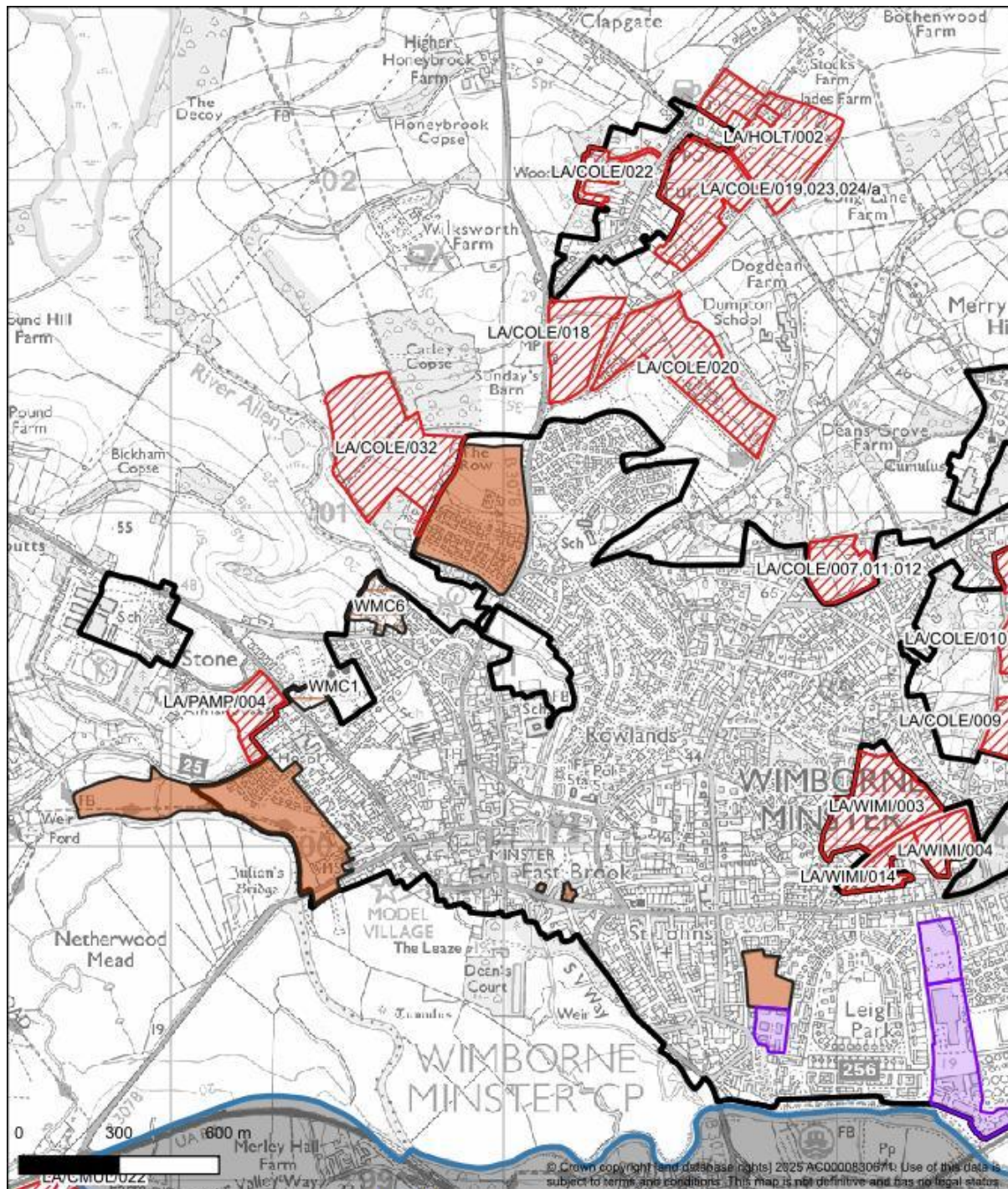
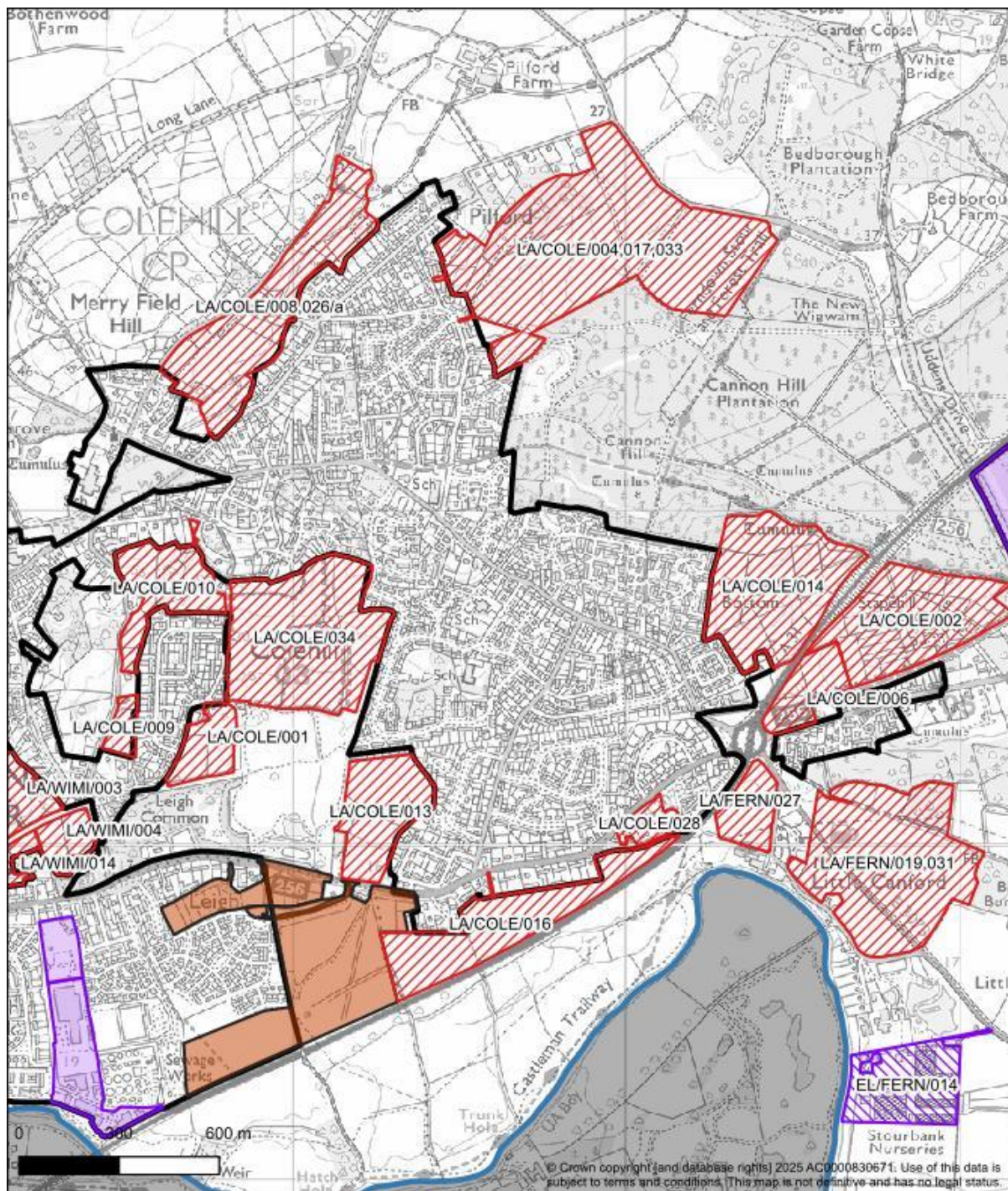


