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Puddletown Neighbourhood Plan

Site Assessment Report

Puddletown Neighbourhood Plan Steering Group

December 2018

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1.0	21 st December 2018	Initial draft for client comment	21 st December 2018	Nick Chisholm-Batten	Associate

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Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Puddletown Neighbourhood Plan on behalf of the Puddletown Neighbourhood Plan Steering Group. The Puddletown Neighbourhood Plan Steering Group has made good progress in undertaking the initial states of preparation for the Neighbourhood Plan, and is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that are available for inclusion in the Neighbourhood Plan.

The Puddletown Neighbourhood Plan is being prepared in the context of the West Dorset, Weymouth and Portland Local Plan (2011-2031), which was adopted in October 2015. Whilst the Local Plan does not specifically recommend a housing number to be delivered in the Neighbourhood Plan area, Puddletown is identified as an area where development will generally be accepted within its defined settlement boundary.

A Housing Needs Assessment undertaken for the Neighbourhood Plan suggested the housing need in Puddletown over the plan period is 124 homes, or approximately 10 dwellings per annum (dpa). The Neighbourhood Plan is therefore seeking to deliver in the region of 115-145 homes in the Neighbourhood Plan area through allocations in the Neighbourhood Plan.

In the context of the above, the purpose of the site assessment is therefore to produce a clear appraisal of the suitability of each of the sites available for potential development within the Puddletown Neighbourhood Plan area.

Sites considered through the appraisal, and assessment findings

Eight sites have been considered through the site assessment, listed below in Table ES1. The Location of these sites is presented in Figure 1.2.

Following the completion of the site assessment, it is considered that four sites are potentially suitable for taking forward for housing through the Neighbourhood Plan, listed below. However, these sites have sometimes significant constraints which would need to be addressed prior to development.

These sites are as follows:

- Site 1: Chapel Ground
- Site 2 Land at Rod Hill
- Site 5: Pastures Field
- Site 6: Three Lanes

In addition to these sites, Site 8 (Northbrook Farm) is potentially suitable for taking forward for mixed use development through the Neighbourhood Plan if noise issues can be addressed.

Table NTS1 presents a summary of the findings of the site assessment.

DRAFT**Table ES1: Suitability of sites for taking forward for the purposes of the Neighbourhood Plan**

