban-design.aspx>

- The development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
- The development would re-use redundant or disused buildings and enhance its immediate setting;
- The development would involve the subdivision of an existing residential building; or
- The design is of exceptional quality.

4.14 **Paragraph 120** outlines that planning policies and decisions should:

- a) Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains;
- b) Recognise that some undeveloped land can perform many functions, such as wildlife, recreation etc;
- c) Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) Promote and support the development of underutilised land and buildings, especially of this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively; and
- e) Support opportunities to use the airspace above existing residential and commercial premises for new homes.

4.15 **Paragraph 137** states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts and their openness and their permanence.

4.16 **Paragraph 138** states that the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.17 **Paragraph 140** states that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

- 4.18 **Paragraph 148** outlines that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 4.19 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 4.20 **Paragraph 174** states that planning policies and decisions should contribute to and enhance the natural and local environment by a) protecting and enhancing valued landscapes ... b) recognising the intrinsic character and beauty of the countryside.
- 4.21 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 4.22 **Paragraph 190** states that plans should set out a strategy for the conservation and enjoyment of the historic environment and seek new development which makes a positive contribution to local character and distinctiveness.
- 4.23 **Paragraph 199** sets out that great weight should be given to the impact of a proposed development on any designated heritage assets.
- 4.24 **Paragraph 206** states that proposals in Conservation Areas should be encouraged where they enhance or better reveal their significance.

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

- 4.25 **Policy KS2 Settlement Hierarchy** classes Burton as a 'Village', which is defined as a settlement 'where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community'. Winkton is classified as a 'Hamlet', where 'development would not be allowed unless it was functionally required to be in the rural area'.
- 4.26 **Policy KS3 Green Belt** states that development in East Dorset District and Christchurch Borough will be contained by the South East Dorset Green Belt. Development proposals for previously developed sites within the Green Belt must be accompanied by an approved development brief, an agreed comprehensive travel plan, and a wildlife strategy.
- 4.27 **Policy KS4 Housing Provision in Christchurch and East Dorset** states that about 8,490 homes will be provided in the plan area between the years 2013 and 2028, of which 3,465 will be provided at new neighbourhoods at Christchurch, Burton (see **Policy CN2**), Corfe Mullen, Wimborne/Colehill, Ferndown/West Parley and Verwood.
- 4.28 **Policy KS5 Provision of Employment Land** sets out that 80 hectares of land will be identified to meet the requirements of existing and new businesses

across the Bournemouth and Poole area. An appropriate mix of premises will be encouraged on employment sites, and live/work units will be supported subject to environmental acceptability and no adverse impact on health, safety and amenity of nearby land.

- 4.29 **Policy CN2 Land South of Burton Village** amends the Green Belt boundary to allow for the allocation of land to the west of Salisbury Road, Burton, for residential development (approx. 45 homes). The main access will be from Salisbury Road, and the site should provide pedestrian and cycle access to integrate the site with the rest of the village. This site forms part of the larger site 07-18 assessed in this report.
- 4.30 **Policy ME1 Safeguarding Biodiversity and Geodiversity** sets out that where development is likely to impact upon nature conservation sites, habitats or species, as assessment should be carried out to determine the effects on those sites, habitats or species.
- 4.31 **Policy ME2 Protection of the Dorset Heathlands** sets out that residential development on sites within 400m and 5km of protected European and internationally protected heathlands should provide on-site and off-site suitable alternative natural greenspace. No residential development will be permitted within 400m of protected heathlands. Burton and Winkton Parish falls entirely within the 400m to 5km zone.
- 4.32 **Policy ME6 Flood Management, Mitigation, and Defence** states that the sequential and exception tests set out in the NPPF will be applied when assessing new development. All developments will be required to demonstrate that flood risk does not increase as a result of the proposal, and that measures have been taken to reduce overall risk.
- 4.33 **Policy HE1 Valuing and Conserving our Historic Environment** states that the significance of all designated and non-designated heritage assets and their settings will be protected and enhanced.
- 4.34 **Policy HE3 Landscape Quality** states that proposals will need to demonstrate that the following factors have been taken into account:
- The character of settlements and their landscape settings.
 - Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.
 - Features of cultural, historical and heritage value.
 - Important views and visual amenity.
 - Tranquillity and the need to protect against intrusion from light pollution, noise and motion.
- 4.35 **Policy HE4 Open Space Provision** states that existing open spaces identified on the Proposals Map will be protected and their loss will not be permitted unless their whole or partial redevelopment would result in greater benefits for the community than retaining that facility. It also sets out that sites for new provision will be considered for allocation through the Site Specific Allocations Development Plan Document.

- 4.36 **Policy LN2 Design, Layout and Density of New Housing Development** sets out that a minimum density of net 30 dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. High density developments will be acceptable on new greenfield housing sites, in areas with good access to public transport and essential facilities, and in areas where there is a high level of need for affordable housing, as long as this development does not have an adverse impact on the character of the area.
- 4.37 **Policy LN3 Provision of Affordable Housing** states that developments resulting in a net increase in housing should provide at least 40% of the units as affordable housing (50% on greenfield residential developments). The policy sets out that affordable provision will be required for all sites resulting in a net increase of 1 or more dwellings.
- 4.38 **Policy LN4 Affordable Housing Exception Sites** states that land adjoining or very close to defined rural and urban settlements (including Burton) which would otherwise be considered inappropriate for development may be developed to facilitate affordable housing in perpetuity where it meets demonstrated local needs and is small in scale and reflects the settlement's setting, form and character.
- 4.39 An extract from the Core Strategy policies map is shown in **Figure 4.1**.

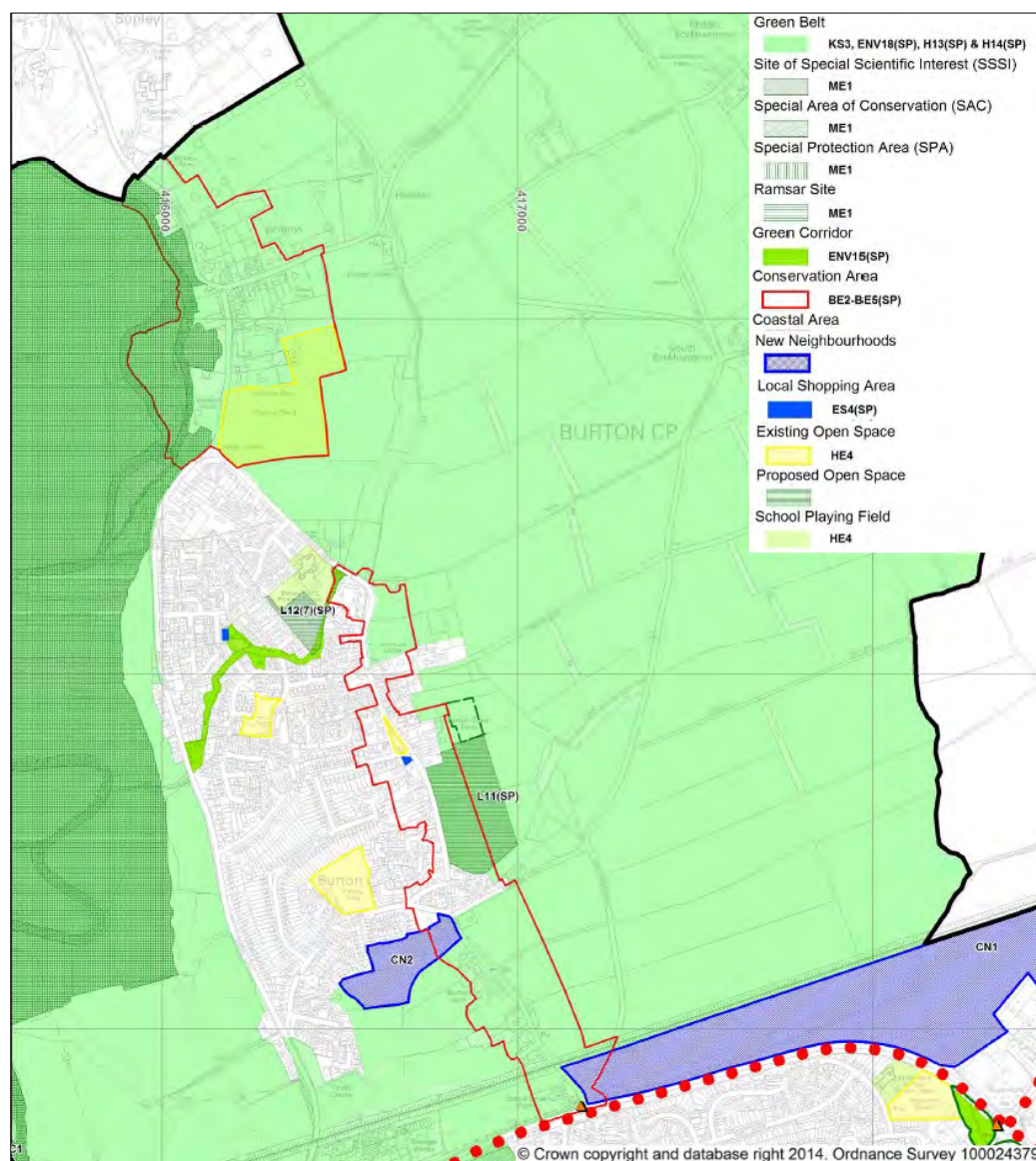


Figure 4.1. Local Plan policies map extract (Source: BCP Council)

Bournemouth, Christchurch and Poole Local Plan Issues and Options consultation (2022)

4.40 A consultation on the proposed Issues and Options for the new Local Plan took place between 10 January and 25 March 2022. This built on an earlier (2019) consultation on potential issues for the Local Plan. The consultation documents contain little detail on draft policies which may be contained in the Local Plan or strategies for specific parts of the BCP Council area, but the following options are relevant to the Burton and Winkton NP and the sites assessed in this report:

4.41 **Housing:** The consultation presents two potential housing requirements – either 2,667 homes per year, using the government’s standard methodology for calculating housing need, or 1,600 homes per year using a locally derived calculation. It is noted that either option is likely to involve higher densities on sites within built-up areas, and that some release of Green Belt land may be required. The potential locations for new development have not yet been established.

- 4.42 **Employment:** The consultation presents three options for protection of isolated employment sites. This ranges from encouraging re-development of these sites to offering protection and requiring sites to be marketed for employment use before any change of use can occur.
- 4.43 **Heritage:** BCP Council is considering a comprehensive review of all existing Conservation Area Appraisals to ensure the designations remain fit for purpose.

Evidence Base

Strategic Green Belt Assessment (2020)

- 4.44 The Strategic Green Belt Assessment is divided into two parts. The Stage One Contribution Assessment assesses individual parcels of land within the South East Dorset Green Belt against their contribution to the five purposes of the Green Belt set out in Paragraph 138 of the NPPF (see above).
- 4.45 The Stage One assessment focuses on the parcels immediately surrounding the village of Burton (which is inset from the Green Belt) and the hamlet of Winkton rather than the whole Green Belt within the Parish.
- 4.46 It indicates that the parcels to the west, north and east of the village of Burton make a weak or no contribution to purpose 1, whilst the land to the south and south east makes a moderate to relatively strong contribution due to the proximity of the built-up area of Christchurch.
- 4.47 For purpose 2, all of the assessed parcels make a weak or no contribution since they do not lie between neighbouring towns. For purpose 3, all of the assessed parcels make a moderate to strong contribution. Of these, the parcels adjacent to the southern and eastern edges of the inset area, and the hamlet of Winkton, make a lesser (albeit still important) contribution than the parcels in open countryside to the east and to the west of Burton. Few parcels make a significant contribution to purpose 4, with the exception of those west of Burton and south of the railway line. All Green Belt parcels are considered to make an equal contribution to purpose 5.
- 4.48 Detailed maps showing the outcome of the Stage One Contribution Assessment are included in **Appendix B**.
- 4.49 The Stage Two Harm Assessment goes on to consider how the Green Belt purposes would be harmed should the parcels be released from the Green Belt. This assessment looks at both the direct harm caused by the release, as well as the indirect harm caused by the impact on adjacent land. The scope of the Stage Two assessment is more limited than Stage One, since parcels west of the village of Burton were not assessed, and nor were a number of parcels to the east, away from the inset area.
- 4.50 This part of the Green Belt assessment indicates that the least harm (low-moderate to moderate) would be caused to the purposes of the Green Belt through the release of land within the hamlet of Winkton, to the south of Burton (adjacent to Core Strategy allocation CN2) and the parcels north and south of Preston Lane as it heads east out of Burton. The release of the remaining assessed parcels would result in moderate-high or high harm.

- 4.51 A detailed map of the outcome of the Stage Two Harm Assessment is shown in **Figure 4.2**.
- 4.52 It is important to note that the Strategic Green Belt Assessment is not intended to identify land that is suitable for development or to set out exceptional circumstances for releasing land from the Green Belt. This is a matter for BCP Council to consider in the Local Plan.

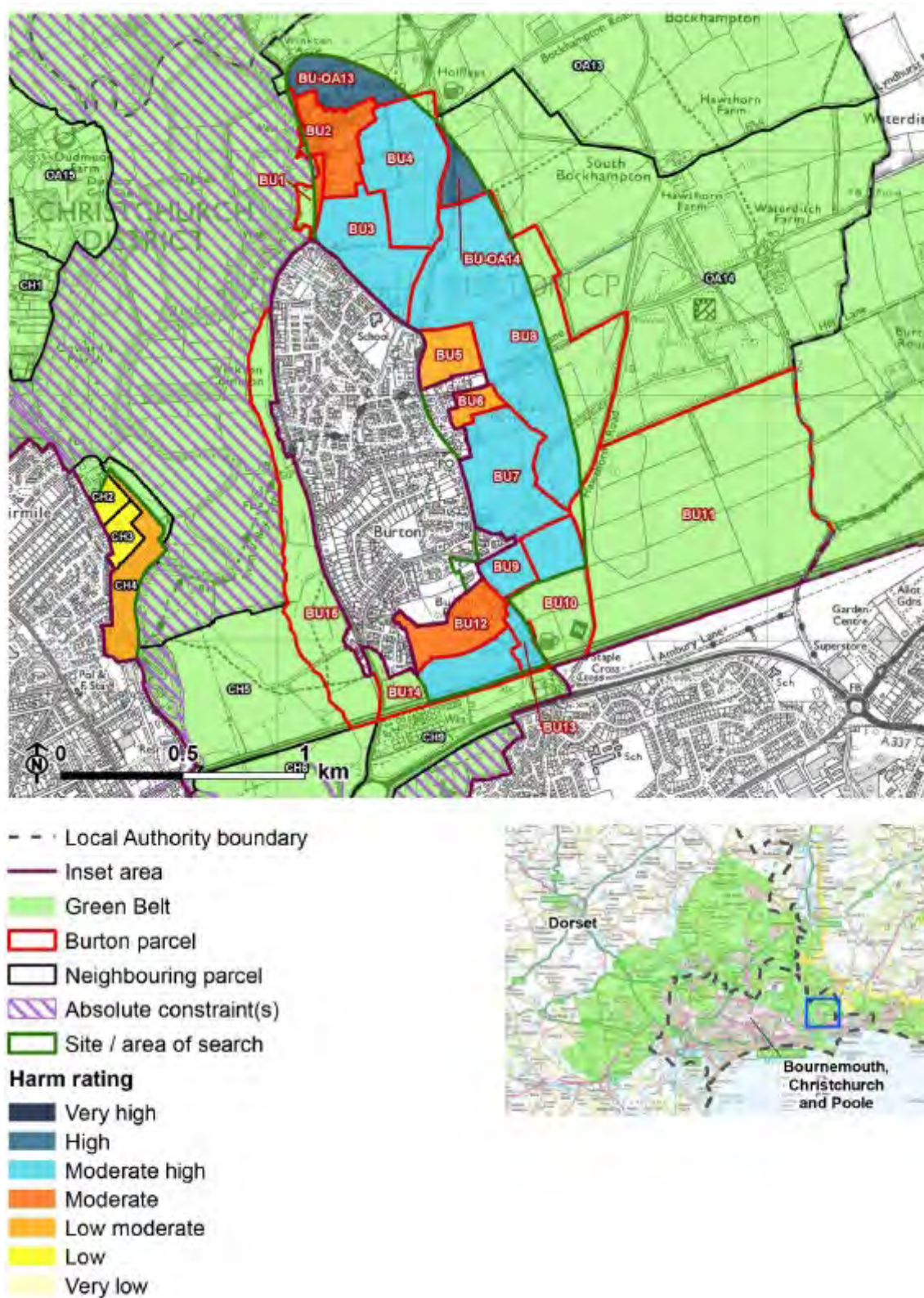


Figure 4.2. Green Belt Review: Stage Two Harm Assessment map (source: BCP Council)

Christchurch Borough-wide Character Assessment (2003)

4.53 The Character Assessment identifies four landscape character areas for Burton and Winkton Parish (excluding the built-up area of Burton):

- Avon River Terrace (RL Area 1): this rural landscape area covers the land west of Burton and north of the railway line to the western parish boundary. It includes the hamlet of Winkton. It is characterised by open, predominantly agricultural landscapes which are sensitive to individual developments which reduce separation between villages and farmsteads.
- Avon Flood Plain (RL Area 2): this rural landscape area covers the lower-lying land to the west of the settlements of Burton and Winkton and north of the railway. The landscape within this area is highly sensitive to change and considered unsuitable for development.
- The River Avon and Water Meadow (UE Area 2): this urban edge character area includes the part of the parish which lies between the railway line and the Christchurch Bypass (A35).
- Land to the South of Burton and North of the Railway Line (UE Area 3): this urban enclave character area covers the land between the village of Burton and the railway line, bounded to the east by Salisbury Road and to the west by Stony Lane. It is a small-scale enclosed space set between the suburban fringe and the remnants of historic farms. The eastern edge is partly sensitive to change as it contributes to the setting of the Conservation Area, whereas the remainder does not make a contribution to the village setting and does not provide a continuation of the wider countryside.

4.54 The village of Burton forms Townscape Character Area 6, and it is divided into 3 sub-areas:

- Salisbury Road Conservation Area (NC Area 6a): This corresponds to the Conservation Area boundary and is sensitive to any development which would erode the historic fabric or character of the old village, including infill development. Development which encloses the eastern side of the village would break the connection between the village and the terrace farmland to the west.
- The Expanded Village Area – South (NC Area 6b): Largely consisting of post-war suburban detached properties and 1970s estate houses, this area is sensitive to the loss of mature garden vegetation which would have an adverse impact on the sense of village character.
- The Expanded Village Area – North (NC Area 6c): Characterised by 1980s housing developments, this area does not have a strong sense of place but is sensitive to new development which undermines the consistency of housing stock and landscape provision.