Wimborne Minster & Colehill



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



Consultation sites

- Residential option - proposed
- Employment option - proposed

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

Existing allocations & consents

- Settlement boundary - existing

LA/COLE/001 - Cottage Farm

Site name	Cottage Farm
Site reference	LA/COLE/001
Site area (ha)	3.31 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 60 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 60 homes.	
Specific design requirements	<p>The site is currently in agricultural use.</p> <p>Edge of town location.</p> <p>Adjacent to existing residential development</p>	<p>Appropriate density of development for its edge of town location.</p>
Natural environment and ecology	<p>The site is adjacent to a SANG and local wildlife site.</p> <p>The majority of the site is in the ecological network.</p> <p>The site contained areas of potential priority habitat for woodland, trees and hedgerows.</p> <p>The site may contain protected species.</p> <p>Site is partially within amber risk zone for Great Crested Newt</p> <p>The grassland may hold high botanical interest.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Any scheme would need to complement and enhance the ecological network.</p> <p>Retain important ecological features.</p> <p>Retain and buffer hedgerows, trees and woodland, further ecological survey to identify priority habitats.</p> <p>Provide mitigation strategy for protected species.</p> <p>A lighting strategy and botanical assessment are required.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.</p>
Landscape and visual	The site is relatively flat.	
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with	Pre-determination archaeological assessment, then potential for archaeological evaluation.