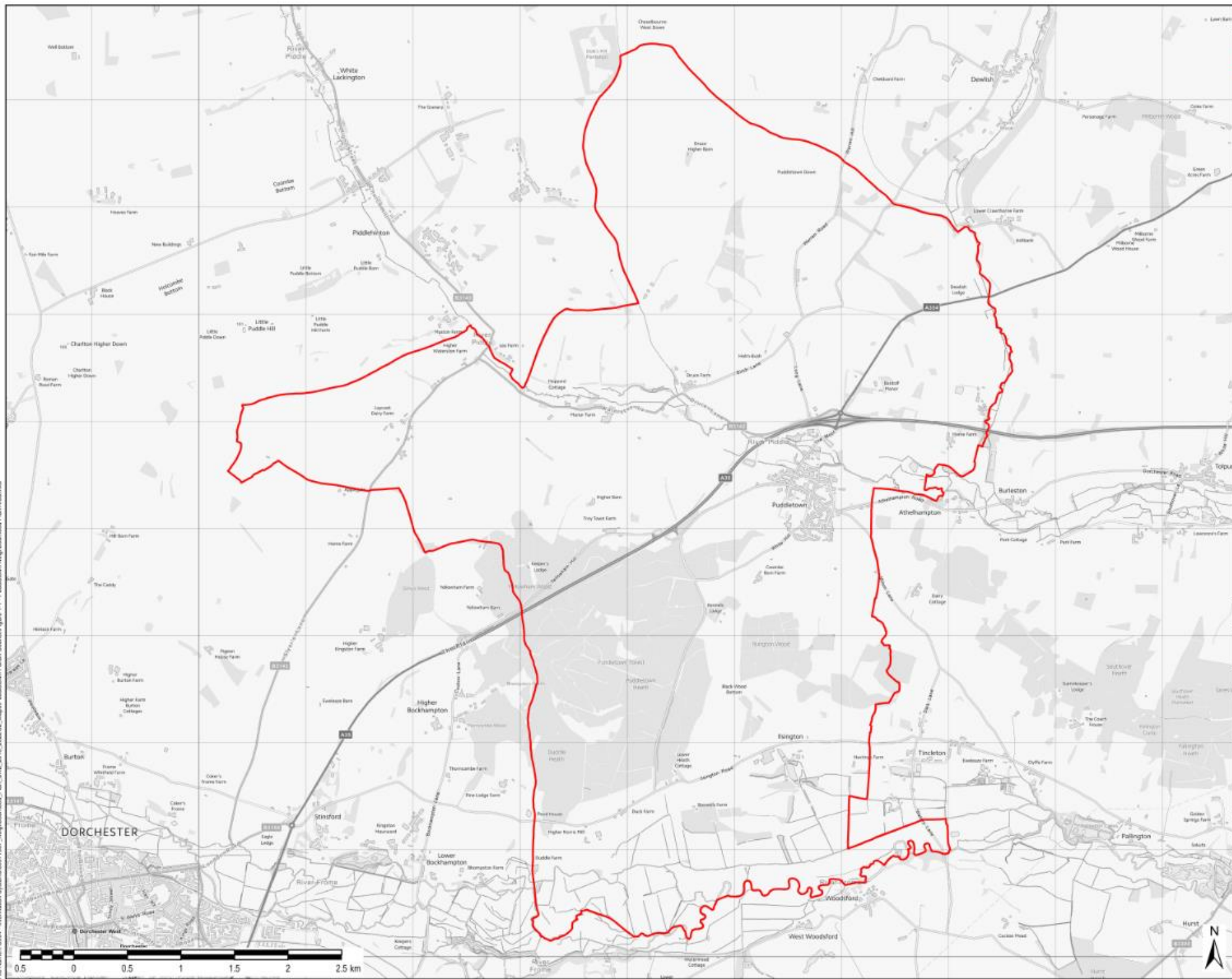
Name	Size (ha)	Appropriate for taking forward through the Neighbourhood Plan?
Site 1: Chapel Ground	7.30	Potentially Whilst development of the whole site would lead to significant impacts on landscape character, smaller scale and sensitive development of the northern part of the site may be appropriate if new community infrastructure and green infrastructure networks are delivered.
Site 2: Land at Rod Hill Lane	12.50	Potentially Development of the whole site would be inappropriate given the likelihood of significant landscape character impacts. Smaller scale development of the northern part of the site may be appropriate if new access constraints can be overcome.
Site 3: The Combe	1.58	No Given significant access issues, potential deliverability issues and landscape constraints.
Site 4: Kite Hill	4.51	No Due to access issues and the isolation of the site within the existing landscape.
Site 5: Pastures Field	0.52	Potentially If access constraints and noise pollution issues can be addressed, the site may be appropriate for an allocation.
Site 6: Three Lanes	1.75	Potentially If potential road safety issues constraints and noise pollution issues can be addressed.
Site 7: Judges Meadow	0.80	No Due to flood risk issues, historic environment constraints and potential road safety issues.
Site 8: Northbrook Farm	1.85	No Site not appropriate for a residential-led development, given noise pollution issues and relative distance of services and facilities in Puddletown Village Centre. Potentially The site offers significant potential for the provision of local employment uses and small scale housing provision through mixed use development, if noise issues and historic environment constraints at the site can be addressed.

Next steps

Sites to be taken forward for the purposes of the Neighbourhood Plan will be considered and chosen by the Puddletown Neighbourhood Plan Steering Group on the basis of:

- The findings of this site assessment;
- Responses received during consultation on proposed sites;
- The scope for the sites to meet identified infrastructure needs of the community;
- Viability studies; and
- The extent to which the sites support the vision and objectives of the Neighbourhood Plan.

This process will be incorporated within the next stages of development for the Neighbourhood Plan in conjunction with engagement with landowners, Puddletown Area Parish Council and other stakeholders.



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Puddletown Neighbourhood Plan Area

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Purpose of Issue

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Client

PUDDLETOWN NEIGHBOURHOOD PLAN STEERING GROUP

Project Title

SEA FOR THE PUDDLETOWN NEIGHBOURHOOD PLAN

Drawing Title

PUDDLETOWN NEIGHBOURHOOD PLAN AREA

Drawn CN	Checked JW	Approved TS	Date 04/07/2018
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1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Puddletown Neighbourhood Plan on behalf of the Puddletown Neighbourhood Plan Steering Group. The Puddletown Neighbourhood Plan Steering Group has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that are available for inclusion in the Neighbourhood Plan.