Burton Conservation Area Appraisal and Management Plan (2007)

- 4.55 The Conservation Area Appraisal is an important consideration when assessing the suitability of sites which fall within the Burton (Salisbury Road) Conservation Area. The Conservation Area is linear in nature, stretching along Salisbury Road which runs north-south along the eastern edge of the village of Burton and which was the historic centre of the village.
- 4.56 The appraisal identifies four character areas within the Burton Conservation Area and provides guidance for small scale development (infill development of up to approx. 5-8 housing units). As well as noting key buildings and features within the character areas, it also identifies three key views which define the character of the Conservation Area. These are the open countryside vistas, the glimpses of St Luke's Church, and the distant views of the New Forest to the east.

Winkton Conservation Area Appraisal and Management Plan (2007)

- 4.57 The Winkton Conservation Area covers the entire hamlet of Winkton, including the paddocks and parklands surrounding the settlement which provide an important landscape setting. The views between buildings towards the River Avon are identified in the appraisal as making a special contribution to the character of the Conservation Area.

5. Site Assessment

- 5.1 23 sites have been included in this assessment. 21 of these sites were identified through the BCP Council Call for Sites and were subsequently re-submitted or their availability verified through the Neighbourhood Plan Call for Sites process. A further two sites were submitted to the Parish Council through the Call for Sites.
- 5.2 As part of the Neighbourhood Plan Call for Sites process, several sites were re-submitted with amended boundaries (Sites 07-15S, 07-15N, and 07-18). This assessment has taken the most recent information and assessed the sites according to the revised boundaries. As originally submitted, Site 07-18 included a site which is allocated in the adopted Local Plan (Policy CN2). This part of the site has been excluded from the detailed assessment in this report, but is shown as a light shaded area on the map in **Figure 5.2** for reference.
- 5.3 There are two additional sites identified in the BCP Call for Sites which have not been assessed. One site (07-08) covered the entirety of the built-up area of Winkton. It has been confirmed by the Parish Council that this was proposed not as a development site, but as a suggestion that a settlement boundary should be drawn around Winkton. A second site (07-20) was confirmed by the landowner to be unavailable for development following enquiries by the Parish Council.
- 5.4 The majority of the sites are concentrated within and adjacent to the two main settlements of Burton and Winkton, with three sites located elsewhere in the parish. Maps of the sites assessed in this report are shown in **Figures 5.1 to 5.3** on the following pages.



Figure 5.1. Map of all assessed sites (source: Google Earth/AECOM)



Figure 5.2. Map of sites assessed in Burton (source: Google Earth/AECOM)



Figure 5.3. Map of sites assessed in Winkton (source: Google Earth/AECOM)

6. Site Assessment Summary

- 6.1 23 sites were assessed by AECOM to consider whether they would be suitable for allocation in the Burton and Winkton Neighbourhood Plan. All of the sites assessed are currently within the Green Belt, which makes them currently unsuitable for development unless it is in accordance with national planning policy. Given that BCP Council are reviewing the Local Plan and are considering whether Green Belt land may need to be released in order to meet identified housing needs, this assessment has considered whether the sites would be suitable were they not subject to the Green Belt policy constraint. This will allow the NP steering group to work with BCP Council on future decisions on strategic Green Belt release within the neighbourhood area.
- 6.2 **Table 6.1** sets out a summary of the site assessments, which should be read alongside the full assessments contained in **Appendix A**. The final column in the table represents a 'traffic' light rating of each site, indicating whether the site is considered potentially suitable for allocation. **Red** indicates the site is not considered to be appropriate for allocation through the Neighbourhood Plan, whilst **Amber** indicates that the site may be suitable in principle for allocation subject to the resolution of identified issues or constraints and to the site being released from the Green Belt. **Green** indicates the site is appropriate for allocation, subject to its release from the Green Belt.
- 6.3 The findings summarised in **Table 6.1** are shown on the maps (**Figures 6.1 to 6.33**) which follow the summary table. The shaded area to the north of Site 07-18 indicates the existing Local Plan site allocation (Policy CN2).
- 6.4 The indicative capacity noted in **Table 6.1** reflects AECOM's assessment of the potential capacity of each site once identified constraints have been taken into account.
- 6.5 The assessment identified that no sites were considered suitable for allocation in the Neighbourhood Plan, but that 12 sites were potentially suitable, subject to identified constraints being addressed and to their release from the Green Belt being established.
- 6.6 The remaining 11 sites were considered unsuitable for allocation.

Table 6.1: Site assessment summary

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity (Dwellings)	Proposed use	Summary of Assessment	Assessment of suitability for allocation
07-01	Land at Higher Clockhouse Farm, Burley Road, BH23	30.93	Agricultural land	300	Mixed use (open market housing, affordable housing, recreation)	<p>The site is potentially suitable for development, subject to the existing Green Belt policy.</p> <p>The site is currently agricultural land (half of the site is within Grade 2 and half the site is within Grade 3) which may lead to the loss of 'best and most versatile' agricultural land. There is medium risk of surface water flooding on the site and a part of the site along the western boundary is within Flood Zone 3 - development should avoid this section of the site.</p> <p>The site is within a Woodland Priority Habitat Network and Woodland Improvement area, which would require mitigation of any harmful effects from development. However, development of the site could contribute to the habitat corridor through incorporating open space, planted screening etc.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for residential development.</p> <p>Access to the site could be gained from Burley Road, however there is currently no pedestrian footpath and access therefore would need to be discussed with the Highways Authority. The speed limit on Burley Road is 60mph, and the existing 30mph limit would need to be extended westwards from Bransgore to ensure that safe access could be provided. It may also be possible to establish access from Wiltshire Gardens, although this road is too narrow to serve development of the whole site therefore several access points may be required depending on the size of development. The site is not in close proximity to local services and facilities, but there are bus services along Burley Road linking the site with the village centre and with Christchurch.</p> <p>The site is adjacent to a Public Right of Way, and it is likely that development could be designed to allow access to the PRoW network whilst preserving the amenity of the existing footpath. The site is</p>	

adjacent to three Grade II listed buildings and therefore some mitigation is required if the site is developed - this is a particular concern for the listed buildings on Burley Road, the setting of which has the potential to be adversely affected by development. The site is entirely within the Green Belt, and therefore its release would need to be established through the Local Plan.

If developed, the site has the potential to significantly change the adjacent settlement (Bransgore) which is outside the NP boundary and outside the BCP Council area, therefore any site allocation would not be able to effectively deal with the associated infrastructure needs for Bransgore arising from the new population. Development of the whole site would also reduce the gap between Bransgore and the hamlet of North Bockhampton, with potential adverse landscape impacts. The Christchurch Character Assessment identifies the separation between settlements and farmsteads as a key characteristic of the Avon River Terrace in which this site is located.

07-02	Sidestream, Salisbury Road, Winkton, BH23 7AS	0.99	Residential/ garden	1 to 2 additional dwellings	Residential	<p>The site is potentially suitable for allocation, subject to its release from the Green Belt.</p> <p>The site is currently a house and private garden (Grade 2 agricultural land, but not in agricultural use) and is available for development. It is raised above the road but generally flat as it extends eastwards. There is existing access (shared with Site 07-04) directly from Salisbury Road, although the entrance is close to a sharp bend where observed traffic volumes and speeds were quite high, and the suitability of this access to service additional development should be discussed with the highways authority. There is currently no footway running southwards along the eastern side of Salisbury Road linking the site with the centre of Winkton, and pedestrians would therefore need to cross Salisbury Road to access the site.</p> <p>The site is adjacent to and connected to the built up area of Winkton, but there are no services or facilities other than the pub. The closest services and facilities are in Burton.</p> <p>The site is within a Woodland Priority Habitat Network, which may have a limiting effect on site capacity due to the need to incorporate open space and retain habitats. Furthermore, the site is adjacent to the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England</p>
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would be required for any new residential development which results in additional dwellings.

The site is within Winkton Village Conservation Area, and development of the eastern part of the site, which extends into the network of fields surrounding the hamlet, has the potential to alter the relationship between the settlement and its agricultural hinterland and to result in an uncharacteristic form of development. More limited development of the western part of the site which is occupied by the existing house and its garden may be more appropriate to preserve the integrity of the Conservation Area. This would need to be considered further at detailed design stage. There is a group TPO along the northern boundary of the site which is likely to restrict the developable area of the site due to the need to avoid root damage.

07-03	Avon Paddocks, Burley Road, Winkton, BH23 7AN	2.48	Grazing	N/A	Any	<p>The site is unsuitable for allocation.</p> <p>The site is mostly within the Winkton Conservation Area, and it consists of fields which are considered to make an important contribution to the setting of Winkton. This is likely to significantly reduce the developable area of the site, and it is likely that only the part of the site fronting Burley Road could be developed in order to preserve the character of the settlement. There is also potential for development of the site to affect the setting of two Grade II listed houses on Burley Road ('Thatched Cottage' and 'Wings') although the screening provided by the existing vegetation may minimise these impacts.</p> <p>Development of the site would result in the loss of grazing land (Grade 2 agricultural land). Furthermore, the site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings. There are several TPOs in the south-western corner of the site</p> <p>Vehicular access to the site could be gained from Burley Road, although this would result in loss of deciduous woodland (a Priority Habitat). There is currently no pedestrian footpath on either side of the road, and it is unlikely one could be created without requiring additional land, which represents a significant constraint. Pedestrian access along the road is considered to be unsafe under current conditions. Although the site is adjacent to and connected to the built up area of Winkton, there are no</p>
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						services or facilities within the hamlet other than the pub. The closest services and facilities are within Burton.	
07-04	Upper Weir, 256 Salisbury Road, Winkton, BH23 7AS	0.24	Residential	1 to 2 additional dwellings	Residential / garden	<p>The site is potentially suitable for allocation, subject to its release from the Green Belt.</p> <p>The site is currently a house and private garden (Grade 2 agricultural land, but not in agricultural use) and is available for development. It is raised above the road, but generally flat as it extends eastwards. There is existing access (shared with Site 07-02) directly from Salisbury Road, although the entrance is close to a sharp bend where observed traffic volumes and speeds were quite high, and the suitability of this access to service additional development should be discussed with the highways authority.</p> <p>The site is adjacent to and connected to the built up area of Winkton, but there are no services or facilities other than the pub. The closest services and facilities are in Burton.</p> <p>The site is within a Woodland Priority Habitat Network, which may have a limiting effect on site capacity due to the need to incorporate open space and retain habitats. Furthermore, the site is adjacent to the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p> <p>The site is within Winkton Village Conservation Area, and development of the eastern part of the site, which extends into the network of fields surrounding the hamlet, has the potential to alter the relationship between the settlement and its agricultural hinterland. More limited development of the western part of the site which is occupied by the existing house and its garden may be more appropriate to preserve the integrity of the Conservation Area. This would need to be considered further at detailed design stage. There is a group TPO along the northern boundary of the site which is likely to restrict the developable area of the site due to the need to avoid root damage.</p>	
07-05	Land at Shaw Park, Burley	1.68	Previously developed land	N/A	Residential	<p>The site is unsuitable for allocation.</p> <p>The site is currently a residential property and garden (Grade 2 agricultural land) and is available for development. There is access to the</p>	

Road, BH23
7AN

existing dwelling from Burley Road, however, there is currently no pedestrian footpath on either side of the road, and it is unlikely that one could be created given the lack of land alongside the road. This represents a significant constraint.

There is a medium risk of surface water flooding along the highway (Burley Road) and within the northern edge of the site, which is also likely to affect site access, particularly for pedestrians.

The site is adjacent to and connected to Winkton, however there are no services or facilities other than the pub, and the closest services and facilities are in Burton.

The site is within Winkton Village Conservation Area, and there is a view across the site from the north-east which would be compromised if the site were developed in full, although the existing vegetation does screen this view to a certain extent. Most of the site appears overgrown and there is the potential for biodiversity. An ecological survey may be required.

Although much of the land to the south-west is subject to a group TPO, there are no obvious trees on the boundary of the site which would benefit from this protection. There are also mature trees in the northeast of the site.

Although the site is adjacent to a Public Right of Way, it is separated from the footpath by an established hedgerow and development is unlikely to have an adverse impact on the PRoW.

The site is in close proximity to the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any residential development which results in additional dwellings.

07-06	Land rear of West Hayes, Burley Road, Winkton, BH23 7AN	0.35	Residential/ garden	1 to 2	Residential	<p>The site is potentially suitable for allocation, subject to its release from the Green Belt.</p> <p>The site is currently a residential property and garden (Grade 2 agricultural land) and is available for development. Access to the site could be gained from Burley Road; however, the pedestrian footpath does not extend all the way to the site entrance. This may represent a significant constraint and should be discussed with the planning authority. It is also unlikely that vehicular access to the rear of the site</p>
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could be established without demolition of the existing home fronting Burley Road, as the garden access appears too narrow.

The site is within the Conservation Area, and whilst it is enclosed, new residential development on the existing gardens could have an adverse impact on the character of the Conservation Area. It would also result in an uncharacteristic form of development, and an application for 4 bungalows on the same site (ref: 8/18/1770/FUL) was recently dismissed at appeal due to the impact of the backland development on the built form.

Given the site's planning history and the appeal decision, it is likely that its development potential would be limited to redevelopment of the part of the site occupied by the existing dwelling, rather than an extension into the rear garden.

There is a group TPO covering the land immediately south, with several mature trees along the boundary which are likely to be protected. Any proposals for development should ensure that these trees are not harmed.

Although the site is within the built up area of Winkton, there are no services and facilities other than the pub. The closest services and facilities are within Burton.

There is a mechanic's garage to the west of the site. There is the potential for future residents to be affected by noise from the garage - this could be addressed through site layout or use of appropriate construction techniques.

The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.

07-07	Land west of Salisbury Road, Winkton, BH23	0.32	Woodland	N/A	Residential	<p>The site is unsuitable for allocation.</p> <p>The site is heavily wooded and subject to the group TPO. It is unlikely that it could be developed without significant adverse impact on the protected trees. The woodland also forms part of a wider wooded area which leads west from Salisbury Road to the Avon, the majority of which is subject to numerous environmental designations (SSSI/SAC/SPA and Ramsar). Any development on the site has the potential to affect</p>
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biodiversity and the integrity of these designations, and ecological surveys are likely to be required. Consultation with Natural England would be required for any residential development which results in additional dwellings.

Access to the site could be gained from Salisbury Road, although the existing footpath on the western side of the road is narrow. The steep slope along the site's eastern edge could make access more difficult to achieve. Although it is adjacent to and connected to Winkton, there are few local services and facilities other than the pub. The closest services and facilities are within Burton

The site is within Winkton Conservation Area and the Conservation Area appraisal identifies the western edge of the village as being sensitive to new development due to the relationship with the Avon. There is a group of locally listed buildings on the opposite side of Salisbury Road whose setting is likely to be adversely affected by development of the site.

The site itself is significantly lower than the road and the rest of Winkton due to the steep slope along its eastern edge. It also lies within the Avon Flood Plan landscape area, which is identified in the Christchurch Character Appraisal as being unsuitable for development.

07-09	Hawthorn Dairy and Hawthorn Farm Buildings (Parcel 2), Lyndhurst Road, Bockhampton, BH23	0.27	Agricultural buildings	N/A	Holiday lets / business use	<p>The site is potentially suitable for allocation for the proposed use (holiday accommodation or employment uses).</p> <p>Although the site is in an unsustainable location remote from services and facilities, the conversion/re-use of the existing buildings is likely to be supported by national policy on isolated development in the countryside. This may be more appropriate through a planning application, but allocation in the Neighbourhood Plan could demonstrate support for the proposed use of the site.</p> <p>Access to the site could be gained from Lyndhurst Road, however the road is narrow and may not be adequate. There is currently no pedestrian footpath.</p> <p>The site is at medium risk of surface water flooding.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>
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						<p>The site visit suggested that development was already underway on the site, although there does not appear to be a corresponding planning application and a large fence prevented views of the work being carried out. Availability of the site should be verified with the landowner.</p>	
07-10	Hawthorn Dairy and Hawthorn Farm Buildings (Parcel 1). Lyndhurst Road, Bockhampton, BH23	0.86	Agricultural buildings, employment uses	N/A	Holiday lets/ business use	<p>The site is potentially suitable for allocation for the proposed uses (holiday accommodation or employment uses).</p> <p>The site is currently occupied by agricultural buildings, some of which are already in use by small businesses, and grazing land (Grade 2). Although it is in an unsustainable location remote from services and facilities, the conversion/re-use of the existing buildings is likely to be supported by national policy on isolated development in the countryside. This may be more appropriate through a planning application, but allocation in the Neighbourhood Plan could demonstrate support for the proposed use of the site.</p> <p>There is existing vehicular access to the site from Lyndhurst Road, however the road is narrow and its capacity to accommodate additional traffic may be limited. There is currently no pedestrian footpath.</p> <p>The site is at medium risk of surface water flooding.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>	
07-11	Land adjoining Salisbury Road, Burton, BH23	16.07	Agriculture/ recreation	N/A	Mixed (residential with associated infrastructure and open space)	<p>The site is unsuitable for allocation.</p> <p>Approximately one-third of the site is designated as open space in the Local Plan and is used as playing fields. The open space designation makes this part of the site unsuitable for development, in line with Policy HE4 of the Local Plan.</p> <p>Of the remaining two fields which make up the site, while the southern field has potential for development which would relate well to the existing settlement, there are long-range views across it and to the countryside beyond from the Public Right of Way which runs along the southern edge of the playing fields, and the landscape impact of developing the site would be significant as it would fundamentally alter the sense of openness. Development would also have the effect of reducing the perceived gap between Burton and Winkton when travelling along</p>	

						<p>Salisbury Road as it would create a sense of enclosure up to the Stony Lane junction.</p> <p>Given the two larger fields are unsuitable for development, the smaller field in the north-east of the site is also unsuitable since it would create an isolated development that is unconnected to either Burton or Winkton. Creation of an access to this part of the site on its own would be difficult to achieve without adverse impact on the landscape and on amenity.</p> <p>There is existing access to the site from Salisbury Road, although there is no footway alongside the site itself, and a crossing point or a new footway on the eastern side of the road would be required to provide safe pedestrian access. The site is well-connected by public transport, with a bus stop adjacent to the southern boundary. A Public Right of Way runs through the site, and this would need to be retained if the site were developed.</p> <p>The majority of the site is within Flood Zone 1, but along the eastern edge, close to the stream, there are areas in Flood Zones 2 and 3 where development should be avoided. This part of the site is also at risk of surface water flooding.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>	
07-12	Land at 178 Salisbury Road, Burton, BH23 7JS	2.29	Residential	N/A	Residential, grazing	<p>The site is unsuitable for allocation.</p> <p>There is a single dwelling on the site, but the majority of the site is undeveloped grazing land. It is almost entirely within the Burton Conservation Area and it makes an important contribution to the semi-rural setting of the Grade II* Burton Hall (opposite the site on Salisbury Road) as well as to the wider Conservation Area, providing a connection between the sensitive eastern edge of the village with the farmland beyond. It is likely that even limited development along Salisbury Road would have significant adverse impacts on these settings, although recent planting along the western boundary has reduced the relationship between the site and its surroundings. The eastern edge of Burton is identified in the Christchurch Character Assessment as being particularly</p>	

						<p>sensitive to new development which has the potential to erode the historic settlement pattern.</p> <p>While there is existing access from Salisbury Road, the pedestrian footway is on the opposite side of the road and so a safe crossing point would need to be established.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>	
07-13	Land at Preston Lane, Burton, BH23	1.19	Agricultural land	15 to 20 (subject to access)	Residential	<p>The site is unsuitable for allocation.</p> <p>The site is currently Grade 2 agricultural land. While access could be gained from Preston Lane through the recent development to the south, and the road layout within that development appears designed to facilitate this, there is currently no pedestrian footpath on either side of the road and road is a rural narrow country lane which has limited capacity for accommodating two-way traffic.</p> <p>The site lies within a sensitive landscape just outside the Conservation Area, and while it is quite well-screened to the north and east, there is a direct view across the site (and the adjacent site 07-25) to the Grade II* listed Burton Hall. The fields here make an important contribution to the setting of the Hall, which would be lost if the site were to be developed. Development of the site would also break the linear settlement pattern along Preston Lane, creating an uncharacteristic northwards extension. The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>	
07-14	Land off Vicarage Way	1.09	Field	N/A	Residential	<p>The site is unsuitable for allocation.</p> <p>The site could be accessed from Vicarage Way, although this is a narrow road with on-street parking which makes it difficult for two vehicles to pass and may not be suitable for servicing development of the whole site. If the land is in the same ownership, it may also be possible to obtain access through Site 07-15N, but this is likely to require footway provision along Preston Lane.</p>	

The site is within a landscape identified as sensitive to new development, and while it is effectively screened by existing mature vegetation which means development is unlikely to have an adverse impact on the wider landscape, it would extend the village in an uncharacteristic direction, changing the historic linear settlement pattern which characterises the Burton Conservation Area, and potentially altering the setting of Burton Green Farm. Any development of the site would bring an urbanising and enclosing effect to the adjacent churchyard, which is open on two sides and has a semi-rural feel. The churchyard plays an important part in the setting of the Grade II listed St Luke's Church.