	archaeological interest. There are some cropmarks on site.	
Flood risk	<p>Watercourse runs through the site.</p> <p>Significant surface water flood risk issues in the southern east corner of the site.</p>	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime</p>
Amenity, health, education	Depending on the overall quantum of development and should it be in excess of over 1,000 units consideration may have to be considered for a school site.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Need for improvements to public transport provision in the area.</p> <p>Potential cumulative impacts on the road network; on A31 and Canford Bottom Roundabout.</p>	<p>Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p> <p>Seek improvements to public transport in the area, alongside development.</p>
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/COLE/002 - Canford Bottom & Udden's (east)

Site name	Canford Bottom & Udden's (east)
Site reference	LA/COLE/002
Site area (ha)	12.38 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 220 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 220 homes.	
Specific design requirements	<p>The site is situated in an edge of town location.</p> <p>The site is in agricultural use however there are existing residential and other buildings on-site. Adjacent to woodland and recreational walks.</p>	Appropriate density of development for its edge of town location.
Natural environment and ecology	<p>Parts of the site (southern and north-eastern boundaries) are within the ecological network. Potential priority habitat trees and hedgerows.</p> <p>The site is adjacent to woodlands on the southern and northeastern boundaries. The grass may hold botanical interest.</p> <p>Records of priority species on the site.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain and buffer hedgerows, wooded areas and grassland holding botanical interest, further ecological survey to identify priority habitats.</p> <p>Retain important ecological features Design should contribute to ecological networks. Protected species mitigation is required.</p> <p>Botanical Assessment and lighting strategy are required.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.</p>
Landscape and visual	This site is relatively flat.	
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including Scheduled	Sensitive design to preserve or enhance the setting of heritage assets.

	Monuments of Three Bowl Barrows on Cannon Hill and assets with archaeological interest. It is a large site with some recorded cropmarks.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	No major constraints regarding flooding.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Depending on the overall quantum of development and should it be in excess of over 1,000 units consideration may have to be considered for a school site.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Concerns with how this site can be accessed. Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road network; the A31 Merley and Canford Bottom Roundabout.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. There could be a potential link to this site via COLE/006. Transport Assessment and a Travel Plan would be required.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/COLE/004,017,033 - Land adjacent to Pilford Heath Road

Site name	Land east of Pilford Heath Road
Site reference	LA/COLE/004,017,033
Site area (ha)	33.9 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 609 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 609 homes.	
Specific design requirements	<p>The site is in an edge of town location. The site is adjacent to existing residential development and within walking distance of shops and services.</p> <p>The site is currently in agricultural use and horse grazing land. Part of the site has a coppice and there is a footpath that traverses to the site.</p>	Appropriate density of development for its edge of town location.
Natural environment and ecology	<p>Parts of the site are located within the existing ecological network.</p> <p>The northwest part of the site features woodland, woodland belts and a watercourse/ ditch. The site may hold botanical interest.</p> <p>Potential priority habitat trees, hedgerows and woodland.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain and buffer woodland, trees and hedgerows, further ecological survey to identify priority habitats. Retain important ecological features</p> <p>Strong green corridors contribute to the ecological network.</p> <p>Lighting strategy and botanical survey may be required.</p> <p>Provide mitigation strategy for protected species.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.</p>

Landscape and visual	The site is gently sloping in parts.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. It is a large site with some recorded cropmarks.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Watercourse runs through the site, with modelled overbank flooding.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Depending on the overall quantum of development and should it be in excess of over 1,000 units consideration may have to be considered for a school site.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	<p>Potential impact on the strategic road network.</p> <p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Need for improvements to public transport provision in the area to serve western part of the site.</p> <p>A public right of way crosses the site.</p> <p>Potential impact on the strategic road network; the A31 and Canford Bottom Roundabout.</p>	<p>Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p> <p>Seek additional amenities for Colehill to encourage active travel journeys.</p> <p>Seek improvements to public transport in the area, alongside development.</p> <p>Retain existing right of way.</p>
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root

		protection areas of protected trees.
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LA/COLE/006 - Land at Canford Bottom