Local Plan context for the Neighbourhood Plan

- 1.2 The Puddletown Neighbourhood Plan is being prepared in the context of the West Dorset, Weymouth and Portland Local Plan (2011-2031), which was adopted in October 2015. The strategic approach to achieving a sustainable pattern of development is influenced by:
- The needs, size and roles of the area's settlements, taking into account any current imbalances of housing or jobs;
 - The benefits of concentrating most development in locations where homes, jobs and facilities will be easily accessible to each other and there is a choice of transport modes;
 - The availability of land, and whether it has been previously developed (brownfield); and
 - The environmental constraints of the plan area.
- 1.3 In this context, Puddletown is identified as an area where development will generally be accepted within its defined settlement boundary. Developments located outside of defined settlement boundaries will be strictly controlled, having particular regard to the need for the protection of the countryside and environmental constraints. Specifically, Policy SUS2 'Distribution of Development' states that *'development in rural areas will be directed to the settlements with defined development boundaries, and will take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have some growth to meet their local needs'*. Additionally, the policy goes on to state that *'within the defined development boundaries residential, employment and other development to meet the needs of the local area will normally be permitted'*.

Sites considered through the site appraisal

- 1.4 During early stages of the development of the Puddletown Neighbourhood Plan, a decision was made to allocate housing in the Neighbourhood Plan area through the Neighbourhood Plan. This reflects initial consultation undertaken for the Neighbourhood Plan, which indicated a desire within the community to support the vitality of the parish, deliver affordable housing and community benefits and shape development.
- 1.5 In May 2018, a Housing Needs Assessment was undertaken on behalf of the Neighbourhood Plan Steering Group. This suggested the housing need over the plan period in Puddletown is 124 homes, or approximately 10 dwellings per annum (dpa). The Neighbourhood Plan is therefore seeking to deliver in the region of 115-145 homes in the Neighbourhood Plan area through allocations in the Neighbourhood Plan.
- 1.6 To help deliver these aspirations, the Puddletown Neighbourhood Plan Steering Group were offered technical support to consider potential sites within the Neighbourhood Plan area which have been offered up by landowners as appropriate for development. These sites were chosen following a Call for Sites process undertaken in later 2017.
- 1.7 This process resulted in eight sites being appraised through this site assessment. The sites are listed below in Table 1.1, with their location in the Neighbourhood Plan area shown in Figure 1.2. The size of the sites has been calculated using the measuring tool on Google Earth.

DRAFT**Table 1.1: Sites Considered through the Site Appraisal**

Name	Size (ha)
Site 1: Chapel Ground	7.30
Site 2: Land at Rod Hill Lane	12.50
Site 3: The Combe	1.58
Site 4: Kite Hill	4.51
Site 5: Pastures Field	0.52
Site 6: Three Lanes	1.75
Site 7: Judges Meadow	0.80
Site 8: Northbrook Farm	1.85

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- Puddletown Neighbourhood Plan Area
- Site Option

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PLAN STEERING GROUP**

Project Title
**SEA FOR THE PUDDLETOWN
NEIGHBOURHOOD PLAN**

Drawing Title
**SITES CONSIDERED THROUGH
THE SITE ASSESSMENT FOR THE
PUDDLETOWN NEIGHBOURHOOD
PLAN AREA**

Drawn SM	Checked CN	Approved RP	Date 19/12/2018
AECOM Internal Project No. 60538603			Scale @ A3 1:20,000