The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.

07-15S	Land rear of Burton Green Farm	2.24 (AECOM estimate)	Field	N/A	Residential	<p>The site is unsuitable for allocation.</p> <p>The site is within a landscape identified as sensitive to new development, and when viewed from further south along Salisbury Road, Hawthorn Road and Summers Lane it makes a contribution to the setting of the Conservation Area. Development of the site would have a significant adverse impact on the landscape and on visual amenity, and it would also extend the village in an uncharacteristic direction, breaking the historic linear settlement pattern which characterises the Burton Conservation Area and affecting the setting of Burton Green Farm to the west. There is also the potential for impact on the setting of the Grade II listed St Luke's Church and its churchyard which lie immediately west of the site as development of the site could enclose the churchyard and damage its relationship with the countryside. The northern part of the site, immediately east of the churchyard, is allocated for future cemetery use under saved policy CF7 of the Christchurch Borough Local Plan 2001.</p> <p>There is existing access from Salisbury Road via a gravelled lane which is in keeping with the character Conservation Area. This access could not service development of a site of this size without being significantly upgraded, with potential impacts on local character.</p>
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						<p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>	
07-15N	Land south of Preston Lane	0.87 (AECOM estimate)	Field	8 to 10	Residential	<p>The site is potentially suitable for allocation subject to its release from the Green Belt.</p> <p>It consists of a field running along Preston Lane, and while it is in a sensitive landscape close to the Burton Conservation Area and is exposed to views on the entrance to the village, sensitive low-density linear development has the potential to enhance the entrance to the historic core of Burton.</p> <p>Access could be gained directly from Preston Lane; however, the road is a narrow rural lane which is unable to accommodate two-way traffic and there is currently no pedestrian footpath on either side of the road. However, recent development has occurred opposite the site, indicating this is not an absolute constraint. Consultation with the highways authority is recommended.</p> <p>Creation of access would result in a loss of the hedgerows along Preston Lane. These are over a metre deep and very well-established, and they have the potential to harbour a range of species. There is also a noticeable change in level from the road to the site itself and development of the site may affect views north from St Luke's churchyard towards Preston Lane and the countryside beyond.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>	
07-16	Land at Summers Lane, Burton, BH23 7JD	3.47	Equestrian grazing and small holding	N/A	Residential	<p>The site is unsuitable for allocation.</p> <p>It sits within a sensitive landscape on the edge of the Conservation Area, and there are occasional views across the site towards Burton, including of the Grade II listed Sunnyhayes/Whitehayes which is in a prominent position on Salisbury Road. Development of the site would have a significant adverse impact on the character of the Conservation Area and would erode the connection between the settlement and the open</p>	

						<p>farmland to the east. It would also extend the village in an uncharacteristic direction, breaking the linear settlement pattern which is a key feature of the historic core of the village.</p> <p>While there is existing access from Summers Lane, it is a narrow rural lane which is unlikely to be able to service development of a large site. There is no pedestrian footpath, and the road cannot accommodate two-way traffic. This represents a significant constraint and access should be discussed with the planning and highways authorities.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>	
07-17	2 Martins Hill Lane, Burton, BH23 7NJ	0.33	Residential	1 additional dwelling	Residential	<p>The site is potentially suitable for allocation subject to its release from the Green Belt.</p> <p>The existing access is narrow and unlikely to be suitable for servicing more than 1-2 dwellings. It is not included within the site boundary and it is unclear if it is in the same ownership. There is no potential to widen it or to accommodate a footway without taking additional land, and a mature tree covered by a group TPO halfway along the access lane restricts its capacity.</p> <p>The site is well screened by existing mature vegetation, also covered by the group TPO, and development is unlikely to have adverse impacts on the surrounding landscape or visual amenity. The mature trees on site would need to be retained should the site be redeveloped.</p> <p>The land immediately to the east is currently undeveloped, but it is allocated for residential development in the Local Plan. When this allocation is built out, it would result in the site being surrounded by residential development.</p> <p>Due to the access constraints, the site may be suitable for one additional dwelling along with a replacement for the existing dwelling, although this should be discussed with the highways authority.</p> <p>The site is at some distance from the main village services in the north of Burton.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI,</p>	

						Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.
07-18	Land west of Salisbury Road, Burton, BH23	7.25	Agricultural land	40 to 50	Mixed	<p>The site is potentially suitable for allocation, subject to its release from the Green Belt.</p> <p>The site forms part of a larger site, the northern half of which has been released from the Green Belt and is already allocated in the Local Plan for residential development (45 homes). This is indicated by the light shaded area in Figure 4-2. The Neighbourhood Plan cannot duplicate adopted Local Plan allocations, and therefore only the southern half of the site could be allocated, and the assessment has only considered this part of the site.</p> <p>Development of the site has the potential to round off the village at its southern edge, while still leaving a green buffer between Burton and the railway to the south. If allocated, the site is likely to require a single masterplan which covers the new land and the existing Local Plan allocation so that access and drainage issues can be comprehensively addressed. Density across the entire site should be consistent.</p> <p>Parts of the centre of the site are at risk of surface water flooding and are in Flood Zones 2 and 3, although the risk is greater on the section allocated in the Local Plan. Mitigation would be required for this flood risk, and vulnerable development should be located away from the areas at risk of flooding.</p> <p>Group TPOs cover a number of trees along the southern boundary of the site, which should be retained if the site is to be developed, and there are other mature trees across the site. Given the rural character and low-intensity agricultural use of the site, as well as the presence of water channels, biodiversity/ecological surveys may be required prior to development taking place.</p> <p>Although not within the Conservation Area, the site lies within the Burton Farm character area and the Conservation Area appraisal identifies the farm's relationship with the surrounding agricultural landscape as being important to its setting. Development has the potential to alter this relationship, particularly as the northern half of the site is developed through the Local Plan allocation. The listed farm buildings on site would</p>

need to be retained and any development would need to be sensitively designed, especially along the eastern edge of the site.

Electricity pylons cross the site. These may need to be rerouted if the site were to be developed, or development located to allow a suitable buffer zone.

The site is at some distance from the main village service in the north of Burton.

The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.

07-19	29 Salisbury Road, Burton, BH23 7JH	0.66	Residential	1 to 2 additional dwellings	Residential	<p>The site is potentially suitable for allocation, subject to its release from the Green Belt and to confirmation that suitable access can be achieved.</p> <p>There is a Grade II listed building (The Cedars) on the eastern boundary, and the need to preserve its setting may limit development to the western part of the site. The Conservation Area boundary includes the entirety of the garden, and it is recommended that any allocation is discussed with the heritage officer and Historic England.</p> <p>The boundary wall on Salisbury Road has been identified as an important feature of the Conservation Area, which would limit the scope for widening the existing access, further restricting capacity. It is not clear if the existing access would be sufficient to serve further development of the site, although it may be possible to achieve alternative access through the adjacent Site 07-18.</p> <p>The site is covered by a group TPO, and there are a number of mature trees along the boundary which are likely to need to be retained.</p> <p>The site is at some distance from the main village services in the north of Burton and from public transport.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>
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07-21	Land at the Manor Arms, Salisbury Road, Burton, BH23 7JG	3.72	Grazing	1 to 2	Residential	<p>The site is potentially suitable for allocation subject to its release from the Green Belt and to provision of appropriate access.</p> <p>Access to the site is along a narrow lane (included in the site boundary) which has little potential to be widened, significantly limiting the capacity of the site since it is unlikely that two-way traffic or a pedestrian footway could be accommodated. There may be potential for access to be gained through Site 07-18 if that were to be developed, but this would be subject to discussions with the landowner. The indicative capacity shown is based on the existing access, but could increase if alternative access could be secured through the adjacent site.</p> <p>The site is enclosed and benefits from existing screening, most of which is covered by TPOs. Development therefore would have little impact on landscape and visual amenity, and this screening would also prevent harm to the setting of the Conservation Area and the listed buildings to the east. Given the rural character and low-intensity agricultural use of the site, the presence of water channels, and the large number of mature trees on the site biodiversity/ecological surveys may be required prior to development taking place.</p> <p>Although development of the site would extend the southern edge of the village closer to Christchurch, particularly if the larger site 07-18 to the north were also developed, the separation provided by the railway embankment to the south minimises any risk of perceived coalescence between the settlements, and the access-related capacity limitations mean that the majority of the site would remain undeveloped. Given the railway is elevated along the boundary, there is the potential for noise to affect future residents, which may mean a buffer is required, although there is mature vegetation along the embankment which would reduce the impact.</p> <p>The site is at some distance from the main village services in the north of Burton and from public transport, although a shared-use pavement provides direct pedestrian and cycle access to the village centre.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>
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07-22	Land west of Staple Cross, Salisbury Road, BH23 7JG	3.68	Agricultural land	N/A - proposed for employment use	Employment (potentially including unneighbourly B2 uses)	<p>The site is potentially suitable for allocation, subject to its release from the Green Belt and to provision of suitable access.</p> <p>The eastern part of the site is partly in the Burton Conservation Area and several buildings on Staple Cross Farm are Grade II listed. Development should therefore be designed to ensure heritage assets are not harmed, potentially through the siting of any new development towards the west of the site, although the site is very open, and the fields do contribute to the setting of the farm buildings.</p> <p>It is not clear whether vehicular access directly from the A35 would be possible, especially since any new access would need to be created on the short stretch between the Stony Lane roundabout and the Salisbury Road junction. Access from the south-eastern corner of the site from Salisbury Road may also be difficult to achieve due to the proximity to the junction with the A35, where several roads already merge. Access from this point would also have adverse impacts on the setting of the listed buildings. Consultation with the highways authority is required to determine if suitable access can be achieved.</p> <p>There is a sewage works to the west, potentially leading to negative impacts on any future occupiers of the site. This suggests that similar bad neighbour uses may be more appropriate than development which is sensitive to odours.</p> <p>High voltage pylons run along the southern boundary. It should be confirmed that the undergrounding of these cables which is taking place as part of development on the Local Plan allocation to the east will be carried forward onto this site. A buffer zone may need to be provided to ensure that new development does not encroach on the high voltage cables.</p>
07-25	Land to rear of Avon Lee Lodge, Preston Lane/Salisbury Road	1.32 (AECOM estimate)	Field	N/A	Residential	<p>The site is unsuitable for allocation.</p> <p>The site is undeveloped grazing land. It is entirely within the Burton Conservation Area and it makes a significant contribution to the setting of Grade II* listed Burton Hall as well as to the Conservation Area, providing a clear connection between the sensitive eastern edge of the village with the farmland beyond. Although it is screened by a tall hedgerow along Salisbury Road, there are views from the new development on Preston Lane across sites 07-13 and 07-25 to Burton Hall, and it is likely that even limited development along Salisbury Road would have significant adverse impacts on the setting of the Hall. The</p>

eastern edge of Burton is identified in the Christchurch Character Assessment as being particularly sensitive to new development which has the potential to erode the historic settlement pattern.

While there is existing access from Salisbury Road, the pedestrian footway is on the opposite side of the road and so a safe crossing point would need to be established.

The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.

07-27	Rear of Homefield Grange	2.53 (AECOM estimate)	Field	N/A	Residential	<p>The site is unsuitable for allocation.</p> <p>The majority of the site, with the exception of the proposed access running south from Burley Road, is a playing field and is designated as open space in the Local Plan (Policy HE4). Residential development of the site would not be appropriate unless this designation were to be removed. The loss of playing fields would need to be addressed through alternative provision.</p> <p>The site also forms part of the Winkton Conservation Area, which includes a number of fields surrounding the built-up area of the hamlet that provide an important setting to the settlement itself. Development of the site would alter the character of the Conservation Area and of the settlement in general by altering its connection with the surrounding landscape and the historic parkland of the former Winkton Lodge.</p> <p>While access to the site is proposed to be taken from Burley Road, there is no existing pedestrian provision along this road. The width of Preston Lane makes it unlikely that a footway could be provided to the proposed access point, and pedestrian access along the road is considered to be unsafe under current conditions. Creation of the access is also likely to have an adverse impact on the existing Public Right of Way as well as on the landscape as it would bring an urbanising effect to land which is currently in agricultural use and is physically separate from the settlement.</p> <p>Part of the boundary of the site is covered by a group TPO, with several mature trees separating the site itself from the neighbouring residential properties.</p>
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The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.





Figure 6.1. Site suitability rating – Burton (source: Google Earth/AECOM)

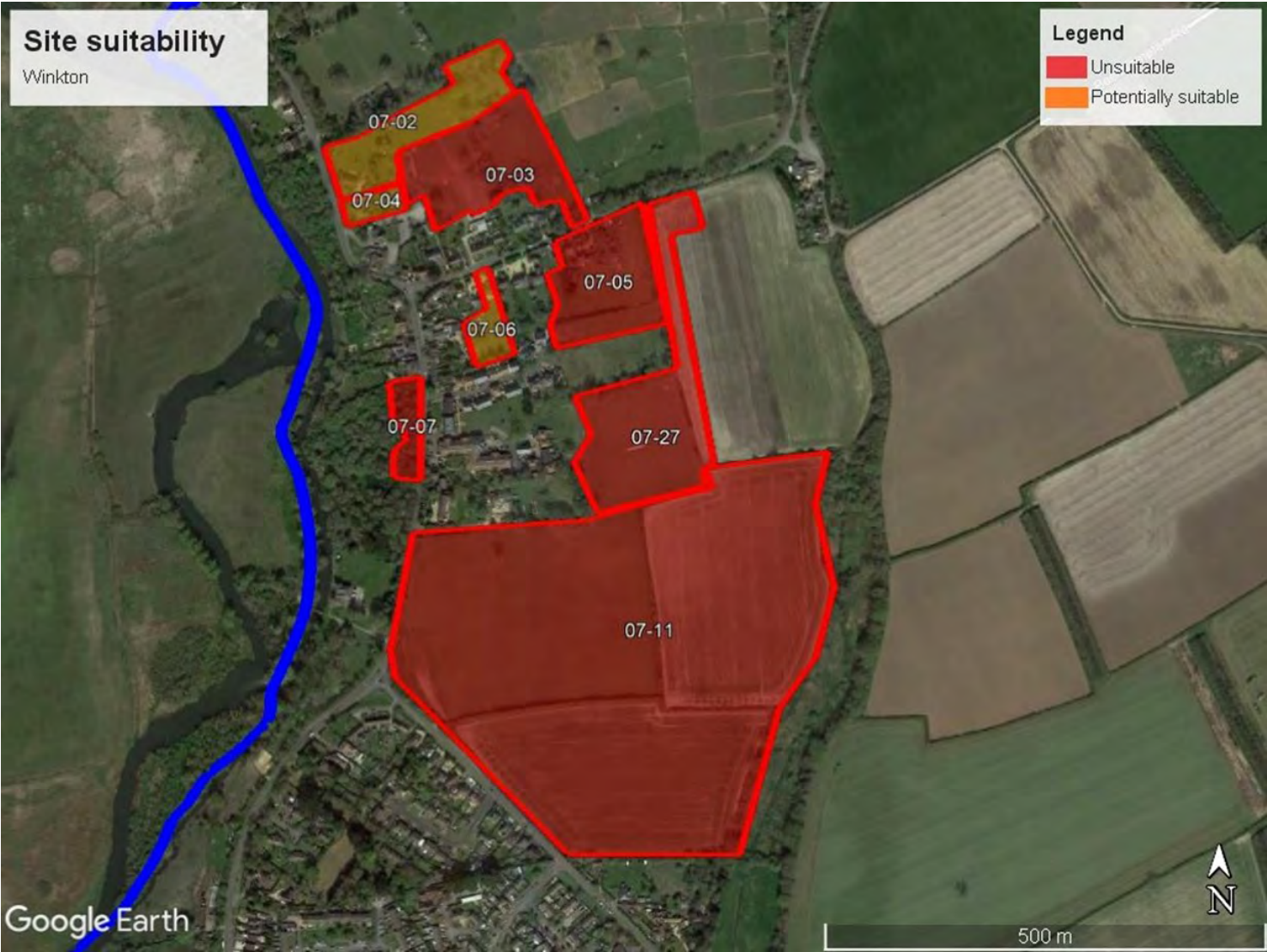


Figure 6.2. Site suitability rating – Winkton (source: Google Earth/AECOM)