Site name	Land at Canford Bottom
Site reference	LA/COLE/006
Site area (ha)	3.57 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 75 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 75 homes.	
Specific design requirements	<p>Edge of town location. Adjacent to existing residential development.</p> <p>The site is currently in agricultural use. The site is adjacent to the Castleman railway.</p>	Appropriate density of development for the edge of town location.
Natural environment and ecology	<p>Part of the site is within the ecological network.</p> <p>Potential priority habitat hedgerows, trees and wooded areas within and adjacent to the site's southern boundary. Grassland may be of value. Potential protected species on this site.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain boundary hedgerows and trees. Further ecological survey to identify priority habitats. Retain important ecological features</p> <p>Botanical survey required. If grass of high value identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.</p> <p>Provide mitigation strategy for protected species.</p> <p>Lighting strategy will be needed.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.</p>
Landscape and visual	Parts of the site are elevated/prominent in the landscape.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	No likely heritage or archaeological concerns.	

Flood risk	<p>There is a significant modelled area of surface water risk to the middle of the site.</p> <p>There is a surface water sewer to the south of the site.</p>	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Need to discuss with Wessex Water the suitability of connection to surface water sewer to the south of the site. Easements may be required. However, given the size of the site, a surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	<p>Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.</p> <p>Potential for noise impacts on future residents from the nearby A31.</p>	<p>Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.</p> <p>Provision of appropriate noise assessment and mitigation.</p>
Transport (access and movement)	<p>The site is within close proximity to the A31 and Canford Bottom Roundabout. Potential impact on the strategic road network.</p> <p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Potential impact on the strategic road network; on the A31 Merley and Canford Bottom Roundabouts.</p>	<p>Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p> <p>Need to assess the cumulative impacts on the A31 and the Canford Bottom Roundabouts.</p>
Green Belt (if applicable)	<p>The site lies within the Green Belt.</p>	<p>Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.</p>

LA/COLE/007,011,012 - Land at Colehill

Site name	Land at Colehill
Site reference	LA/COLE/007,011,012
Site area (ha)	3.03 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 83 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 83 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently used to graze horses.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Part of the site located in the existing ecology network. Potential priority habitat hedgerow and tress. Priority woodland habitat to the northeast of the site, but areas of woodland on-site could also be classed as priority habitat. Potential protected species on-site. Site is within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland.	Retain boundary hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features Provide mitigation strategy for this protected species. Lighting strategy may be required. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	A sloping site. Potential for landscape character impacts.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	The site lies within the Burt Hill/ Merrifield/ Colehill Conservation Area. Potential direct or indirect impacts (setting) on non-designated heritage assets	Sensitive design to preserve or enhance the conservation area's character or appearance. Sensitive design to preserve or enhance the setting of heritage assets.

	including assets with archaeological interest. Some cropmarks noted on-site.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	<p>Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.</p> <p>Potential for noise impacts on future residents from the nearby A31.</p>	<p>Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.</p> <p>Provision of appropriate noise assessment and mitigation.</p>
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>There is a public right of way that crosses the site.</p> <p>Potential cumulative impacts on the road network; on the A31 and Canford Bottom Roundabout.</p>	<p>Provision of suitable and safe vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p> <p>Retain existing right of way.</p>
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/COLE/008, 026a - South of Colehill Lane

Site name	South of Colehill Lane
Site reference	LA/COLE/008, 026a
Site area (ha)	14.78 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 266 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 266 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development. The site is currently in agricultural use.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Mostly within ecological network. Grassland may be of botanical interest. Potential priority habitat hedgerows, trees, woodland and a ditch line. Potential priority species on-site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features Botanical survey required. Should grassland of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provision of substantial green space contributing to ecological network. Lighting strategy required. Provide mitigation strategy for this protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.