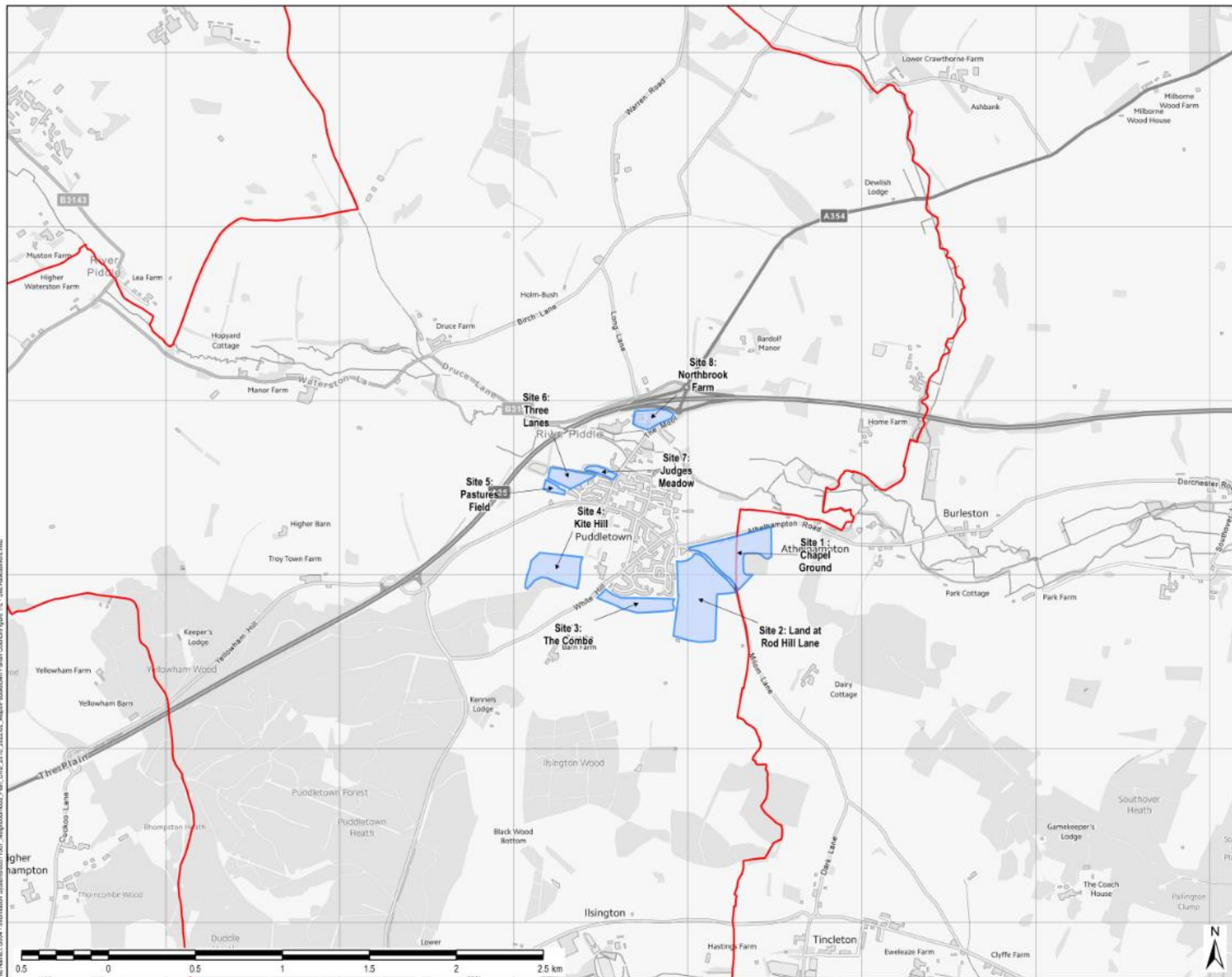
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2. Methodology for the site appraisal

Introduction

- 2.1 Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.
- 2.2 The approach to the site appraisal is based primarily on the Government's National Planning Practice Guidance (NPPG) (Housing and Economic Assessment of Land Availability)¹ published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a SHLAA as part of a local authority's evidence base for a Local Plan.
- 2.3 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. This includes an assessment of whether a site is suitable, available and achievable.
- 2.4 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Development of the site appraisal pro-forma

- 2.5 Prior to carrying out the appraisal, site appraisal pro-formas were developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.
- 2.6 The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:
- Background details on the site;
 - Existing land uses;
 - Surrounding land uses;
 - Site characteristics;
 - Site planning history;
 - Suitability;
 - Accessibility;
 - Environmental considerations;
 - Community facilities and services;
 - Heritage considerations;
 - Flood risk;
 - Existing infrastructure;
 - Land ownership; and
 - Site availability.

¹ GOV UK (2014): 'Housing and Economic Land Availability Assessment' [online] available to access via: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> last accessed [08/03/17]

DRAFT**Task 2: Initial desk study**

- 2.7 The second task involved conducting a desk study for each of the sites, obtaining the preliminary information needed to complete the pro-formas and highlighting areas which should be examined in more detail during the subsequent site visit (Task 3).