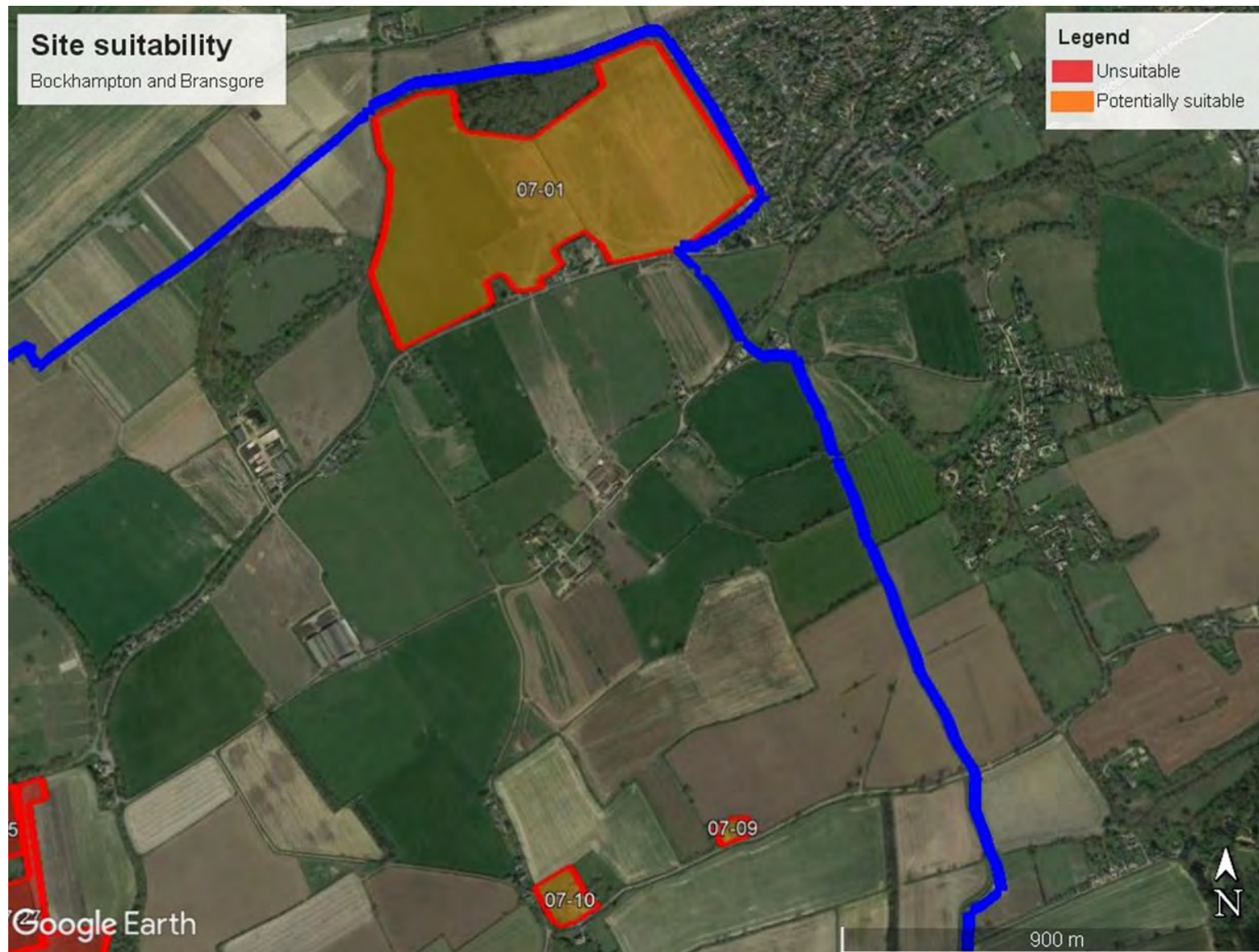


Figure 6.3. Site suitability rating – Bockhampton and Bransgore (source: Google Earth/AECOM)

7. Conclusions

- 7.1 BWPC is seeking to identify sites for potential allocation in its Neighbourhood Plan. The neighbourhood area does not yet have a housing requirement, and the Local Plan is in the early stages of preparation. BCP Council is considering its options for a spatial strategy which will allow it to deliver growth. This includes consideration of whether strategic Green Belt release is required to meet housing and other development needs. The Parish Council wishes to work with BCP Council in identifying sites within the neighbourhood area which may be suitable for development if they were released from the Green Belt.
- 7.2 A total of 23 sites within the South East Dorset Green Belt were identified for assessment through the BCP Council Call for Sites (2019) and the Neighbourhood Plan Call for Sites (2021). These 23 sites were subject to a 'policy off' assessment which looked at their suitability for development were they not within the Green Belt.
- 7.3 The suitability assessment found that no sites were immediately suitable for allocation, but that 12 sites were potentially suitable for development subject to the mitigation of identified constraints. These sites are:
- 07-01: Land at Higher Clockhouse Farm, Burley Road
 - 07-02: Sidestream, Salisbury Road, Winkton
 - 07-04: Upper Weir, 256 Salisbury Road, Winkton
 - 07-06: Land rear of West Hayes, Burley Road, Winkton
 - 07-09: Hawthorn Dairy and Hawthorn Farm Buildings (Parcel 2), Lyndhurst Road, Bockhampton
 - 07-10: Hawthorn Dairy and Hawthorn Farm Buildings (Parcel 1), Lyndhurst Road, Bockhampton
 - 07-15N: Land south of Preston Lane, Burton
 - 07-17: 2 Martins Hill Lane, Burton
 - 07-18: Land west of Salisbury Road, Burton
 - 07-19: 29 Salisbury Road, Burton
 - 07-21: Land at the Manor Arms, Salisbury Road, Burton
 - 07-22: Land west of Staple Cross, Salisbury Road
- 7.4 The remaining 11 sites were found to be unsuitable for allocation. These sites are:
- 07-03: Avon Paddocks, Burley Road, Winkton
 - 07-05: Land at Shaw Park, Burley Road, Winkton
 - 07-07: Land west of Salisbury Road, Winkton
 - 07-11: Land adjoining Salisbury Road, Burton
 - 07-12: Land at 178 Salisbury Road, Burton

- 07-13: Land at Preston Lane, Burton
- 07-14: Land off Vicarage Way, Burton
- 07-15S: Land rear of Burton Green Farm, Burton
- 07-16: Land at Summers Lane, Burton
- 07-25: Land to rear of Avon Lee Lodge, Preston Lane/Salisbury Road
- 07-27: Rear of Homefield Grange

7.5 Before any of the sites found to be potentially suitable for allocation can be allocated in the Neighbourhood Plan, their release from the Green Belt would need to be established through the Local Plan. The Strategic Green Belt Assessment identifies the majority of Green Belt parcels adjacent to Burton and Winkton as making a contribution to the purposes of the Green Belt, in particular Purpose 1 (checking the unrestricted sprawl of large built-up areas) and Purpose 3 (assisting in safeguarding the countryside from encroachment). Therefore, while sites which fall within these parcels may be considered suitable for development if they were unconstrained by the Green Belt designation, their release from the Green Belt is likely to result in harm to the purposes of the Green Belt.

7.6 It is therefore recommended that the Parish Council, in consultation with the community, landowners and BCP Council, consider the findings of this suitability assessment alongside those of the Strategic Green Belt Assessment in order to determine whether it is appropriate to release land from the Green Belt within the neighbourhood area for development. This is likely to require consideration of the capacity of the neighbourhood area and its existing services and transport connections to accommodate additional development.

Next Steps

7.7 From the shortlist of potentially suitable sites, the Parish Council should engage with BCP Council and the community to select sites for allocation in the Neighbourhood Plan which best meet community needs and plan objectives.

7.8 The site selection process should be based on the following:

- The findings of the site assessment;
- The findings of the Strategic Green Belt Assessment
- Discussions with the planning authority;
- The extent to which the sites support the vision and objectives for the NP;
- The potential for the sites to meet the identified infrastructure needs of the community;
- Engagement with key stakeholders; and
- Neighbourhood Plan conformity with strategic Local Plan policy.

Affordable Housing

- 7.9 Nine of the 23 sites considered in this assessment are suitable or potentially suitable for allocation for residential or mixed-use development. 3 of these sites have the potential to accommodate 10 or more dwellings and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area¹³. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹⁴), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 64.
- 7.10 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

Viability

- 7.11 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with BCP Council. It is further suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

¹³ see NPPF para 62-64

¹⁴ The Government consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. They intend to bring this forward via a Written Ministerial Statement in due course. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-first-homes-proposals-in-changes-to-the-current-planning-system>

Appendix A Individual Site Assessments

07-01

1. Site Details

Site Reference / Name	07-01
Site Address / Location	Land at Higher Clockhouse Farm, Burley Road, BH23
Gross Site Area (Hectares)	30.93
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural land
Land use being considered	Mixed use (open market housing, affordable housing, recreation)
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	300 dwellings have been proposed on the site, as well as 20ha of public open space.
Site identification method / source	Submitted as part of the BCP Call for Sites and subsequently identified in the summary of promoted sites under reference 07_01 in relation to the emerging BCP Local Plan.
Planning history	None of relevance
Neighbouring uses	Residential, agricultural, woodland.



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No, although Barrett's Copse adjacent to northern boundary is Ancient Woodland.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Yes - Woodland Priority Habitat Network (England) (High Spatial Priority), Woodland Improvement (England),</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Medium Risk - section of the east of the site (approx. 10%) is within Flood Zone 3, and additional 5% in Flood Zone 2.</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Medium Risk - areas of medium to high surface water flood risk, mostly along eastern edge and in the centre of the site.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes - half the site is within Grade 2 and half the site is within Grade 3</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No, although Barrett's Copse adjacent to northern boundary is a priority habitat (deciduous woodland).</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing farm vehicle access in southeastern corner from Burley Road could be used to service development, although this is just outside the 30mph zone which is likely to require extending to make the access safe. There is another farm entrance mid-way along the southern boundary, although again this is currently national speed limit. It may be possible to provide access from the northeastern corner through an extension of Wiltshire Gardens, although this alone is not of sufficient width to service a site of this size.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Burley Road. However, there is currently no pedestrian footpath on either side of the road. If access could be secured from Wiltshire Gardens, it would be possible to extend the existing footway into the site.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Burley Road, but there are no dedicated cycle routes.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No - however there is a Public Right of Way adjacent to the southern boundary of the site</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m (Bransgore convenience store)	<400m	>1200m (Hinton Admiral or Christchurch)	>1200m (Bransgore C of E Primary School)	>3900m (The Grange School)	>800m (Bransgore Play Park)	>800m

Landscape and Visual Constraints

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

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>High sensitivity - the site provides separation between Bransgore and the hamlet of North Bockhampton. The Landscape Character Assessment identifies these gaps as important features in the landscape of the Avon River Terrace.</p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is relatively well screened along much of the boundary, but there are breaks in the hedgerows along Burley Road, as well as open views across the site from Wiltshire Gardens. The topography means that it is reasonably contained and there are few, if any, long range views into the site.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - site boundary is adjacent to three Grade II listed buildings. Corboys Cottage, to the east is surrounded by more recent residential development, and the impact of development on its setting is unlikely to be harmed. Marigold Cottage and 40 Burley Road to the south are more isolated and it is possible that development of the western half of the site could affect their setting, although this could be addressed through detailed site design.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - site is entirely within the Green Belt.</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>

2. Assessment of Suitability	
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - reduce the gap between North Bockhampton and Bransgore</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - if developed the site has the potential to significantly change the settlement which is outside the NP boundary, so any site allocation would not be able to effectively deal with the need for additional infrastructure, services etc. in Bransgore</p>
3. Assessment of Availability	
<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability?</p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>0-5 years</p>
4. Assessment of Viability	
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	300 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. 	Amber: The site is potentially suitable, available and achievable
Are there any known viability issues? Yes / No / Unknown	Unknown

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for development, subject to the existing Green Belt policy.</p> <p>The site is currently agricultural land (half of the site is within Grade 2 and half the site is within Grade 3) which may lead to the loss of 'best and most versatile' agricultural land. There is medium risk of surface water flooding on the site and a part of the site along the western boundary is within Flood Zone 3 - development should avoid this section of the site.</p> <p>The site is within a Woodland Priority Habitat Network and Woodland Improvement area, which would require mitigation of any harmful effects from development. However, development of the site could contribute to the habitat corridor through incorporating open space, planted screening etc.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for residential development.</p> <p>Access to the site could be gained from Burley Road, however there is currently no pedestrian footpath and access therefore would need to be discussed with the Highways Authority. The speed limit on Burley Road is 60mph, and the existing 30mph limit would need to be extended westwards from Bransgore to ensure that safe access could be provided. It may also be possible to establish access from Wiltshire Gardens, although this road is too narrow to serve development of the whole site therefore several access points may be required depending on the size of development. The site is not in close proximity to local services and facilities, but there are bus services along Burley Road linking the site with the village centre and with Christchurch.</p> <p>The site is adjacent to a Public Right of Way, and it is likely that development could be designed to allow access to the PRow network whilst preserving the amenity of the existing footpath. The site is adjacent to three Grade II listed buildings and therefore some mitigation is required if the site is developed - this is a particular concern for the listed buildings on Burley Road, the setting of which has the potential to be adversely affected by development.</p> <p>The site is entirely within the Green Belt, and therefore its release would need to be established through the Local Plan.</p> <p>If developed, the site has the potential to significantly change the adjacent settlement (Bransgore) which is outside the NP boundary and outside the BCP Council area, therefore any site allocation would not be able to effectively deal with the associated infrastructure needs for Bransgore arising from the new population. Development of the whole site would also reduce the gap between Bransgore and the hamlet of North Bockhampton, with potential adverse landscape impacts. The Christchurch Character Assessment identifies the separation between settlements and farmsteads as a key characteristic of the Avon River Terrace in which this site is located.</p>
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07-02

1. Site Details	
Site Reference / Name	07-02
Site Address / Location	Sidestream, Salisbury Road, Winkton, BH23 7AS
Gross Site Area (Hectares)	0.99
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Residential / garden
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Call for Sites identified by the NPG
Planning history	None of relevance
Neighbouring uses	Residential to the south, agricultural fields to the east and north.



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - majority of the site is within Grade 2.</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No, although adjacent to Priority Habitat (deciduous woodland) on opposite side of Salisbury Road.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat – there is a fairly steep slope up from Salisbury Road to the existing dwelling at the western edge of the site, but the remainder of the site is generally flat.</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - there is existing vehicular access from Salisbury Road. Consultation with the highways authority is recommended to determine if this access is suitable to service additional development given the proximity of the entrance to the sharp bend to the south.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Salisbury Road which has a narrow footpath on either side of the road, although the eastern footway does not extend further south.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Salisbury Road, although there are no dedicated cycle lanes.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Yes - group TPO along the northern boundary of the site</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m (Burton convenience store)	<400m	>1200m (Christchurch)	400-1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	400-800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - The site is within the Conservation Area and the existing garden extends eastwards into open fields which are considered to form an important part of the setting of the hamlet. There is potential for this to be adversely affected by development of the eastern part of the site.

2. Assessment of Suitability

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

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

Low sensitivity - This site is generally well screened to the north and east, but its southern boundary is relatively open and it is likely that development on the eastern part of the site would be visible from the fields and private gardens to the south. It is unlikely to have an adverse impact on long-range views.

Heritage Constraints

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

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

Some impact, and/or mitigation possible - there are two Grade II listed buildings on Burley Road which are quite well separated by gardens and existing screening. There may be limited impact on their setting, but it is likely this could be addressed through site design.

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes - entirely within the Green Belt

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

A mix of greenfield and previously developed land - house and private garden with various outbuildings

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

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

Adjacent to and connected to the existing built up area

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

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

N/A - there is no defined settlement boundary for Winkton.

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



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

4. Assessment of Viability	
<ul style="list-style-type: none"> Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <p>Yes / No / Unknown</p>	Unknown

5. Conclusions	
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	1 to 2 additional dwellings
<p>What is the likely timeframe for development</p> <p>(0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. <p>Are there any known viability issues?</p> <p>Yes / No / Unknown</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown</p>

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation, subject to its release from the Green Belt.</p> <p>The site is currently a house and private garden (Grade 2 agricultural land, but not in agricultural use) and is available for development. It is raised above the road but generally flat as it extends eastwards. There is existing access (shared with Site 07-04) directly from Salisbury Road, although the entrance is close to a sharp bend where observed traffic volumes and speeds were quite high, and the suitability of this access to service additional development should be discussed with the highways authority. There is currently no footway running southwards along the eastern side of Salisbury Road linking the site with the centre of Winkton, and pedestrians would therefore need to cross Salisbury Road to access the site.</p> <p>The site is adjacent to and connected to the built up area of Winkton, but there are no services or facilities other than the pub. The closest services and facilities are in Burton.</p> <p>The site is within a Woodland Priority Habitat Network, which may have a limiting effect on site capacity due to the need to incorporate open space and retain habitats. Furthermore, the site is adjacent to the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p> <p>The site is within Winkton Village Conservation Area, and development of the eastern part of the site, which extends into the network of fields surrounding the hamlet, has the potential to alter the relationship between the settlement and its agricultural hinterland and to result in an uncharacteristic form of development. More limited development of the western part of the site which is occupied by the existing house and its garden may be more appropriate to preserve the integrity of the Conservation Area. This would need to be considered further at detailed design stage. There is a group TPO along the northern boundary of the site which is likely to restrict the developable area of the site due to the need to avoid root damage.</p>
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07-03

1. Site Details	
Site Reference / Name	07-03
Site Address / Location	Avon Paddocks, Burley Road, Winkton, BH23 7AN
Gross Site Area (Hectares)	2.48
SHLAA/SHLAA Reference (if applicable)	n/a
Existing land use	Grazing
Land use being considered	Any
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	Unknown
Site identification method / source	Call for Sites identified by the NPG
Planning history	None of relevance
Neighbouring uses	Residential to the south and west, agricultural fields to the east, gardens to the north.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

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

Yes / No / Unknown

Yes - majority of the site is within Grade 2.

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Screened from road - check on site visit
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - no existing access, but could be gained directly from Burley Road. Creation of access would result in loss of Priority Habitat.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No – there is no pedestrian access from Burley Road, and it is unlikely that a footway could be created as the road is quite narrow. It may be possible to create access through the car park of the pub/hotel, but this would require additional land and discussion with the landowner.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Burley Road.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	Yes - several individual TPOs in south-western corner of site
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m (Burton convenience store)	<400m	>1200m (Christchurch)	400-1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	400-800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - although the site has few notable landscape features, it is partly within the Conservation Area and consists of open fields which are considered to form an important part of the setting of the hamlet.

2. Assessment of Suitability

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

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

Medium sensitivity - although the site is well screened to the south, there are longer range views into the site from the east, including from Harpway Lane.

Heritage Constraints

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

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

Some impact, and/or mitigation possible - there are two Grade II listed buildings on Burley Road which are quite well separated by gardens and existing screening. There may be limited impact on their setting, but it is likely this could be addressed through site design. Development is likely to affect the character of the Conservation Area as the site consists of fields which contribute to the setting of Winkton.

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Greenfield

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

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

Adjacent to and connected to the existing built up area

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

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

N/A - there is no defined settlement boundary for Winkton.

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes - the northern part of Winkton follows a fairly linear pattern of development along Burley Road and Salisbury Road. Development of the site would extend the settlement into open countryside, significantly altering the form of the settlement.