Landscape and visual	A sloping site.	Direct development towards lower slopes/less prominent parts of the site
Heritage	The site lies within the Burts Hill/ Merrifield/ Colehill Conservation Area. The site is close to Grade II Listed Building to the north, west and south.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	There is some modelled surface water/ fluvial flood risk along the watercourses that flow across the south of the site. Adequate allowance for blue/ green corridors will need to be allowed for. A foul water sewer crosses a section of the southwest corner of the site. Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. An easement will be required for a foul water sewer that traverses the site.
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	A small part of the site is a Minerals and Waste Safeguarding site for Sand and Gravel.	

LA/COLE/009 - Land at Northleigh Lane (South)

Site name	Land at Northleigh Lane (South)
Site reference	LA/COLE/009
Site area (ha)	1.31ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 31 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 31 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently used as grazing land.	Appropriate density of development for the edge of town location.
Natural environment and ecology	The majority of the site is within the ecological network, and is heavily wooded. Potential priority habitat hedgerows, trees and woodland. Grassland is likely to be of botanical interest. Potential protected species on site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and wooded area. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical assessment is required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for protected species.
Landscape and visual	A sloping site.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	No likely heritage or archaeological concerns.	
Flood risk	No major constraints regarding flooding. A Wessex water sewer will cross the site to the north. A connection to the surface water sewer may be possible however Wessex water would need to confirm this.	Easement on either side of the Wessex water sewer would be required. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).

Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units. Potential for noise impacts on future residents from the nearby A31.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Need for improvements to public transport provision in the area.</p> <p>Potential cumulative impacts on the road network; on the A31 and Canford Bottom Roundabout.</p>	<p>Provision of safe and suitable vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p> <p>Seek improvements to public transport in the area, alongside development.</p>
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/COLE/010 - Land at Northleigh Lane (North)

Site name	Land at Northleigh Lane (North)
Site reference	LA/COLE/010
Site area (ha)	6.29 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 113 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 113 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently used for amenity use and grazing land.	Appropriate density of development for the edge of town/village location.
Natural environment and ecology	Potential priority habitat hedgerows, trees, scrubs and an active ditch. The site has not been used intensively for agriculture and is likely to be of high botanical value. Potentially protected species on site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees, scrub and ditch. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. If grass of a high value is identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	A sloping site.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	No likely heritage or archaeological concerns.	
Flood risk	Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate

		flood risks over development's lifetime.
Amenity, health, education	<p>Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.</p> <p>Potential for noise impacts on future residents from the nearby A31.</p>	<p>Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.</p> <p>Provision of appropriate noise assessment and mitigation.</p>
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Need for improvements to public transport provision in the area.</p> <p>Potential cumulative impacts on the road network; on the A31 and Canford Bottom Roundabout.</p>	<p>Provision of safe and suitable vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p> <p>Seek improvements to public transport in the area, alongside development.</p>
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/013 - Land North of Wimborne Road

Site name	Land North of Wimborne Road
Site reference	LA/COLE/013
Site area (ha)	7.33 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 124 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 124 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently in agricultural use. Mature trees on site, with hedgerows.	Appropriate density of development for the edge of town location.
Natural environment and ecology	The site is adjacent to a Suitable Alternative Natural Greenscape and within close proximity to a local wildlife site. Potential priority habitat hedgerows, trees, ditch, woodland and scrub. An area of woodland/ scrub sites at the southern end. The grassland may hold botanical interest. Potential protected species on-site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey is required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for this protected species. Lighting strategy is required. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site is relatively flat.	

Heritage	The site is close to Grade II Listed Building Leigh House is to the south/ southwest. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Some cropmarks recorded on-site and in the vicinity.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	There is a significant area of surface water/ fluvial water on-modelled to the south of the site, and potential access road. A small part of the site (20%) is located in Flood Zone 2. There is Wessex Water sewer crossing the site in north/ south direction.	An easement will be required due to the Wessex Water sewer crossing the site. Site specific flood risk assessment required. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Liaison with the Environment Agency would be required before any development of the southern section of the site could be considered.
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units. Potential for noise impacts on future residents from the nearby A31.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for

		changes to Green Belt boundaries.
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LA/COLE/014 - Land off Willow Drive