Task 3: Site visit

- 2.8 After the completion of the initial desk study, site visits to the Neighbourhood Plan area were undertaken by two members of AECOM's Neighbourhood Planning team in November 2018 and December 2018. The purpose of the site visits was to evaluate the sites 'on the ground' to support the site assessment process, in addition to gaining a better understanding of the Neighbourhood Plan area itself.

Task 4: Consolidation of results

- 2.9 Following the site visit, further desk-based research was carried out to validate the findings of the visit and to enable the results of the site appraisal to be consolidated.
- 2.10 **Chapter 4** of this report present a summary of the site appraisals for each of the eight sites considered in the Neighbourhood Plan area, with the completed pro-forma for each site available to view in **Appendix A**.

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3. Indicative housing capacity

- 3.1 The Neighbourhood Plan will seek to allocate sites for housing. In this context, the indicative housing capacity for each of the sites has been calculated utilising the methodology outlined below.
- 3.2 In terms of housing density, the methodology assumes a density of 30 dwellings per hectare (dph) for all sites. This figure does not necessarily equate to the amount of land that is suitable for development, as, for larger sites, land needs to be allocated for non-housing uses, for example community facilities and open space (the net development area).
- 3.3 To address this, the methodology provides ratios to calculate the net housing density based on the size of sites. The approach is based on the notion that: the bigger the site, the more land that needs to be put over for non-housing uses. The ratios are provided below in Table 3.1.

Table 3.1: Net Housing Density

Area	Gross to net ratio standards	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

- 3.4 The indicative number of dwellings for each site is shown in Table 3.2 below, and has been calculated by AECOM using the above methodology. It should be noted that these densities are for comparative purposes, and for a number of sites, the indicative number generated might not be achievable due to the presence of on-site constraints.

Table 3.2: Indicative number of dwellings for each site within the Neighbourhood Plan area

Name	Size (ha)	Indicative Number of Dwellings
Site 1: Chapel Ground	7.30	164
Site 2: Land at Rod Hill Lane	12.50	187
Site 3: The Combe	1.58	37
Site 4: Kite Hill	4.51	101
Site 5: Pastures Field	0.52	12
Site 6: Three Lanes	1.75	41
Site 7: Judges Meadow	0.80	19
Site 8: Northbrook Farm	1.85	44

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4. Summary of site appraisals

Site 1: Chapel Ground



Site Development Potential

- 4.1 Site 1 is of 7.3ha and has the potential to deliver in the region of 170 homes of a range of types and tenures if the whole site is developed. The site has significant potential to deliver new community infrastructure for the village, and also offers potential to facilitate green infrastructure network enhancements.
- 4.2 The site has sufficient access from the road network, and is accessible to the services and facilities located in Puddletown.

Key Constraints

- 4.3 The site slopes upwards from Athelhampton Road. In this context the southern part of the site is highly visible in the landscape, and development on this part of the site would lead to significant impacts on landscape and villagescape character. Development of the site would also impact on the setting of, and views from, the Puddletown, Stinsford & Lower Bockhampton & Tolpuddle Conservation Area, which is located across Athelhampton Road to the north.
- 4.4 The site is located adjacent to Little Knoll Copse, which is an area of Deciduous Woodland Biodiversity Action Plan Priority Habitat, and is also an ancient woodland. Whilst direct impacts on the woodland from landtake and fragmentation are not anticipated, disturbance may take place from new development at this location from noise, light pollution or trampling from enhanced access.
- 4.5 The eastern part of the site, which is located within Athelhampton Parish, is not within the Neighbourhood Plan area.

Recommendations

- 4.6 Development of the whole site would lead to significant impacts on landscape character and the setting of the village. As such the whole site would not be appropriate for taking forward as an allocation for the purposes of the Neighbourhood Plan.
- 4.7 However, the northern part of the site is less sensitive in landscape and villagescape terms, and smaller scale development at this location would fit more favourably within the existing settlement pattern of Puddletown. As such, smaller scale development on this part of the site may be appropriate given the accessibility of the site to the village's services and facilities and opportunities afforded by the site. This would however depend on the design and layout of development, which will need to be sensitive to the historic setting of the area, and the provision of green infrastructure enhancements to support the sensitive wildlife habitats present locally.