3. Assessment of Availability

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

4. Assessment of Viability



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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development</p> <p><i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	0-5 years
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Red: The site is not currently suitable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation.</p> <p>The site is mostly within the Winkton Conservation Area, and it consists of fields which are considered to make an important contribution to the setting of Winkton. This is likely to significantly reduce the developable area of the site, and it is likely that only the part of the site fronting Burley Road could be developed in order to preserve the character of the settlement. There is also potential for development of the site to affect the setting of two Grade II listed houses on Burley Road ('Thatched Cottage' and 'Wings') although the screening provided by the existing vegetation may minimise these impacts.</p> <p>Development of the site would result in the loss of grazing land (Grade 2 agricultural land). Furthermore, the site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings. There are several TPOs in the south-western corner of the site</p> <p>Vehicular access to the site could be gained from Burley Road, although this would result in loss of deciduous woodland (a Priority Habitat). There is currently no pedestrian footpath on either side of the road, and it is unlikely one could be created without requiring additional land, which represents a significant constraint. Pedestrian access along the road is considered to be unsafe under current conditions. . Although the site is adjacent to and connected to the built up area of Winkton, there are no services or facilities within the hamlet other than the pub. The closest services and facilities are within Burton.</p>

07-04

1. Site Details	
Site Reference / Name	07-04
Site Address / Location	Upper Weir, 256 Salisbury Road, Winkton, BH23 7AS
Gross Site Area (Hectares)	0.24
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Residential
Land use being considered	Residential / garden
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Call for Sites identified by the NPG
Planning history	None of relevance
Neighbouring uses	Residential to the north and south, agricultural fields to the east and woodland opposite.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

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

Yes / No / Unknown

No - site is mainly within Grade 4

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat, although raised above the road by a fairly steep slope on the western boundary.
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Salisbury Road, although proximity to sharp bend in the road to the south may be an issue. Consultation with the highways authority is recommended to determine if access is suitable.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Salisbury Road. There is a pedestrian footpath on both sides of the road.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Salisbury Road.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m (Burton convenience store)	<400m	>1200m (Christchurch)	400-1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	400-800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - although the site is within the Winkton Conservation Area, it is well-screened and contains few valued landscape features.

2. Assessment of Suitability

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

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

Low sensitivity - well screened from the road

Heritage Constraints

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

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

Limited or no impact or no requirement for mitigation

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Previously developed land

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

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

Within the existing built up area (infill)

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

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

N/A - there is no defined settlement boundary for Winkton.

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability



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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	1 to 2 additional dwellings
<p>What is the likely timeframe for development <i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	0-5 years
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation, subject to its release from the Green Belt.</p> <p>The site is currently a house and private garden (Grade 2 agricultural land, but not in agricultural use) and is available for development. It is raised above the road, but generally flat as it extends eastwards. There is existing access (shared with Site 07-02) directly from Salisbury Road, although the entrance is close to a sharp bend where observed traffic volumes and speeds were quite high, and the suitability of this access to service additional development should be discussed with the highways authority.</p> <p>The site is adjacent to and connected to the built up area of Winkton, but there are no services or facilities other than the pub. The closest services and facilities are in Burton.</p> <p>The site is within a Woodland Priority Habitat Network, which may have a limiting effect on site capacity due to the need to incorporate open space and retain habitats. Furthermore, the site is adjacent to the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p> <p>The site is within Winkton Village Conservation Area, and development of the eastern part of the site, which extends into the network of fields surrounding the hamlet, has the potential to alter the relationship between the settlement and its agricultural hinterland. More limited development of the western part of the site which is occupied by the existing house and its garden may be more appropriate to preserve the integrity of the Conservation Area. This would need to be considered further at detailed design stage. There is a group TPO along the northern boundary of the site which is likely to restrict the developable area of the site due to the need to avoid root damage.</p>

07-05

1. Site Details	
Site Reference / Name	07-05
Site Address / Location	Land at Shaw Park, Burley Road, BH23 7AN
Gross Site Area (Hectares)	1.68
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Previously developed land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	The site was considered as part of the previous round under reference LPR-REG18-54. At the time the site was presented as providing 30-39 dwellings with the demolition of the existing property. The landowner however wishes to retain the existing dwelling as his own private residence and to make the remainder of the land available for approx. 30 dwellings.
Site identification method / source	The site was previously included within the previous Local Plan Review which took place in 2016-2018 in the former Christchurch and East Dorset Local Plan area.
Planning history	None of relevance
Neighbouring uses	Residential to the west, agricultural land/greenfield to the south and east.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk, although there is a medium risk of flooding along Burley Road which is likely to affect site access.

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

Yes / No / Unknown

Yes - the whole site is within Grade 2.

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No, although the site has potential for biodiversity as it is largely unmanaged and overgrown.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access from Burley Road is suitable with good visibility.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - there is currently no pedestrian footpath on either side of the road and unlikely one could be created due to width of road.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Burley Road.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No - however there is a Public Right of Way adjacent to the eastern boundary of the site</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Yes - group TPO covers a large part of the settlement to the south-west of the site, although no obvious significant trees along the boundary.</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m (Burton convenience store)	<400m	>1200m (Christchurch)	400-1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	400-800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - the site consists of largely open land which forms part of and contributes to the character of the Conservation Area. It provides a view towards the settlement from the northeast corner which would be adversely affected if the site were developed.

2. Assessment of Suitability

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

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

Medium sensitivity - although largely well screened from the road, there is an open view across the site from the northeast corner. Development may affect the integrity of the Conservation Area.

Heritage Constraints

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

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

Some impact, and/or mitigation possible - the site is entirely within the Conservation Area and there is an open view across the site from the northeast corner. Development may affect the integrity of the Conservation Area, although more limited development in the north-western corner of the site may reduce the impact.

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Previously developed land

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

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

Adjacent to and connected to the existing built up area

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

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

N/A - there is no defined settlement boundary for Winkton.

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability



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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development</p> <p>(0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Red – the site is not currently suitable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation.</p> <p>The site is currently a residential property and garden (Grade 2 agricultural land) and is available for development. There is access to the existing dwelling from Burley Road, however, there is currently no pedestrian footpath on either side of the road and it is unlikely that one could be created given the lack of land alongside the road. This represents a significant constraint..</p> <p>There is a medium risk of surface water flooding along the highway (Burley Road) and within the northern edge of the site which is also likely to affect site access, particularly for pedestrians.</p> <p>The site is adjacent to and connected to Winkton, however there are no services or facilities other than the pub, and the closest services and facilities are in Burton. The site is within Winkton Village Conservation Area, and there is a view across the site from the north-east which would be compromised if the site were developed in full, although the existing vegetation does screen this view to a certain extent. Most of the site appears overgrown and there is the potential for biodiversity. An ecological survey may be required.</p> <p>Although much of the land to the south-west is subject to a group TPO, there are no obvious trees on the boundary of the site which would benefit from this protection. There are also mature trees in the northeast of the site.</p> <p>Although the site is adjacent to a Public Right of Way, it is separated from the footpath by an established hedgerow and development is unlikely to have an adverse impact on the PRow.</p> <p>The site is in close proximity to the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any residential development which results in additional dwellings.</p>

07-06

1. Site Details	
Site Reference / Name	07-06
Site Address / Location	Land rear of West Hayes, Burley Road, Winkton, BH23 7AN
Gross Site Area (Hectares)	0.35
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Residential / garden
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Information provided in Call for Site return: 4 homes (in the form of detached bungalows) or an alternative mix which could deliver up to 9 properties, plus a contribution towards a strategic SANG or Heathland Infrastructure Project.
Site identification method / source	BCP Call for Sites
Planning history	Ref: 8/18/1770/FUL - 'Erect 4no detached bungalows with associated vehicular access and on site car parking'. Refused in October 2018 and later dismissed at appeal on grounds of: inappropriate development in the Green Belt that would reduce openness; location of development would not be supported by the development plan (specifically Policies KS1 and KS2); scheme would not preserve or enhance the character and appearance of the Conservation Area and would conflict with Policies HE1 and HE2; development would compromise future longevity of trees; impact on amenity of occupiers; adverse effect on Dorset Heathlands SPA.
Neighbouring uses	Residential and gardens on most sides, with a mechanic's garage to the west.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk

Low Risk

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

Yes / No / Unknown

Yes - the whole site is within Grade 2, but not in agricultural use.

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Burley Road.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Burley Road. The footway does not extend all the way to the site entrance, and additional land would be required to do so.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Burley Road.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	Yes - group TPO along the southern boundary with several mature trees.
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m (Burton convenience store)	<400m	>1200m (Christchurch)	400-1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	400-800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - (view relevant planning application section)

2. Assessment of Suitability

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

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

Low sensitivity - well screened from the road

Heritage Constraints

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

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

Some impact, and/or mitigation possible - there are numerous listed buildings in close proximity to the site

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Previously developed land

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

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

Within the existing built up area (infill)

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

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

N/A - there is no defined settlement boundary for Winkton.

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability



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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	1 to 2 dwellings
<p>What is the likely timeframe for development</p> <p>(0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation, subject to its release from the Green Belt.</p> <p>The site is currently a residential property and garden (Grade 2 agricultural land) and is available for development. Access to the site could be gained from Burley Road; however, the pedestrian footpath does not extend all the way to the site entrance. This may represent a significant constraint and should be discussed with the planning authority. It is also unlikely that vehicular access to the rear of the site could be established without demolition of the existing home fronting Burley Road, as the garden access appears too narrow.</p> <p>The site is within the Conservation Area, and whilst it is enclosed, new residential development on the existing gardens could have an adverse impact on the character of the Conservation Area. It would also result in an uncharacteristic form of development, and an application for 4 bungalows on the same site (ref: 8/18/1770/FUL) was recently dismissed at appeal due to the impact of the backland development on the built form.</p> <p>Given the site's planning history and the appeal decision, it is likely that its development potential would be limited to redevelopment of the part of the site occupied by the existing dwelling, rather than an extension into the rear garden.</p> <p>There is a group TPO covering the land immediately south, with several mature trees along the boundary which are likely to be protected. Any proposals for development should ensure that these trees are not harmed.</p> <p>Although the site is within the built up area of Winkton, there are no services and facilities other than the pub. The closest services and facilities are within Burton.</p> <p>There is a mechanic's garage to the west of the site.</p> <p>There is the potential for future residents to be affected by noise from the garage - this could be addressed through site layout or use of appropriate construction techniques.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

07-07

1. Site Details	
Site Reference / Name	07-07
Site Address / Location	Land west of Salisbury Road, Winkton, BH23
Gross Site Area (Hectares)	0.32
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Woodland
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Information provided by form: the site is considered appropriate for a single dwelling with potential for units within a Rural Exception Site.
Site identification method / source	BCP Call for Sites
Planning history	Information provided by the Group: The Site is part of a larger area. That land was part of the curtilage of Winkton Lodge. When the Lodge was a Hotel the land was part of the hotel gardens. Planning permission was granted for housing - this included two houses on the Site which was subsequently sold off from the hotel.
Neighbouring uses	Residential to the north and east. Woodland to the south and west.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent - adjacent to a Special Protection Area, SSSI and Ramsar Site. Consultation with Natural England required for any residential development that results in additional dwellings..

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

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

Yes / No / Unknown

No - site is within Grade 4

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Improvement Area, Priority Habitat Inventory - Deciduous Woodland, National Forest Inventory.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Steeply sloping – there is a significant change in level from the road to the site, which then slopes more gradually westwards.</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Salisbury Road.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Salisbury Road..There is currently a pedestrian footpath on both sides of the road however it is narrow on the side of the road which runs past the site.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Salisbury Road..</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Yes - the entire site is subject to a group TPO and there are numerous trees on site.</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

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

Yes / No / Unknown

Unknown

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

Yes / No / Unknown

No

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton convenience store)	<400m	>1200m (Christchurch)	400-1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	<400m	>800m

Landscape and Visual Constraints

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

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - although not within the Avon Valley SSSI/Ramsar/SPA, the site is effectively part of a single block of woodland that extends into the valley. Any development of this site has the potential to adversely impact the landscape character and erode the relationship between the edge of the settlement and the protected land to the west.

2. Assessment of Suitability

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

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

High sensitivity - the site forms part of an area of woodland which extends into the Avon Valley and which provides separation between Winkton and Burton. Development has the potential to be visible from higher ground to the west.

Heritage Constraints

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

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

Some impact, and/or mitigation possible - there is a Grade II listed building immediately north of the site. There is the potential for adverse impacts on its setting depending on the proposed layout of any development on the site.

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

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

Some impact and/or mitigation possible – there is a group of locally listed buildings on the eastern side of Salisbury Road. Development of the site has the potential to affect their setting, subject to the proposed site layout.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Greenfield

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

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

Adjacent to and connected to the existing built up area

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

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

N/A - there is no defined settlement boundary for Winkton.

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability

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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development</p> <p><i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	Unknown
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation.</p> <p>The site is heavily wooded and subject to the group TPO. It is unlikely that it could be developed without significant adverse impact on the protected trees. The woodland also forms part of a wider wooded area which leads west from Salisbury Road to the Avon, the majority of which is subject to numerous environmental designations (SSSI/SAC/SPA and Ramsar). Any development on the site has the potential to affect biodiversity and the integrity of these designations, and ecological surveys are likely to be required. Consultation with Natural England would be required for any residential development which results in additional dwellings.</p> <p>Access to the site could be gained from Salisbury Road, although the existing footpath on the western side of the road is narrow. The steep slope along the site's eastern edge could make access more difficult to achieve.</p> <p>Although it is adjacent to and connected to Winkton, there are few local services and facilities other than the pub. The closest services and facilities are within Burton</p> <p>The site is within Winkton Conservation Area and the Conservation Area appraisal identifies the western edge of the village as being sensitive to new development due to the relationship with the Avon. There is a group of locally listed buildings on the opposite side of Salisbury Road whose setting is likely to be adversely affected by development of the site.</p> <p>The site itself is significantly lower than the road and the rest of Winkton due to the steep slope along its eastern edge. It also lies within the Avon Flood Plan landscape area, which is identified in the Christchurch Character Appraisal as being unsuitable for development.</p>

07-09

1. Site Details	
Site Reference / Name	07-09
Site Address / Location	Hawthorn Dairy and Hawthorn Farm Buildings (Parcel 2), Lyndhurst Road, Bockhampton, BH23
Gross Site Area (Hectares)	0.27
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Scrapyard
Land use being considered	Holiday lets / business use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	BCP Call for Sites
Planning history	None of relevance
Neighbouring uses	Agricultural fields



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk

Medium Risk

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

Yes / No / Unknown

Yes - the whole site is within Grade 2, although the land is developed.

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Unknown - there is existing access from Lyndhurst Road. However, the road is a narrow country lane and cannot accommodate two vehicles at a time. It may be unsuitable for servicing employment uses.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - access is directly from Lyndhurst Road, which is narrow and has no footway. Provision of a footway is unlikely to be achievable.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Lyndhurst Road.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown - potential due to existing agricultural use.

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

Yes / No / Unknown

Unknown

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

Yes / No / Unknown

No

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m (Burton Green News and Stores)	>800m	>1200m (Christchurch)	>1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	<400m	>800m

Landscape and Visual Constraints

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

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

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - while the Character Assessment identifies the importance of maintaining separation between isolated farmsteads and hamlets, the site itself is small and already developed. It is not considered that redevelopment would significantly alter the landscape or the site's relationship with its surroundings.

2. Assessment of Suitability

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

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

High sensitivity - the site is visually open and has high intervisibility with the surrounding landscape

Heritage Constraints

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

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

Limited or no impact or no requirement for mitigation

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Previously developed land

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

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

Outside and not connected to the existing built up area

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

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

Outside and not connected to the existing settlement boundary

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown - several structures on site which would require demolition, potentially increasing development costs.
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development <i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	Unknown
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Amber: The site is potentially suitable, and available</p> <p>Unknown - several structures on site which would require demolition, potentially increasing development costs.</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation for the proposed use (holiday accommodation or employment uses).</p> <p>Although the site is in an unsustainable location remote from services and facilities, the conversion/re-use of the existing buildings is likely to be supported by national policy on isolated development in the countryside. This may be more appropriate through a planning application, but allocation in the Neighbourhood Plan could demonstrate support for the proposed use of the site. Access to the site could be gained from Lyndhurst Road, however the road is narrow and may not be adequate. There is currently no pedestrian footpath.</p> <p>The site is at medium risk of surface water flooding.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p> <p>The site visit suggested that development was already underway on the site, although there does not appear to be a corresponding planning application and a large fence prevented views of the work being carried out. Availability of the site should be verified with the landowner.</p>

07-10

1. Site Details	
Site Reference / Name	07-10
Site Address / Location	Hawthorn Dairy and Hawthorn Farm Buildings (Parcel 1). Lyndhurst Road, Bockhampton, BH23
Gross Site Area (Hectares)	0.86
SHLAA/SHLAA Reference (if applicable)	n/a
Existing land use	Agricultural buildings, small business units
Land use being considered	Holiday lets / business use
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	Unknown
Site identification method / source	BCP Call for Sites
Planning history	None of relevance
Neighbouring uses	Agricultural fields

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Medium Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - the whole site is within Grade 2.</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Unknown - there is existing access from Lyndhurst Road. However, the road is a narrow country lane and cannot accommodate two vehicles at a time. It may be unsuitable for servicing employment uses.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - access is directly from Lyndhurst Road, which is narrow and has no footway. Provision of a footway is unlikely to be achievable.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Lyndhurst Road.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown - potential due to existing agricultural use.

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

Yes / No / Unknown

Unknown

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

Yes / No / Unknown

No

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m (Burton Green News and Stores)	>800m	>1200m (Christchurch)	>1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	<400m	>800m

Landscape and Visual Constraints

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

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

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - while the Character Assessment identifies the importance of maintaining separation between isolated farmsteads and hamlets, the site itself is small and already developed. It is not considered that redevelopment would significantly alter the landscape or the site's relationship with its surroundings.

2. Assessment of Suitability

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

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

High sensitivity - the site is visually open and has high intervisibility with the surrounding landscape

Heritage Constraints

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

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

Some impact, and/or mitigation possible - there is a Grade II listed cottage north-west of the site. Given the open nature of the countryside, development of the site has the potential to affect the setting of the thatched cottage and affect its relationship with the agricultural landscape. This could be addressed by restricting development to the footprint of the existing structures on the site and maintaining the hedgerow on the western site boundary.