Site name	Land off Willow Drive
Site reference	LA/COLE/014
Site area (ha)	14.55ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 306 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 306 homes.	
Specific design requirements	<p>Edge of town location. Adjacent to existing residential development.</p> <p>The site is currently in agricultural use. Woodland is adjacent to the northern boundary. There are mature trees, groups of trees and hedgerows on the boundary.</p>	Appropriate density of development for the edge of town/village location.
Natural environment and ecology	<p>Potential priority habitat hedgerows and trees on site.</p> <p>Records of priority species on the site, with potential for other protected species on site.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats.</p> <p>Retain important ecological features.</p> <p>Botanical Assessment will be required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.</p>
Landscape and visual	The site is gently sloping.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets	Sensitive design to avoid or minimise conflict between potential development and the

	including Scheduled Monuments Three Bowl Barrows on Cannon Hill, and assets with archaeological interest. Previous archaeological work on parts of this site has identified remains, including a Bronze Age round barrow.	heritage assets designation (including its setting). Pre-determination assessment (including impact on Schedule Ancient Monument) and evaluation.
Flood risk	No major constraints regarding flooding. A connection to a surface water sewer may be possible.	Wessex water would need to confirm this sites connection to the surface water sewer otherwise a surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. A public right of way crosses the site. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development. Retain existing right of way.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	There are Tree Preservation Orders throughout the site.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/016 - Land south of Leigh Road

Site name	Land south of Leigh Road
Site reference	LA/COLE/016
Site area (ha)	10.78 Ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 120 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 120 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is agricultural use.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Potential priority habitat hedgerows, trees and a ditch are features of the site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and a ditch. Further ecological survey to identify priority habitats. Retain important ecological features. Lighting strategy likely to be needed. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site is relatively flat.	
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Geographical survey identified made ground and Roman road known to cross western part of the site.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment (of extent of previous ground disturbance in particular) and archaeological evaluation.

Flood risk	Over half the site is at fluvial/surface water flood risk. At least the majority (69%) of the site is located in Flood Risk 2. Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	<p>Potential for noise impacts on future residents from the A31.</p> <p>Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.</p>	<p>Provision of appropriate noise assessment and mitigation.</p> <p>Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.</p>
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Potential impact on the strategic road network; on the A31 Merley and Canford Bottom Roundabouts.</p>	<p>Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. May need to purchase properties in order to create enough space to provide an access road.</p> <p>Need to assess the cumulative impact on Canford Bottom roundabout.</p>
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Minerals and Waste Safeguarding area for Sand and Gravel.	

LA/COLE/018 - Walford Farm & Longhow (West)

Site name	Walford Farm & Longhow (West)
Site reference	LA/COLE/018
Site area (ha)	4.6 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 82 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 82 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is in agricultural use.	Appropriate density of development for edge of town location.
Natural environment and ecology	Ecological mapping covers woodland and extends into field and boundaries. Potential priority habitat hedgerows, trees, woodland, scrub and watercourse. Potential protected species on-site. Records of priority species. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees, woodland and scrub. Further ecological survey to identify priority habitats. Retain important ecological features. Retain and enhance ecological network. Potential need for lighting strategy. Provide mitigation strategy for this protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site is relatively flat.	No comments yet.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

	Significant archaeological remains found on site to south indicate high archaeological potential.	Pre-determination archaeological assessment and evaluation required.
Flood risk	<p>There is a significant area of surface water/ fluvial flood risk modelled to impact the north of the site.</p> <p>Watercourse runs through the site.</p>	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p>
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.</p>	<p>Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p> <p>Improvements to the existing footway including missing link to be provided where layby is.</p> <p>Need to assess the cumulative impact on Canford Bottom roundabout.</p>
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/COLE/019,023,024/a - Land south west of Smugglers Lane

Site name	Land south west of Smugglers Lane
Site reference	LA/COLE/019, LA/COLE/023, LA/COLE/024/a
Site area (ha)	6.58 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 118 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 118 homes.	
Specific design requirements	<p>This site is situated in a rural location and is remote from existing infrastructure and facilities.</p> <p>The site is currently used for horse grazing.</p>	Appropriate density of development for its location.
Natural environment and ecology	<p>Parts of the site are within the existing ecological network. Trees on the site and at boundaries.</p> <p>Potential for priority species on site.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain and buffer hedgerows and trees. Further ecological survey to identify priority habitats. Retain important ecological features.</p> <p>Botanical survey required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Light strategy and dark corridors are required.</p> <p>Provide mitigation strategy for protected species.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.</p>
Landscape and visual	The site relatively level.	
Heritage	Potential direct or indirect impacts (setting) on non-	Sensitive design to avoid or minimise conflict between

	designated heritage assets including assets with archaeological interest. Significant archaeological remains found on site to the south-west indicate high archaeological potential. Cropmarks recorded within the site.	potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment and evaluation required.
Flood risk	No major constraints regarding flooding.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. There is a public right of way that crosses the site. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Retain existing right of way. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/020 - Walford Farm & Longhow (East). Horns Inn, Burts Hill