DRAFT**Site 2: Land at Rod Hill Lane****Site Development Potential**

- 4.8 Site 2 is 12.8ha in size and has the potential to deliver a significant number of homes of a range of types and tenures. The site has significant potential to deliver new community infrastructure for the village. Whilst parts of the site are sensitive in landscape terms, views in from existing properties located to the west would be limited given the presence of screening along Rod Hill Lane and the sunken nature of this lane.
- 4.9 The site has sufficient access from the road network, and is close to the services and facilities located in Puddletown.

Key Constraints

- 4.10 The site slopes upwards to the south from Puddletown Surgery. In this context the southern part of the site is highly visible in the landscape, and development on this part of the site would lead to significant impacts on landscape and villagescape character.
- 4.11 Detailed agricultural land classification has been undertaken on the southern part of the site. The majority of this area is classified as Grade 2 agricultural land, which is land classified as the best and most versatile.
- 4.12 Access via the Rod Hill Lane byway and Milom Lane would be difficult due to the width of the lane and its sloping topography. Additionally, there is a steep bank located along the western site boundary which presents an additional constraint to accessing the site from Rod Hill Lane. Access into the northern section of the site is more suitable, but is potentially constrained by the Doctors Surgery and highway safety concerns at the junction between Milom Lane and Athelhampton Road.

Recommendations

- 4.13 Development of the whole site would lead to significant impacts on landscape character and the setting of the village. As such the whole site would not be appropriate for taking forward as an allocation for the purposes of the Neighbourhood Plan.
- 4.14 However, the northern part of the site is less sensitive in landscape and villagescape terms, and smaller scale development at this location would fit more favourably within the existing settlement pattern of Puddletown. As such, smaller scale development on this part of the site may be appropriate given the accessibility of the site to the village's services and facilities and opportunities afforded by the site. This would however depend on the design and layout of development, which will need to be sensitive to the existing villagescape.

DRAFT**Site 3: The Combe****Site Development Potential**

- 4.15 Site 3 is approximately 1.58ha giving it potential to deliver up to 37 dwellings. The site is relatively accessible to the services and facilities of Puddletown village.

Key Constraints

- 4.16 Access is a significant constraint to development at this location. Access into the eastern and western sections of the site is problematic due to the width and sunken nature of Rod Hill Lane (located to the east) and presence of trees/woodland coverage at White Hill (located to the west). It is also not possible to establish access from the north due to the presence of existing properties and lack of likely access points. Access from the south would pass through adjacent fields – with potential ownership/availability issues.
- 4.17 The site is located on a ridgeline, and is highly visible from existing properties on White Hill and Butt Close. As such development at this location would lead to significant effects on landscape character and the setting of the southern part of Puddletown.
- 4.18 Significant records of locally important post medieval chalk pits cover the western half of the site and also on land towards the eastern site boundary, as documented in the Dorset HER
- 4.19 Development at this location would lead to the loss of Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land.
- 4.20 It is also uncertain whether the site is available for development.

Recommendations

- 4.21 Given significant access issues, deliverability issues, and the visibility of the site within the landscape, the site is not appropriate for taking forward as an allocation for the purposes of the Neighbourhood Plan.

DRAFT**Site 4: Kite Hill****Site Development Potential**

- 4.22 The site is 4.1ha in size. With the potential to deliver in the region of 100 homes, it has the potential to deliver a range of housing types and tenures and community infrastructure. It is located relatively close to some of Puddletown's key services and facilities, including the two schools in the village.

Key Constraints

- 4.23 The site is not connected to the existing road network. The public right of way which passes adjacent to the western site boundary is not suitable for vehicles. There is potential to establish access into the north eastern section of the site; however this would pass through St Mary's CofE Middle School.
- 4.24 The site is separate from the existing built up part of the Neighbourhood Plan area. It is also visually prominent from the surrounding landscape due to its elevation. There are long views to the north of the site towards the Dorset AONB.
- 4.25 Development at this location would lead to the loss of Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land.
- 4.26 Stafford Park Copse ancient and semi-natural woodland Biodiversity Action Plan Priority Habitat is located to the south of the site. Whilst direct impacts on the woodland from landtake and fragmentation are not anticipated, disturbance may take place from new development at this location from noise, light pollution or trampling from enhanced access.