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Previously developed land

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

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

Outside and not connected to the existing built up area

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

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

Outside and not connected to the existing settlement boundary

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability



<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown - several structures on site which would require either demolition or renovation, potentially increasing development costs.
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development</p> <p><i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	Unknown
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Amber: The site is potentially suitable, and available</p> <p>Unknown - several structures on site which would require either demolition or renovation, potentially increasing development costs.</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation for the proposed uses (holiday accommodation or employment uses).</p> <p>The site is currently occupied by agricultural buildings, some of which are already in use by small businesses, and grazing land (Grade 2). Although it is in an unsustainable location remote from services and facilities, the conversion/re-use of the existing buildings is likely to be supported by national policy on isolated development in the countryside. This may be more appropriate through a planning application, but allocation in the Neighbourhood Plan could demonstrate support for the proposed use of the site.</p> <p>There is existing vehicular access to the site from Lyndhurst Road, however the road is narrow and its capacity to accommodate additional traffic may be limited. There is currently no pedestrian footpath.</p> <p>The site is at medium risk of surface water flooding.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

07-11

1. Site Details	
Site Reference / Name	07-11
Site Address / Location	Land adjoining Salisbury Road, Burton, BH23
Gross Site Area (Hectares)	16.07
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Agriculture / recreation
Land use being considered	Mixed (residential with associated infrastructure and open space)
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Information provided by the group: 300
Site identification method / source	BCP Call for Sites
Planning history	No recent or relevant planning history
Neighbouring uses	Residential and gardens to the north, south, and east. Open fields to the west/north-west
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / *partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / *partly or adjacent* / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - approximately a third of the site consists of playing fields designated as open space in the Local Plan (Policy HE4)

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

See guidance notes:

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

Low Risk - majority of the site is within flood zone 1, however, a small section of the site is within flood zone 2/3 along the eastern boundary.

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

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

Yes / No / Unknown

Yes - the majority of the site is within Grade 2.

2. Assessment of Suitability

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

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton convenience store)	<400m	>1200m (Christchurch)	<400m (Burton C of E Primary School)	1600-3900m (The Grange School)	<400m (Winkton Park)	>800m

Landscape and Visual Constraints

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

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>High sensitivity - part of the site is within Winkton Conservation Area and makes a significant contribution to the gap between Burton and Winkton. This is currently occupied by playing fields designated as open space in the Local Plan.</p>
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2. Assessment of Suitability

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

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

High sensitivity – all three fields which make up the site have a high degree of intervisibility, providing long range views into open countryside. There are occasional views from Salisbury Road towards Winkton Conservation Area and the countryside beyond.

Heritage Constraints

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

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

Some impact, and/or mitigation possible - the playing fields are within the Winkton Conservation Area and make a significant contribution to the setting of Winkton. The field to the east also provides a connection between the Conservation Area and the open countryside.

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Greenfield

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

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

Adjacent to and connected to the existing built up area

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

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

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	<p>Yes - if the site is fully developed the gap between Winkton and Burton would be closed.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>

3. Assessment of Availability

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

4. Assessment of Viability

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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>N/A</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	<p>N/A</p>

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Red: The site is not currently suitable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation.</p> <p>Approximately one-third of the site is designated as open space in the Local Plan and is used as playing fields. The open space designation makes this part of the site unsuitable for development, in line with Policy HE4 of the Local Plan.</p> <p>Of the remaining two fields which make up the site, while the southern field has potential for development which would relate well to the existing settlement, there are long-range views across it and to the countryside beyond from the Public Right of Way which runs along the southern edge of the playing fields, and the landscape impact of developing the site would be significant as it would fundamentally alter the sense of openness. Development would also have the effect of reducing the perceived gap between Burton and Winkton when travelling along Salisbury Road as it would create a sense of enclosure up to the Stony Lane junction.</p> <p>Given the two larger fields are unsuitable for development, the smaller field in the north-east of the site is also unsuitable since it would create an isolated development that is unconnected to either Burton or Winkton. Creation of an access to this part of the site on its own would be difficult to achieve without adverse impact on the landscape and on amenity.</p> <p>There is existing access to the site from Salisbury Road, although there is no footway alongside the site itself, and a crossing point or a new footway on the eastern side of the road would be required to provide safe pedestrian access. The site is well-connected by public transport, with a bus stop adjacent to the southern boundary. A Public Right of Way runs through the site, and this would need to be retained if the site were developed.</p> <p>The majority of the site is within Flood Zone 1, but along the eastern edge, close to the stream, there are areas in Flood Zones 2 and 3 where development should be avoided. This part of the site is also at risk of surface water flooding.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

07-12

1. Site Details	
Site Reference / Name	07-12
Site Address / Location	Land at 178 Salisbury Road, Burton, BH23 7JS
Gross Site Area (Hectares)	2.29
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Residential
Land use being considered	Residential, grazing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	BCP Call for Sites
Planning history	8/19/1571 - permission refused in January 2020 for prior notification of construction of a new agricultural outbuilding on grounds of site size not meeting minimum requirements and lack of information relating to the agricultural use.
Neighbouring uses	Residential to the west, agricultural fields on all other sides.

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

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

Yes / No / Unknown

Yes - the whole site is within Grade 2.

2. Assessment of Suitability

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

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton convenience store)	<400m	>1200m (Christchurch)	<400m (Burton C of E Primary School)	1600-3900m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - the Character Assessment identifies the eastern edge of Burton as being particularly sensitive, and the Conservation Area Appraisal also suggests that it provides an important connection between the historic linear development of Salisbury Road and the farmland to the east. The site offers open views to the countryside beyond as well as providing a view towards the buildings on Preston Lane which are also within the Conservation Area.

2. Assessment of Suitability

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

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

High sensitivity - the site is visually open and has high intervisibility with the surrounding landscape. When approached from the north it reveals a broad view of the open farmland to the east and the Conservation Area to the south.

Heritage Constraints

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

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

Directly impact - approximately half the site (closest to Salisbury Road) is within the Conservation Area and views across the site contribute to the character of the Conservation Area. The site is directly opposite the Grade II* listed Burton Hall and makes an important contribution to its semi-rural setting. Development on any part of the site is likely to have an adverse impact on the setting of the Conservation Area and the listed building.

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

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

Directly impact - there are several nearby buildings on Salisbury Road and Preston Road which make a positive contribution to the Conservation Area whose setting would be harmed by development of the site.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Previously developed land

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

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

Adjacent to and connected to the existing built up area

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

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

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability



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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>• What is the likely timeframe for development <i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	Unknown
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation.</p> <p>There is a single dwelling on the site, but the majority of the site is undeveloped grazing land. It is almost entirely within the Burton Conservation Area and it makes an important contribution to the semi-rural setting of the Grade II* Burton Hall (opposite the site on Salisbury Road) as well as to the wider Conservation Area, providing a connection between the sensitive eastern edge of the village with the farmland beyond. It is likely that even limited development along Salisbury Road would have significant adverse impacts on these settings, although recent planting along the western boundary has reduced the relationship between the site and its surroundings. The eastern edge of Burton is identified in the Christchurch Character Assessment as being particularly sensitive to new development which has the potential to erode the historic settlement pattern. While there is existing access from Salisbury Road, the pedestrian footway is on the opposite side of the road and so a safe crossing point would need to be established. The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

07-13

1. Site Details	
Site Reference / Name	07-13
Site Address / Location	Land at Preston Lane, Burton, BH23
Gross Site Area (Hectares)	1.19
SHLAA/SHLAA Reference (if applicable)	n/a
Existing land use	Agricultural land
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	Unknown
Site identification method / source	BCP Call for Sites
Planning history	None of relevance
Neighbouring uses	Residential to the south, agricultural fields on all other sides.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

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

Yes / No / Unknown

Yes - the whole site is within Grade 2.

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Preston Lane, which is narrow and can only accommodate one vehicle at a time. However, recent development has taken place on the site immediately to the south (from which access would be taken) indicating that it may be acceptable to service additional dwellings. Access should be discussed with the highways authority.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Preston Lane. However, there is currently no pedestrian footpath on either side of the road and the rural is a narrow country lane.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Preston Lane although it is a narrow lane.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton convenience store)	<400m	>1200m (Christchurch)	400-1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity - the site sits in a sensitive landscape on the eastern edge of Burton, and it provides a clear visual connection between the village and the open farmland beyond.</p>
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2. Assessment of Suitability

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

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

Medium sensitivity - site is quite open to the west, offering views across the fields to the Conservation Area and Grade II* listed Burton Hall.

Heritage Constraints

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

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

Some impact, and/or mitigation possible - the site is immediately adjacent to the Conservation Area, but is somewhat screened by existing hedgerows. However, there are long range views across the site and adjacent fields to the Grade II* listed Burton Hall, and the site makes an important contribution to its semi-rural setting which is likely to be harmed by development.

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Greenfield

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

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

Adjacent to and connected to the existing built up area

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

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

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability



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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development</p> <p><i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	Unknown
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Red: The site is currently unsuitable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation.</p> <p>The site is currently Grade 2 agricultural land. While access could be gained from Preston Lane through the recent development to the south, and the road layout within that development appears designed to facilitate this, there is currently no pedestrian footpath on either side of the road and road is a rural narrow country lane which has limited capacity for accommodating two-way traffic.</p> <p>The site lies within a sensitive landscape just outside the Conservation Area, and while it is quite well-screened to the north and east, there is a direct view across the site (and the adjacent site 07-25) to the Grade II* listed Burton Hall. The fields here make an important contribution to the setting of the Hall, which would be lost if the site were to be developed. Development of the site would also break the linear settlement pattern along Preston Lane, creating an uncharacteristic northwards extension.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

07-14

1. Site Details	
Site Reference / Name	07-14
Site Address / Location	Land off Vicarage Way
Gross Site Area (Hectares)	1.09
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Field
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	BCP Call for Sites
Planning history	None of relevance
Neighbouring uses	The northern boundary is adjacent to a field (and site 15N). The eastern and southern boundary is adjacent to a field. The western boundary is adjacent to Vicarage Way (houses and private gardens).
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

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

Yes / No / Unknown

Yes - the whole site is within Grade 2.

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Unknown - access could be taken from Vicarage Way, but this is narrow, with on-street parking, and may not be suitable for servicing development of the whole site. It may be possible to obtain access through the adjacent site (07-15N), but this would need to be confirmed by the landowner and is likely to require footway provision along Preston Lane.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Vicarage Way.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Vicarage Way.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	Yes - there is a group TPO covering the churchyard which includes the site access and part of the southern boundary.
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton convenience store)	<400m	>1200m (Christchurch)	400-1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - although the site sits within a sensitive landscape on the eastern edge of Burton, its existing screening means it makes little contribution to the wider landscape.

2. Assessment of Suitability

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

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

Medium sensitivity – although it is reasonably well-screened, the site contributes to the semi-rural setting of the churchyard and development is likely to bring an urbanising effect.

Heritage Constraints

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

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

Some impact, and/or mitigation possible – the site is visible from the adjacent churchyard, which plays an important part in the setting of the Grade II listed St Luke's Church. If the site were to be developed, it would bring an urbanising effect to the churchyard, which is currently open on two sides.

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Greenfield

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

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

Adjacent to and connected to the existing built up area

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

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

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability

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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development</p> <p><i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	Unknown
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation.</p> <p>The site could be accessed from Vicarage Way, although this is a narrow road with on-street parking which makes it difficult for two vehicles to pass and may not be suitable for servicing development of the whole site. If the land is in the same ownership, it may also be possible to obtain access through Site 07-15N, but this is likely to require footway provision along Preston Lane.</p> <p>The site is within a landscape identified as sensitive to new development, and while it is effectively screened by existing mature vegetation which means development is unlikely to have an adverse impact on the wider landscape, it would extend the village in an uncharacteristic direction, changing the historic linear settlement pattern which characterises the Burton Conservation Area, and potentially altering the setting of Burton Green Farm. Any development of the site would bring an urbanising and enclosing effect to the adjacent churchyard, which is open on two sides and has a semi-rural feel. The churchyard plays an important part in the setting of the Grade II listed St Luke's Church.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

07-15S

1. Site Details	
Site Reference / Name	07-15S
Site Address / Location	Land rear of Burton Green Farm
Gross Site Area (Hectares)	0.00
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Field
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	BCP Call for Sites, with boundary updated following NP Call for Sites
Planning history	None of relevance
Neighbouring uses	Residential to the west. Open agricultural fields on other sides. The site lies between two other identified sites (S07-15S and S07-15N).



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

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

Yes / No / Unknown

Yes - the whole site is within Grade 2.

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - the site can be accessed off Salisbury Road, although the gravelled lane may not be suitable to service development of the whole site.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - the site can be accessed from Salisbury Road.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - the site can be accessed from Salisbury Road.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	Yes - there is a group TPO covering the churchyard which includes the site access and part of the southern boundary.
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton convenience store)	<400m	>1200m (Christchurch)	400-1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - the site sits within a sensitive landscape and it is visible from a number of points to the south. Development would have an adverse impact on the connection between the eastern edge of Burton and the open farmland of the Avon River Terrace.

2. Assessment of Suitability

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

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

High sensitivity - high degree of intervisibility with the land to the south which provides a setting for the Burton Conservation Area.

Heritage Constraints

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

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

Directly impact and/or mitigation not possible - development is likely to have an adverse impact on the setting of the Conservation Area as it is exposed to medium range views from several roads to the south. There is also the potential for limited impact on the Grade II listed church to the west.

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

Partially safeguarded for future cemetery use by Christchurch Borough Local Plan 2001, Policy CF7

Is the site:

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

Greenfield

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

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

Adjacent to and connected to the existing built up area

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

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

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability



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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development</p> <p><i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	Unknown
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation.</p> <p>The site is within a landscape identified as sensitive to new development, and when viewed from further south along Salisbury Road, Hawthorn Road and Summers Lane it makes a contribution to the setting of the Conservation Area. Development of the site would have a significant adverse impact on the landscape and on visual amenity, and it would also extend the village in an uncharacteristic direction, breaking the historic linear settlement pattern which characterises the Burton Conservation Area and affecting the setting of Burton Green Farm to the west. There is also the potential for impact on the setting of the Grade II listed St Luke's Church and its churchyard which lie immediately west of the site as development of the site could enclose the churchyard and damage its relationship with the countryside. The northern part of the site, immediately east of the churchyard, is allocated for future cemetery use under saved policy CF7 of the Christchurch Borough Local Plan 2001.</p> <p>There is existing access from Salisbury Road via a gravelled lane which is in keeping with the character Conservation Area. This access could not service development of a site of this size without being significantly upgraded, with potential impacts on local character.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

07-15N

1. Site Details	
Site Reference / Name	07-15N
Site Address / Location	Land south of Preston Lane
Gross Site Area (Hectares)	0.00
SHLAA/SHLAA Reference (if applicable)	n/a
Existing land use	Field
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	Unknown
Site identification method / source	BCP Call for Sites, boundary updated following NP Call for Sites
Planning history	None of relevance
Neighbouring uses	Residential to the north and west. Agricultural land to the south and east. Adjacent to Site 07-14
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

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

Yes / No / Unknown

Yes - the whole site is within Grade 2.

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No, although there wide hedgerow along Preston Lane has the potential for biodiversity, particularly given the site's position at the edge of the settlement.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Preston Lane. However the road is a narrow rural lane which can only accommodate one vehicle at a time.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Preston Lane. However, there is currently no pedestrian footpath on either side of the road and the rural is a narrow country lane.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Preston Lane. However the road is a narrow rural lane which can only accommodate one vehicle at a time.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton convenience store)	<400m	>1200m (Christchurch)	400-1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	Low sensitivity
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2. Assessment of Suitability

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

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

Medium sensitivity - site has some intervisibility with the surrounding landscape

Heritage Constraints

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

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

Limited or no impact or no requirement for mitigation

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Greenfield

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

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

Adjacent to and connected to the existing built up area

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

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

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability



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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	8 to 10 dwellings
<p>What is the likely timeframe for development</p> <p><i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	Unknown
<p>Other key information</p>	Existing access to west side

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation subject to its release from the Green Belt.</p> <p>It consists of a field running along Preston Lane, and while it is in a sensitive landscape close to the Burton Conservation Area and is exposed to views on the entrance to the village, sensitive low-density linear development has the potential to enhance the entrance to the historic core of Burton.</p> <p>Access could be gained directly from Preston Lane; however, the road is a narrow rural lane which is unable to accommodate two-way traffic and there is currently no pedestrian footpath on either side of the road. However, recent development has occurred opposite the site, indicating this is not an absolute constraint. Consultation with the highways authority is recommended.</p> <p>Creation of access would result in a loss of the hedgerows along Preston Lane. These are over a metre deep and very well-established, and they have the potential to harbour a range of species. There is also a noticeable change in level from the road to the site itself and development of the site may affect views north from St Luke's churchyard towards Preston Lane and the countryside beyond.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

07-16

1. Site Details	
Site Reference / Name	07-16
Site Address / Location	Land at Summers Lane, Burton, BH23 7JD
Gross Site Area (Hectares)	3.47
SHLAA/SHLAA Reference (if applicable)	n/a
Existing land use	Equestrian grazing and small holding
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	Unknown
Site identification method / source	BCP Call for Sites
Planning history	None of relevance
Neighbouring uses	Residential to the west. Open agricultural fields on other sides.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

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

Yes / No / Unknown

Yes - the whole site is within Grade 2.

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Summers Lane. However the road is a narrow rural lane which cannot accommodate two-way traffic.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Summers Lane. However, there is currently no pedestrian footpath on either side of the road and the rural is a narrow country lane.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Summers Lane.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton Green News and Stores)	<400m	>1200m (Christchurch)	400-1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - the site sits within a sensitive landscape and provides views from Summers Lane and Hawthorn Lane towards the Conservation Area. Development would have an adverse impact on the connection between the eastern edge of Burton and the open farmland of the Avon River Terrace.

2. Assessment of Suitability

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

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

High sensitivity - high degree of intervisibility with the Burton Conservation Area as well as Grade II listed Sunnyhayes/Whitehayes which occupies a prominent position on Salisbury Road.

Heritage Constraints

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

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

Directly impact and/or mitigation not possible - development is likely to have an adverse impact on the setting of the Conservation Area as there are views across the site towards the Conservation Area.