Site name	Walford Farm & Longhow (East). Horns Inn, Burts Hill
Site reference	LA/COLE/020
Site area (ha)	9.04 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 163 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 163 homes.	
Specific design requirements	<p>This is a rural location, but near to edge of a town.</p> <p>The current use is agricultural land. There is a copse to the East of the site.</p>	Appropriate density of development for its rural location.
Natural environment and ecology	<p>Mosaic of habitats. Fields in northwest appear heavily grazed, remaining fields less so.</p> <p>Potential priority habitat hedgerows, trees and woodland.</p> <p>Majority of the site is within amber risk zone for Great Crested Newt.</p> <p>Potential for protected species.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats.</p> <p>Retain important ecological features.</p> <p>Botanical survey required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.</p> <p>Potential to expand existing SANG and enhance the central belt of habitat to provide the most robust ecological network.</p> <p>Provide mitigation strategy for protected species.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.</p>

Landscape and visual	The site is relatively level.	
Heritage	The site lies near to the Burts Hill/ Merrifield Colehill conservation area. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Significant archaeological remains found on site to south-west indicate high archaeological potential.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to preserve or enhance the conservation area's character or appearance. Pre-determination archaeological assessment and evaluation required.
Flood risk	There is significant area of surface water/ fluvial flood risk modelled to impact an area at the north of the site adjacent to the watercourse that runs along the north boundary next to Dogdean road. Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The woodland (copse) is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/022 - East Dorset Council Offices

Site name	East Dorset Council Offices
Site reference	LA/COLE/022
Site area (ha)	1.46 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 40 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 40 homes.	
Specific design requirements	<p>Edge of village location. Near to existing residential development.</p> <p>The site comprises the former Council offices. There is a coppice to the north and south of the site.</p>	Appropriate density of development for the edge of village location.
Natural environment and ecology	<p>Priority habitat woodland, mature trees, trees and hedgerows.</p> <p>Mapped ecological network extends into site which covers most of these trees.</p> <p>Potential for protected species on site.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain boundary hedgerows, trees and woodland. Further ecological survey to identify priority habitats.</p> <p>Retain important ecological features</p> <p>Strengthen western boundary to improve coherency of ecological network.</p> <p>Provide mitigation strategy for this protected species.</p> <p>Lighting strategy and license may be required.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.</p>
Landscape and visual	The site is relatively level.	
Heritage	Likely limited heritage concern. Potential direct or indirect impacts (setting) on non-	Sensitive design to avoid or minimise conflict between potential development and the

	designated heritage assets including assets with archaeological interest. Some historic field boundaries recorded in southern part of site.	heritage assets designation (including its setting). Pre-determination archaeological assessment and evaluation required. Assess likelihood of survival of material in southern part of the site.
Flood risk	No major constraints regarding flooding.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/028 - 92-120A Wimborne Road West

Site name	92-120A Wimborne Road West
Site reference	LA/COLE/028
Site area (ha)	1.59 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 44 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 44 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development There are large industrial warehouses and concreted areas for car parking.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Site is predominantly hardstanding however there are some trees on site. Potential protected species on site. The site is within 5km of Dorset Heathland.	Further ecological survey to identify priority habitats. Retain important ecological features. Lighting strategy is required. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	This is a relatively flat site.	
Heritage	Likely limited heritage and archaeological concern.	
Flood risk	Surface water issues on the western part of the site. Nearby Wessex Water surface water sewers.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Flood resilient building techniques to be included in the proposed development.