Recommendations

- 4.27 The site assessment has highlighted that Site 4 is not appropriate for taking forward through the Neighbourhood Plan in its current form. This is given access issues, and the isolation of the site within the existing landscape.

DRAFT**Site 5: Pastures Field****Site Development Potential**

- 4.28 At 0.52ha in size, the site has the potential to deliver approximately 12 homes.
- 4.29 There are limited views into and out of the site from existing properties due to screening provided by hedgerows and neighbouring buildings, and development at this location would sit well within the existing settlement pattern of the village. Whilst the Puddletown, Stinsford & Lower Bockhampton & Tolpuddle Conservation Area is located approximately 50m to the east of the site, the conservation area is well screened from view.
- 4.30 The site is accessible to the services and facilities of Puddletown village.

Key Constraints

- 4.31 The site is not readily accessible from the existing road network. However, access into the site is possible via a bridleway which extends to the west from Greenacres. Although this is a single lane track at present, the access is wide enough for vehicles. Pedestrian access to the site is possible via the existing footpaths through the children's play area.
- 4.32 Part of the western half of the site overlaps with a groundwater flood warning area. The site suffers from noise pollution from the presence of the A35, which is a major road and is part of the Strategic Road Network. The road is located 150m to the northwest of the site.

Recommendations

- 4.33 The site may potentially be appropriate for taking forward through the Neighbourhood Plan if access constraints and noise pollution issues can be addressed (including through appropriate design and layout).

DRAFT**Site 6: Three Lanes****Site Development Potential**

- 4.34 The site is 1.75ha in size and has the potential to deliver up to 41 homes. The site has existing access to the road network via Three Lanes Way. It is located in good proximity to the services and facilities of the village, and has the potential to deliver a range of housing types and tenures. The site has the potential to be integrated within the landscape and form an extension to this part of the village.

Key Constraints

- 4.35 Given the size of the site, development of this potential scale may lead to road safety issues at the junction of Three Lanes Way with the main road. This junction is located close to the junction with the access road for the Puddletown CE First School. As such development of the site may lead to some road safety issues.
- 4.36 Whilst the site sits well within the landscape, it is visible from existing homes on Greenacres.
- 4.37 The site is located in close proximity to the A35, which is part of the Strategic Road Network. The site therefore suffers from noise pollution.

Recommendations

- 4.38 The site offers the potential to help meet local housing needs in the village through delivering a range of housing types and tenures at a location which can be integrated with the village. The site may therefore be appropriate for taking forward through the Neighbourhood Plan if noise pollution issues can be addressed through appropriate design and layout. Potential road safety issues would also potentially need to be addressed through interventions at the junction of Three Lanes Way with the main road.

DRAFT**Site 7: Judges Meadow****Site Development Potential**

- 4.39 Site 7 is of 0.8ha and has the potential to deliver 19 homes. The site has good access to the services and amenities of the village.
- 4.40 The site has a relatively flat topography, and sits well within the landscape.

Key Constraints

- 4.41 The northern third of the site is within an area at 'medium' risk of flooding. This denotes that the area has a chance of flooding of between 1% and 3.3%. Given flood risk is anticipated to become an increasing issue locally with the likely effects of climate change, the remaining areas of the site (and areas adjacent) may also increasingly be at risk in the future.
- 4.42 The site is overlooked by neighbouring properties located adjacent to the northern and southern site boundaries, and also from properties located along Blandford Road (directly to the east of site).
- 4.43 The site is underlain by land classified as Grade 3a agricultural land. This comprises land classified as the best and most versatile agricultural land.
- 4.44 In terms of access, there are potential safety issues presently due to the hedgerow along the eastern site boundary, creating blind spots.
- 4.45 The site is adjacent to the Puddletown, Stinsford & Lower Bockhampton & Tolpuddle Conservation Area, which is located to the east.

Recommendations

- 4.46 Flood risk issues and historic environment considerations provide significant constraints to the site. As such, the site is less likely to be appropriate for taking forward for the purposes of the Neighbourhood Plan.

DRAFT**Site 8: Northbrook Farm****Site Development Potential**

- 4.47 The site is 1.85ha and offers good potential to deliver housing and employment uses as part of a mixed use development.
- 4.48 The site offers significant opportunities for the rejuvenation of underutilised and previously developed land. Whilst the site is less accessible to the services and facilities in Puddletown village centre, it is in a very accessible location in relation to the local and strategic road network.