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Greenfield

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

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

Adjacent to and connected to the existing built up area

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

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

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability



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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development</p> <p><i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	Unknown
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation.</p> <p>It sits within a sensitive landscape on the edge of the Conservation Area, and there are occasional views across the site towards Burton, including of the Grade II listed Sunnyside/Whitehays which is in a prominent position on Salisbury Road. Development of the site would have a significant adverse impact on the character of the Conservation Area and would erode the connection between the settlement and the open farmland to the east. It would also extend the village in an uncharacteristic direction, breaking the linear settlement pattern which is a key feature of the historic core of the village.</p> <p>While there is existing access from Summers Lane, it is a narrow rural lane which is unlikely to be able to service development of a large site. There is no pedestrian footpath, and the road cannot accommodate two-way traffic. This represents a significant constraint and access should be discussed with the planning and highways authorities.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

07-17

1. Site Details	
Site Reference / Name	07-17
Site Address / Location	2 Martins Hill Lane, Burton, BH23 7NJ
Gross Site Area (Hectares)	0.33
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Residential
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	BCP Call for Sites
Planning history	None of relevance
Neighbouring uses	Residential to the north, south and west. Agricultural/greenfield to the east (unimplemented Local Plan allocation).
 	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - site is within Grade 4</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Unknown - site is accessed via a narrow lane off Martins Hill Lane. No potential for widening the access to accommodate two-way traffic, which limits the capacity of the site.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Unknown - existing access is narrow and cannot be widened to accommodate a footway. Potentially suitable for servicing one or two dwellings.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - existing access could be used for cycle access.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	Yes - entire site is covered by a group TPO and multiple mature trees on site (including in access road)
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton Green News and Stores)	<400m	>1200m (Christchurch)	>1200m (Burton C of E Primary School)	1600-3900m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

2. Assessment of Suitability

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

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

Low sensitivity

Heritage Constraints

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

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

Limited or no impact or no requirement for mitigation

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Previously developed land

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

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

Adjacent to and connected to the existing built up area

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

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

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability



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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	1 additional dwelling
<p>What is the likely timeframe for development</p> <p><i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	Unknown
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation subject to its release from the Green Belt.</p> <p>The existing access is narrow and unlikely to be suitable for servicing more than 1-2 dwellings. It is not included within the site boundary and it is unclear if it is in the same ownership. There is no potential to widen it or to accommodate a footway without taking additional land, and a mature tree covered by a group TPO halfway along the access lane restricts its capacity.</p> <p>The site is well screened by existing mature vegetation, also covered by the group TPO, and development is unlikely to have adverse impacts on the surrounding landscape or visual amenity. The mature trees on site would need to be retained should the site be redeveloped.</p> <p>The land immediately to the east is currently undeveloped, but it is allocated for residential development in the Local Plan. When this allocation is built out, it would result in the site being surrounded by residential development.</p> <p>Due to the access constraints, the site may be suitable for one additional dwelling along with a replacement for the existing dwelling, although this should be discussed with the highways authority.</p> <p>The site is at some distance from the main village services in the north of Burton.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

07-18

1. Site Details	
Site Reference / Name	07-18
Site Address / Location	Land west of Salisbury Road, Burton, BH23
Gross Site Area (Hectares)	7.25
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural land
Land use being considered	Mixed
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	BCP Call for Sites, with boundary updated following NP Call for Sites
Planning history	The northern half of the site is already allocated for residential development (45 homes) in the Local Plan (Policy CN2). Site boundary reduced to remove the allocation (shown in light shaded area in map below)
Neighbouring uses	Residential to the north and west. Agricultural land to the south, and farmstead to the east.
 	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Medium Risk - parts of the site are located within Flood Zone 2 and 3</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Medium Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - the majority of the site is within Grade 4 however a small section is within Grade 2</p>

2. Assessment of Suitability

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

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton Green News and Stores)	<400m	>1200m (Christchurch)	>1200m (Burton C of E Primary School)	<1600m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - the eastern edge of the site is sensitive as it contributes to the setting of the Conservation Area. The Character Assessment states that the remainder makes no contribution to the village setting and does not provide a continuation to the wider countryside.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the eastern edge is quite open where it meets Burton Farm. This is likely to change as the Local Plan allocation is developed. Elsewhere, there is mature vegetation providing screening from long range views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - one listed building within the site boundary (in section covered by Local Plan allocation). The site forms part of the setting of Burton Farm and its listed farm buildings, which is identified in the Conservation Area Appraisal as having an important relationship with the surrounding agricultural landscape. Development of the southern half of the site has the potential to affect this relationship.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary / Within the existing settlement boundary (the northern section of the site is within the settlement boundary)</p>

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability

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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	40 to 50 dwellings
<p>What is the likely timeframe for development</p> <p>(0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A

Overall rating (Red/Amber/Green)

- The site is **suitable and available**
- The site is **potentially suitable, and available.**
- The site is **not currently suitable, and available.**

Are there any known viability issues?



Yes / No / Unknown

Amber: The site is potentially suitable, available and achievable

Electricity pylons cross the site – may require rerouting to enable development.

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation, subject to its release from the Green Belt.</p> <p>The site forms part of a larger site, the northern half of which has been released from the Green Belt and is already allocated in the Local Plan for residential development (45 homes). The Neighbourhood Plan cannot duplicate adopted Local Plan allocations, and therefore only the southern half of the site could be allocated, and the assessment has only considered this part of the site.</p> <p>Development of the site has the potential to round off the village at its southern edge, while still leaving a green buffer between Burton and the railway to the south. If allocated, the site is likely to require a single masterplan which covers the new land and the existing Local Plan allocation so that access and drainage issues can be comprehensively addressed. Density across the entire site should be consistent.</p> <p>Parts of the centre of the site are at risk of surface water flooding and are in Flood Zones 2 and 3, although the risk is greater on the section allocated in the Local Plan. Mitigation would be required for this flood risk, and vulnerable development should be located away from the areas at risk of flooding.</p> <p>Group TPOs cover a number of trees along the southern boundary of the site, which should be retained if the site is to be developed, and there are other mature trees across the site. Given the rural character and low-intensity agricultural use of the site, as well as the presence of water channels, biodiversity/ecological surveys may be required prior to development taking place.</p> <p>Although not within the Conservation Area, the site lies within the Burton Farm character area and the Conservation Area appraisal identifies the farm's relationship with the surrounding agricultural landscape as being important to its setting. Development has the potential to alter this relationship, particularly as the northern half of the site is developed through the Local Plan allocation. The listed farm buildings on site would need to be retained and any development would need to be sensitively designed, especially along the eastern edge of the site.</p> <p>Electricity pylons cross the site. These may need to be rerouted if the site were to be developed, or development located to allow a suitable buffer zone. The site is at some distance from the main village service in the north of Burton.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>
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07-19

1. Site Details	
Site Reference / Name	07-19
Site Address / Location	29 Salisbury Road, Burton, BH23 7JH
Gross Site Area (Hectares)	0.66
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Residential
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	BCP Call for Sites
Planning history	None of relevance
Neighbouring uses	Residential to the south, farm to the north, and open agricultural land to the east and west. Site is adjacent to Site 07-18.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk

Medium Risk

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

Yes / No / Unknown

Yes - the whole site is within Grade 2.

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No, although adjacent to Priority Habitats (Deciduous Woodland and Coastal and Floodplain Grazing Marsh) to west and south of site.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Salisbury Road although it should be confirmed that this could serve additional development. Potential for alternative access to be achieved through Site 07-18, subject to landowner agreement.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Salisbury Road. However there is currently a pedestrian footpath on only one side of the road.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Salisbury Road.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Yes - entire site is covered by a group TPO and several mature trees on site.</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton Green News and Stores)	<400m	>1200m (Christchurch)	>1200m (Burton C of E Primary School)	<1600m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Low sensitivity

2. Assessment of Suitability

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

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

High sensitivity - the site is visually open and has high intervisibility with the surrounding landscape

Heritage Constraints

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

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

Some impact, and/or mitigation possible - Grade II listed building within the site boundary. Any additional development should be located away from the existing house to preserve its setting. This should be discussed with the heritage officer and Historic England as the entire site is within the Conservation Area,

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Previously developed land

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

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

Adjacent to and connected to the existing built up area

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

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

Outside and not connected to the existing settlement boundary

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability



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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	1 to 2 additional dwellings
<p>What is the likely timeframe for development</p> <p>(0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation, subject to its release from the Green Belt and to confirmation that suitable access can be achieved.</p> <p>There is a Grade II listed building (The Cedars) on the eastern boundary, and the need to preserve its setting may limit development to the western part of the site. The Conservation Area boundary includes the entirety of the garden, and it is recommended that any allocation is discussed with the heritage officer and Historic England.</p> <p>The boundary wall on Salisbury Road has been identified as an important feature of the Conservation Area, which would limit the scope for widening the existing access, further restricting capacity. It is not clear if the existing access would be sufficient to serve further development of the site, although it may be possible to achieve alternative access through the adjacent Site 07-18.</p> <p>The site is covered by a group TPO, and there are a number of mature trees along the boundary which are likely to need to be retained.</p> <p>The site is at some distance from the main village services in the north of Burton and from public transport.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

07-21

1. Site Details	
Site Reference / Name	07-21
Site Address / Location	Land at the Manor Arms, Salisbury Road, Burton, BH23 7JG
Gross Site Area (Hectares)	3.72
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Grazing
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	BCP Call for Sites
Planning history	None of relevance
Neighbouring uses	Agricultural fields to the west and north. Railway to the south. Hotel and private residence to the east.
 	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - half of the site is within Grade 2 and the other half is Grade 4</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes – Priority Habitat (Coastal and Floodplain Grazing Marsh). Adjacent to Priority Habitat (Deciduous Woodland).</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Unknown - access could be gained from Salisbury Road along Staplecross Lane. However Staplecross is a narrow single-lane road, which is unlikely to be able to service development of the entire site. Potential for alternative access through Site 07-18, subject to landowner agreement.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access along Staplecross Lane, which currently has no pedestrian footpath.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access along Staplecross Lane.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Yes - numerous TPOs throughout the site, mostly along the boundary, but large group covers existing woodland in the northeast corner of the site.</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton Green News and Stores)	<400m	>1200m (Christchurch)	>1200m (Burton C of E Primary School)	<1600m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Low sensitivity

2. Assessment of Suitability

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

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

Low sensitivity - the site is enclosed and screened from wider views.

Heritage Constraints

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

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

Limited or no impact or no requirement for mitigation - although the site is on the edge of the Conservation Area, close to two Grade II listed buildings, it is enclosed and it is unlikely that development would result in harm to heritage assets.

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Greenfield

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

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

Adjacent to and connected to the existing built up area

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

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

Outside and not connected to the existing settlement boundary

2. Assessment of Suitability

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

3. Assessment of Availability

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



4. Assessment of Viability

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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	1 to 2 dwellings
<p>What is the likely timeframe for development</p> <p><i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	Unknown
<p>Other key information</p>	N/A

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation subject to its release from the Green Belt and to provision of appropriate access.</p> <p>Access to the site is along a narrow lane (included in the site boundary) which has little potential to be widened, significantly limiting the capacity of the site since it is unlikely that two-way traffic or a pedestrian footway could be accommodated. There may be potential for access to be gained through Site 07-18 if that were to be developed, but this would be subject to discussions with the landowner.</p> <p>The site is enclosed and benefits from existing screening, most of which is covered by TPOs. Development therefore would have little impact on landscape and visual amenity, and this screening would also prevent harm to the setting of the Conservation Area and the listed buildings to the east. Given the rural character and low-intensity agricultural use of the site, the presence of water channels, and the large number of mature trees on the site biodiversity/ecological surveys may be required prior to development taking place.</p> <p>Although development of the site would extend the southern edge of the village closer to Christchurch, particularly if the larger site 07-18 to the north were also developed, the separation provided by the railway embankment to the south minimises any risk of perceived coalescence between the settlements, and the access-related capacity limitations mean that the majority of the site would remain undeveloped. Given the railway is elevated along the boundary, there is the potential for noise to affect future residents, which may mean a buffer is required, although there is mature vegetation along the embankment which would reduce the impact.</p> <p>The site is at some distance from the main village services in the north of Burton and from public transport, although a shared-use pavement provides direct pedestrian and cycle access to the village centre.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

1. Site Details	
Site Reference / Name	07-22
Site Address / Location	Land west of Staple Cross, Salisbury Road, BH23 7JG
Gross Site Area (Hectares)	3.68
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural land
Land use being considered	Employment (potentially including unneighbourhourly B2 uses)
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	BCP Call for Sites
Planning history	East of the site is a large site (Roeshot Hill) which has outline planning permission granted in 2019 for up to 875 dwellings as part of a planned extension to Christchurch (Local Plan allocation CN1).
Neighbouring uses	Railway to the north, residential to the south across the A35 Christchurch Bypass. Farm to the east and sewage works to the west.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk - however the south western section of the site is within Flood Zone 2

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Medium Risk - surface water flood risk in the south western corner of the site.

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

Yes / No / Unknown

Yes – approximately half of the site is Grade 2.

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes – most of site is Priority Habitat (Coastal and Floodplain Grazing Marsh).</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Unknown - no existing access although potential for access to be taken directly from the A35 subject to consultation with the highways authority. The A35/Salisbury Road junction is being upgraded as part of the Local Plan allocation.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Unknown - pedestrian link across the A35 via existing footbridge, although no current pedestrian access directly into the site. .</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Unknown - no existing access although potential for access to be taken directly from the shared use path along the A35. Footbridge over the A35 can accommodate cycles.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

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

Yes / No / Unknown

Yes - high voltage power lines along southern edge of the site.

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

Yes / No / Unknown

No

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (One Stop Stores)	<400m	>1200m (Christchurch)	>1200m (Burton C of E Primary School)	<1600m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

2. Assessment of Suitability

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

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

Medium sensitivity - the site provides a sense of separation between the built up area of Christchurch and countryside beyond, giving a rural feel to the northern side of the A35.

Heritage Constraints

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

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

Some impact, and/or mitigation possible - there are 3 grade II listed buildings at Staple Cross Farm immediately east of the site, which is located within the Conservation Area. Any new development should avoid encroaching on the farmstead. Creation of access at the Salisbury Road junction is likely to have adverse impacts on the listed buildings.

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

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

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Greenfield

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

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

Adjacent to and connected to the existing built up area - although there is a major residential area to the south, the A35 forms a clear barrier between the site and the built-up area of Christchurch. This will change as the site to the west is built out.

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

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

Outside and not connected to the existing settlement boundary

2. Assessment of Suitability

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

3. Assessment of Availability

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

4. Assessment of Viability



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

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A - proposed for employment use
<p>What is the likely timeframe for development</p> <p><i>(0-5 / 6-10 / 11-15 / 15+ years)</i></p>	Unknown
<p>Other key information</p>	Access to the site is being upgraded as part of the Roeshot development (which will be running electric / sewage through the site and also undergrounding the pylons).

<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. <p>Are there any known viability issues? Yes / No / Unknown</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation, subject to its release from the Green Belt and to provision of suitable access.</p> <p>The eastern part of the site is partly in the Burton Conservation Area and several buildings on Staple Cross Farm are Grade II listed. Development should therefore be designed to ensure heritage assets are not harmed, potentially through the siting of any new development towards the west of the site, although the site is very open, and the fields do contribute to the setting of the farm buildings.</p> <p>It is not clear whether vehicular access directly from the A35 would be possible, especially since any new access would need to be created on the short stretch between the Stony Lane roundabout and the Salisbury Road junction. Access from the south-eastern corner of the site from Salisbury Road may also be difficult to achieve due to the proximity to the junction with the A35, where several roads already merge. Access from this point would also have adverse impacts on the setting of the listed buildings. Consultation with the highways authority is required to determine if suitable access can be achieved.</p> <p>There is a sewage works to the west, potentially leading to negative impacts on any future occupiers of the site. This suggests that similar bad neighbour uses may be more appropriate than development which is sensitive to odours.</p> <p>High voltage pylons run along the southern boundary. It should be confirmed that the undergrounding of these cables which is taking place as part of development on the Local Plan allocation to the east will be carried forward onto this site. A buffer zone may need to be provided to ensure that new development does not encroach on the high voltage cables.</p>

07-25

1. Site Details	
• Site Reference / Name	07-25
Site Address / Location	Land to the rear of Avon Lee Lodge, Preston Lane/Salisbury Road
Gross Site Area (Hectares)	0.00
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Field
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	BCP Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential to the south and west, agricultural fields to the north and east.
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

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

See guidance notes:

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

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

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

Yes / No / Unknown

Yes - majority of the site is within Grade 2.

2. Assessment of Suitability

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

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton convenience store)	<400m	>1200m (Christchurch)	<400m (Burton C of E Primary School)	1600-3900m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - the Character Assessment identifies the eastern edge of Burton as being particularly sensitive, and the Conservation Area Appraisal also suggests that it provides an important connection between the historic linear development of Salisbury Road and the farmland to the east. The site offers open views to the countryside beyond as well as providing a view towards the buildings on Preston Lane which are also within the Conservation Area.

2. Assessment of Suitability

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

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

High sensitivity - the site is visually open and has high intervisibility with the surrounding landscape. When approached from the north it reveals a broad view of the open farmland to the east and the Conservation Area to the south.

Heritage Constraints

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

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

Directly impact - the entire site is within the Conservation Area and views across the site contribute to the character of the Conservation Area. Development on any part of the site is likely to have an adverse impact on the setting of the Conservation Area. There are also views across Sites 07-13 and this site towards Grade II* listed Burton Hall, and development is likely to have adverse impacts on its semi-rural setting.

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

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

Directly impact - there are several nearby buildings on Salisbury Road and Preston Road which make a positive contribution to the Conservation Area whose setting would be harmed by development of the site.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

No

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

N/A

Is the site:

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

Greenfield

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

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

Adjacent to and connected to the existing built up area

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

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

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

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

Yes / No / Unknown

No

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

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

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

Yes / No / Unknown

Unknown

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

Unknown

4. Assessment of Viability

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



Yes / No / Unknown

Unknown

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development • (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
• Other key information	N/A
Overall rating (Red/Amber/Green) • The site is suitable and available • The site is potentially suitable, and available. • The site is not currently suitable, and available. Are there any known viability issues? Yes / No / Unknown	<p>Red: The site is not currently suitable, available and achievable</p> <p>Unknown</p>
Summary of justification for rating	<p>The site is unsuitable for allocation.</p> <p>The site is undeveloped grazing land. It is entirely within the Burton Conservation Area and it makes a significant contribution to the setting of Grade II* listed Burton Hall as well as to the Conservation Area, providing a clear connection between the sensitive eastern edge of the village with the farmland beyond. Although it is screened by a tall hedgerow along Salisbury Road, there are views from the new development on Preston Lane across sites 07-13 and 07-25 to Burton Hall, and it is likely that even limited development along Salisbury Road would have significant adverse impacts on the setting of the Hall. The eastern edge of Burton is identified in the Christchurch Character Assessment as being particularly sensitive to new development which has the potential to erode the historic settlement pattern.</p> <p>While there is existing access from Salisbury Road, the pedestrian footway is on the opposite side of the road and so a safe crossing point would need to be established.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>

07-27

1. Site Details	
Site Reference / Name	07-27
Site Address / Location	Rear of Homefield Grange
Gross Site Area (Hectares)	0.00
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Field
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	NP Call for Sites
Planning history	None recent or relevant
Neighbouring uses	Residential to the west, agricultural land on other sides.
 	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Adjacent – within Impact Risk Zone for SSSI, Ramsar, SPA and SAC. Consultation with Natural England required for any new residential development which results in additional dwellings.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Yes - the entire site consists of playing fields designated as open space in the Local Plan (Policy HE4)</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes - the whole of the site is within Grade 2.</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Burley Road.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No – there is no footway on Burley Road to the proposed access, and the width of the road means it is unlikely that one could be created without additional land being required. Access along the road is currently unsafe.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Burley Road.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	Yes - Public Right of Way runs through the site along the proposed access.
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	Yes - group TPO along southwestern boundary with several mature trees.
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

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

Accessibility

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

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Burton convenience store)	>800m	>1200m (Christchurch)	>1200m (Burton C of E Primary School)	>3900m (The Grange School)	>800m (Winkton Park)	>800m

Landscape and Visual Constraints

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

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

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - within the Conservation Area and makes a strong contribution to the setting of the settlement.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site, along with the playing fields to the south is visible from several points along Salisbury Road and it provides part of the setting of Winkton and the Conservation Area.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact - within the Conservation Area and makes a strong contribution to the setting of the settlement.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>