Key Constraints

- 4.49 Due to the site's immediate proximity to the A35 and the A354 junction, the site suffers significantly from noise pollution issues.
- 4.50 The Grade II listed 'Stafford Park Farm House, including boundary walls and gate piers' is located at the entrance to the site.
- 4.51 The undeveloped part of the site is underlain by land classified as Grade 3a agricultural land. This comprises land classified as the best and most versatile agricultural land.
- 4.52 There are some potential surface water flooding / drainage concerns within the eastern half of the site.

Recommendations

- 4.53 Given noise pollution issues, and the relative distance of the services and facilities or Puddletown village centre, the site is not appropriate for a housing-led development. However, with appropriate design and layout which addresses noise issues at the site and supports the setting of the Grade II listed building, the site offers significant potential for the provision of local employment uses and small scale housing provision through mixed use development. This offers the potential for the revitalisation of the site for local community needs.

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5. Conclusions

Conclusions and recommendations

5.1 The site assessment has considered the eight sites in the Neighbourhood Plan area which have been considered for potential inclusion as allocations in the Puddletown Neighbourhood Plan. The sites have been appraised using the consistent, independent and objective assessment criteria developed by AECOM.

Sites to take forward for the purposes of the Puddletown Neighbourhood Plan

5.2 Following the completion of the site assessment, it is considered that four sites are potentially suitable for taking forward for housing through the Neighbourhood Plan, listed below. However, these sites have sometimes significant constraints which would need to be addressed prior to development.

5.3 These sites are as follows:

- Site 1: Chapel Ground
- Site 2 Land at Rod Hill
- Site 5: Pastures Field
- Site 6: Three Lanes

5.4 In addition to these sites, Site 8 (Northbrook Farm) is potentially suitable for taking forward for mixed use development through the Neighbourhood Plan.

Table 5.1: Suitability of sites for taking forward for the purposes of the Neighbourhood Plan

Name	Size (ha)	Appropriate for taking forward through the Neighbourhood Plan?
Site 1: Chapel Ground	7.30	Potentially Whilst development of the whole site would lead to significant impacts on landscape character, smaller scale and sensitive development of the northern part of the site may be appropriate if new community infrastructure and green infrastructure networks are delivered.
Site 2: Land at Rod Hill Lane	12.50	Potentially Development of the whole site would be inappropriate given the likelihood of significant landscape character impacts. Smaller scale development of the northern part of the site may be appropriate if new access constraints can be overcome.
Site 3: The Combe	1.58	No Given significant access issues, potential deliverability issues and landscape constraints.
Site 4: Kite Hill	4.51	No Due to access issues and the isolation of the site within the existing landscape.
Site 5: Pastures Field	0.52	Potentially If access constraints and noise pollution issues can be addressed, the site may be appropriate for an allocation.
Site 6: Three Lanes	1.75	Potentially If potential road safety issues constraints and noise pollution issues can be addressed.
Site 7: Judges Meadow	0.80	No Due to flood risk issues, historic environment constraints and potential road safety issues.

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Name	Size (ha)	Appropriate for taking forward through the Neighbourhood Plan?
Site 8: Northbrook Farm	1.85	<p>No Site not appropriate for a residential-led development, given noise pollution issues and relative distance of services and facilities in Puddletown Village Centre.</p> <p>Potentially The site offers significant potential for the provision of local employment uses and small scale housing provision through mixed use development, if noise issues and historic environment constraints at the site can be addressed.</p>

- 5.5 If site allocations are include in the Neighbourhood Plan, it is recommended that the Neighbourhood Plan Steering Group discuss site viability assessments with West Dorset District Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as an Affordable Housing Viability Study or Community Infrastructure Viability Study) to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be achieved by 'matching' site typologies used in existing reports, with sites proposed by the Neighbourhood Plan Steering Group to give an indication of whether a site is viable for development and therefore likely to be delivered. Likewise, the developer should be contacted to ensure that the site remains deliverable.
- 5.6 Overall it is recommended that the policy approaches proposed by the Neighbourhood Plan should seek to address the potential constraints highlighted in this report and through the strategic environmental assessment process currently being undertaken for the plan. This can include targeted site-specific Neighbourhood Plan policies to address the elements raised relating to environmental constraints and accessibility.

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Appendix A Completed site appraisal pro-forma