2. Assessment of Suitability

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	N/A - there is no defined settlement boundary for Winkton.
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development <i>(0-5 / 6-10 / 11-15 / 15+ years)</i>	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. 	Red: The site is not currently suitable, available and achievable Unknown
Are there any known viability issues? <i>Yes / No / Unknown</i>	

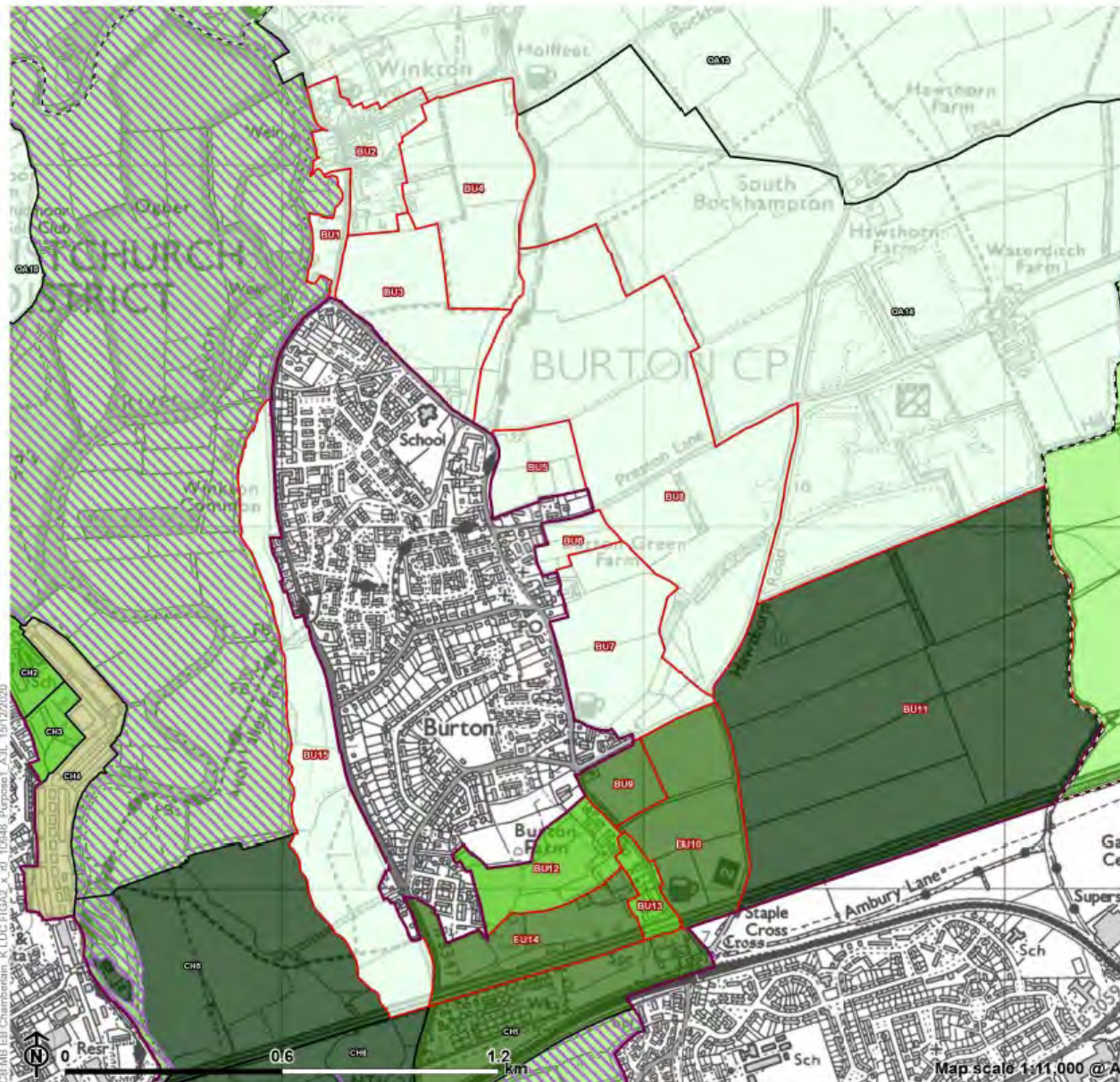
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation.</p> <p>The majority of the site, with the exception of the proposed access running south from Burley Road, is a playing field and is designated as open space in the Local Plan (Policy HE4). Residential development of the site would not be appropriate unless this designation were to be removed. The loss of playing fields would need to be addressed through alternative provision.</p> <p>The site also forms part of the Winkton Conservation Area, which includes a number of fields surrounding the built-up area of the hamlet that provide an important setting to the settlement itself. Development of the site would alter the character of the Conservation Area and of the settlement in general by altering its connection with the surrounding landscape and the historic parkland of the former Winkton Lodge.</p> <p>While access to the site is proposed to be taken from Burley Road, there is no existing pedestrian provision along this road. The width of Preston Lane makes it unlikely that a footway could be provided to the proposed access point, and pedestrian access along the road is considered to be unsafe under current conditions. Creation of the access is also likely to have an adverse impact on the existing Public Right of Way as well as on the landscape as it would bring an urbanising effect to land which is currently in agricultural use and is physically separate from the settlement.</p> <p>Part of the boundary of the site is covered by a group TPO, with several mature trees separating the site itself from the neighbouring residential properties.</p> <p>The site is within the impact risk zone for the Avon Valley which is subject to a number of significant environmental designations (SSSI, Ramsar Site, SPA and SAC). Consultation with Natural England would be required for any new residential development which results in additional dwellings.</p>
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Appendix B Strategic Green Belt Assessment Stage One maps

The maps on the following pages show the results of the Stage One Contribution Assessment for Green Belt parcels surrounding the inset area of Burton. There are four maps, which show each parcel's contribution to the first four Green Belt purposes, which are:

1. to check the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns merging into one another;
3. to assist in safeguarding the countryside from encroachment; and
4. to preserve the setting and special character of historic towns; and

No map is available for the fifth Green Belt purpose ('to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'). The Green Belt Assessment report states that all parcels are considered to make an equal contribution to the fifth purpose.



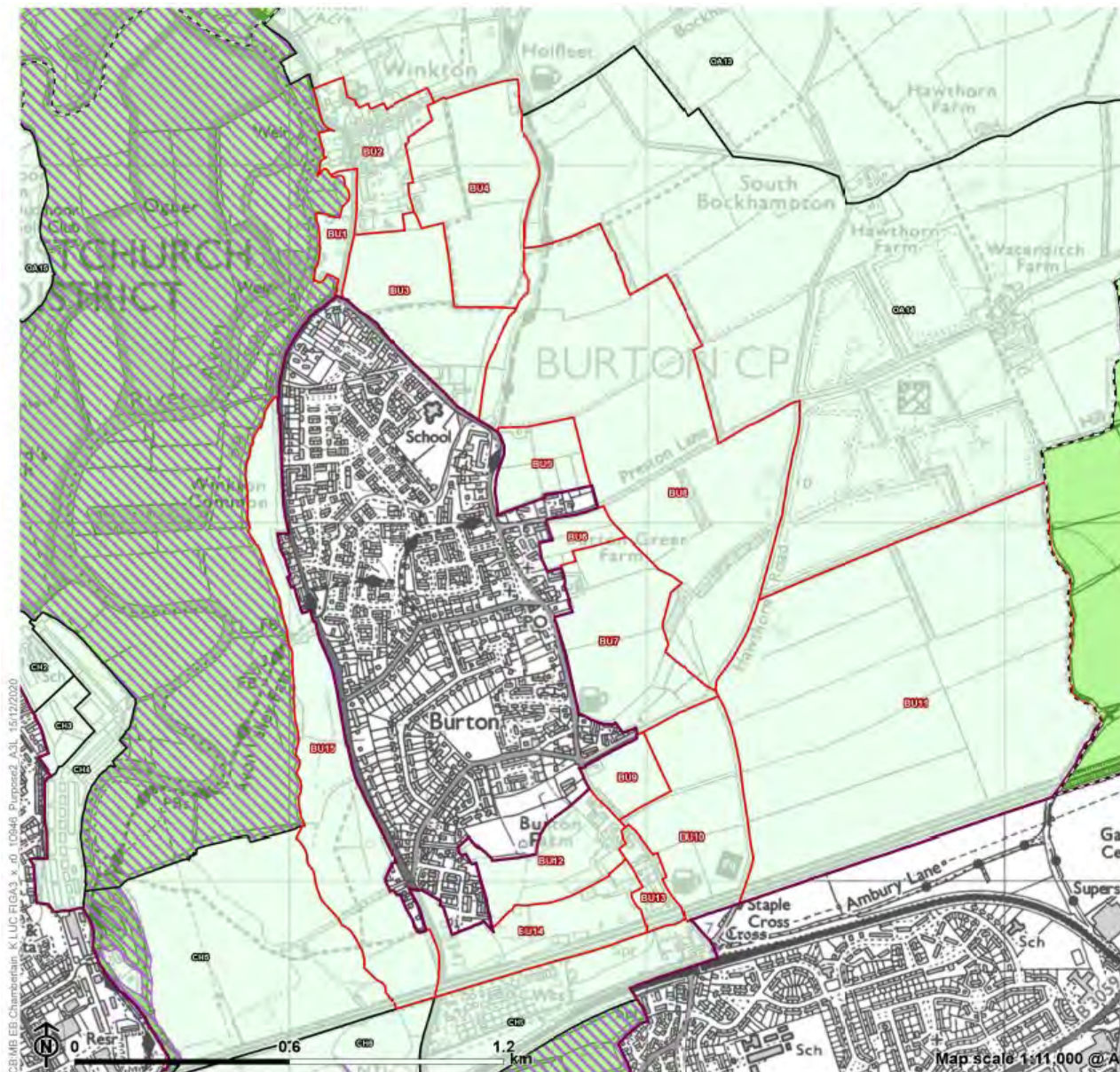
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Council and Dorset Council



Figure A2.4

**Green Belt Purpose 1 Contribution:
Burton**

- Local Authority boundary
- Inset area
- Green Belt not assessed
- Absolute constraint(s)
- No openness
- Burton parcel
- Parcel
- Purpose 1 contribution**
 - Strong
 - Relatively strong
 - Moderate
 - Relatively weak
 - Weak/No



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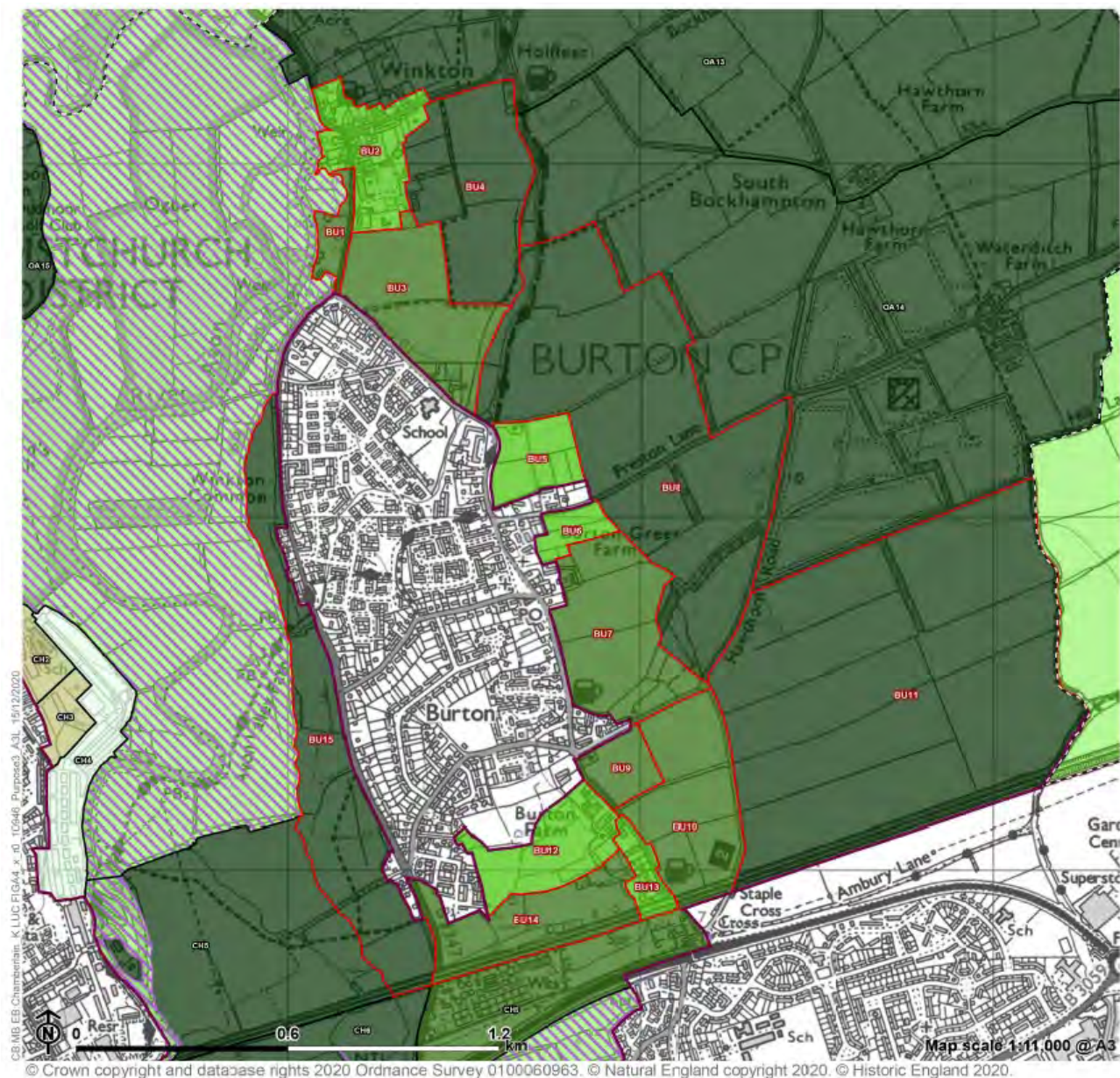
Figure A3.4

**Green Belt Purpose 2 Contribution:
Burton**

- Local Authority boundary
- Inset area
- Green Belt not assessed
- Absolute constraint(s)
- No openness
- Burton parcel
- Parcel
- Purpose 2 contribution**
 - Strong
 - Relatively strong
 - Moderate
 - Relatively weak
 - Weak/No

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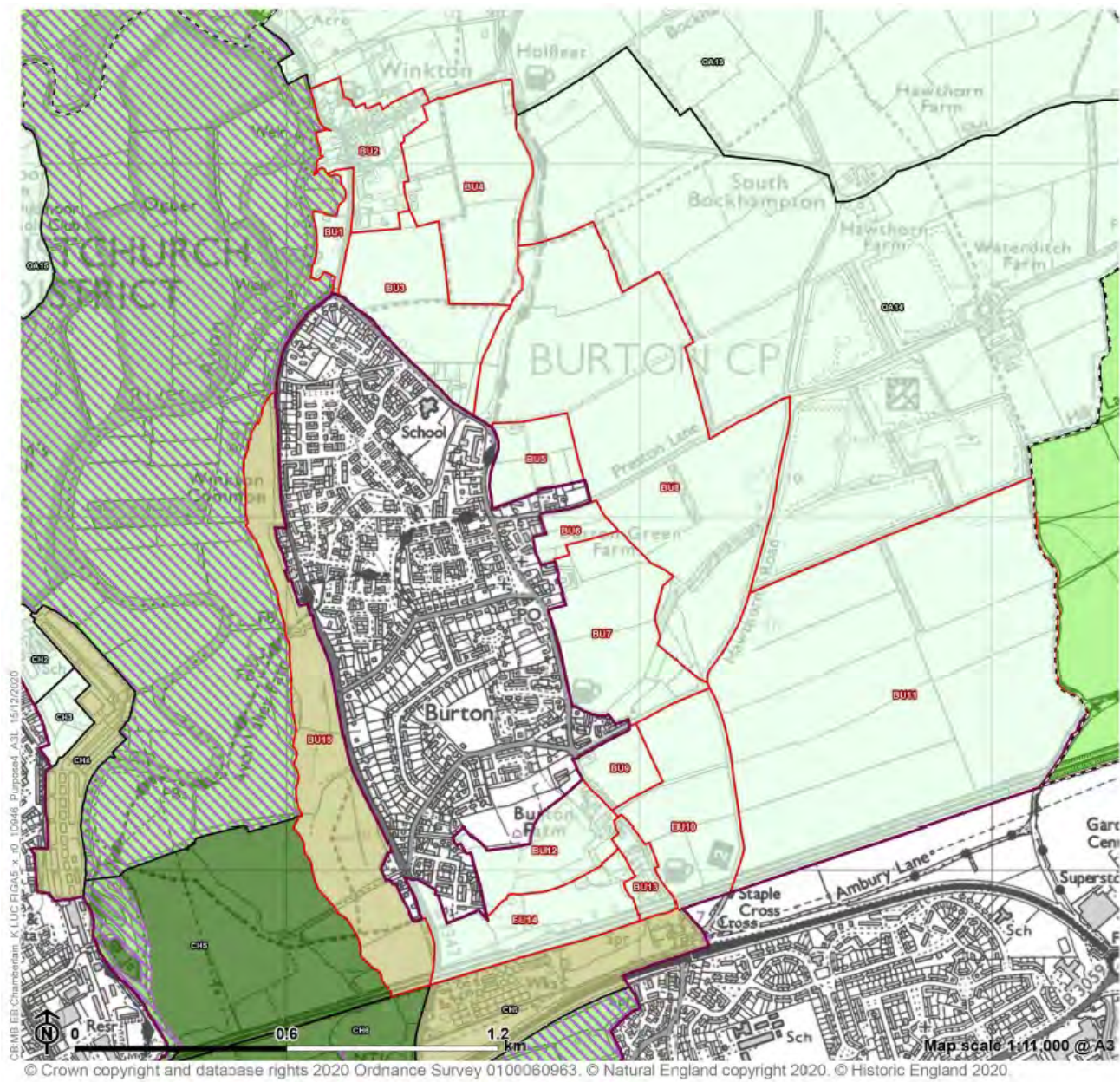
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Figure A4.4

**Green Belt Purpose 3 Contribution:
Burton**

- Local Authority boundary
- Inset area
- Green Belt not assessed
- Absolute constraint(s)
- No openness
- Burton parcel
- Parcel
- Purpose 3 contribution**
 - Strong
 - Relatively strong
 - Moderate
 - Relatively weak
 - Weak/No



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Figure A5.4
Green Belt Purpose 4 Contribution:
Burton

- Local Authority boundary
 - Inset area
 - Green Belt not assessed
 - Absolute constraint(s)
 - No openness
 - Burton parcel
 - Parcel
- Purpose 4 contribution**
- Strong
 - Relatively strong
 - Moderate
 - Relatively weak
 - Weak/No

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