		Need agreement for surface water runoff discharge into existing sewers with Wessex Water.
Amenity, health, education	<p>Due to existing use, potential contamination on-site. The site is located near busy A roads.</p> <p>Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.</p>	<p>Provision of appropriate noise assessment and mitigation. Potential to remediate any contamination on site. Contamination Assessment required.</p> <p>Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.</p>
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Potential impact on the strategic road network; on the A31 Merley and Canford Bottom Roundabouts.</p>	<p>Provision of vehicular, cycle, and pedestrian access linking in with existing cycle routes.</p> <p>Need to assess the cumulative impact on the Canford Bottom roundabout.</p>
Other issues	<p>The site is affected by Tree Preservation Orders.</p> <p>The site is currently in active employment use.</p>	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/032 - Land to the west of Cranborne Road

Site name	Land to the west of Cranborne Road
Site reference	LA/COLE/032
Site area (ha)	8.74 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 157 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 157 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The current use of the site is agricultural use.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Parts of the site are within the existing ecological network. Coastal Floodplain and Grazing Marsh Priority Habitat along River Allen to the west, woodland priority habitat to the east. Also other areas on non-priority woodland habitat to south and east are mapped as ecological network. Internal habitats mostly arable with grassland margins. Potential protected species on-site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. Should grassland of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Lighting strategy required. Provide mitigation strategy for protected species. Potential exists to make coherent functional ecological network by improving connections to the north of the site, along the watercourse. Provide mitigation for recreational impacts on heathlands & air pollution.

		Heathland infrastructure project is likely to be required.
Landscape and visual	The site is gently sloping. The site lies within close proximity to the National Landscape to the west.	Direct development towards lower slopes/less prominent parts of the site. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. There is significant archaeology on site to the east and presence of cropmarks.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment and evaluation required.
Flood risk	The site is near the River Allen. Watercourse runs through the site, with significant overbank flooding predicted along their lengths. A small part of the site (circa 2%) is within Flood zones 2, 3 & 3b. The site is affected by flooding from other sources including reservoir flooding and groundwater emergence.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Near water pumping station.	A detailed assessment would be required.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. A public right of way crosses the site and coppice to the north. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for

		changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/034 - Land at Leigh Road

Site name	Land at Leigh Road
Site reference	LA/COLE/034
Site area (ha)	17.97 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 410 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 410 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently used for agricultural use. This site is adjacent to a SANG.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Potential grassland of SNCI quality, priority habitat woodland and a network of hedgerows. Green space contributes to important ecological network. Potential protected species on-site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. Should grassland be identified of high value, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site is gently sloping.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. There	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

	are some cropmarks recorded on-site.	Pre-determination archaeological assessment and evaluation is required.
Flood risk	<p>There is some minor surface water/ fluvial flood risk predicted along the water course that flows from north to south across the east side of the site.</p> <p>Watercourse runs through the site.</p> <p>A foul water sewer crosses the north of the site.</p>	<p>Adequate allowance for blue/ green corridor will need to be allowed for.</p> <p>Locate development outside areas affected by flood risk.</p> <p>Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>An easement is likely to be required for the foul sewer.</p>
Amenity, health, education	There are limited amenity, health and education concerns with this site.	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>There is a public right of way that crosses the site.</p> <p>Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.</p>	<p>Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p> <p>Transport Assessment and Travel Plan are required.</p> <p>Retain existing right of way.</p> <p>Need to assess the cumulative impact on Canford Bottom roundabout.</p>
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/HOLT/002 - Jades Farm

Site name	Jades Farm
Site reference	LA/HOLT/002
Site area (ha)	8.37 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 151 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 151 homes.	
Specific design requirements	<p>Northeastern part of the site contains 9 warehouses and hardstanding, and the remaining part of the site is paddocks, agricultural land and a house.</p> <p>Although next to a public house, the site is remote from existing services and facilities.</p>	Appropriate density of development for its rural location.
Natural environment and ecology	<p>Potential priority habitat hedgerows and trees.</p> <p>Records of priority species. Potential for other priority species on-site.</p>	<p>Retain and buffer hedgerows and trees. Further ecological survey to identify priority habitats.</p> <p>Retain important ecological features.</p> <p>Lighting strategy required.</p> <p>Provide mitigation strategy for protected species.</p>
Landscape and visual	This is a level site.	
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. There are some recorded cropmarks on-site.	<p>Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).</p> <p>Pre-determination archaeological assessment evaluation.</p>
Flood risk	Some small areas of modelled surface water flood risk. Watercourse runs through the site.	<p>Locate development outside areas affected by flood risk.</p> <p>Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate</p>

		flood risks over development's lifetime.
Amenity, health, education	There is likely limited amenity, health and education concerns.	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Need for improvements to public transport provision in the area.</p> <p>Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.</p>	<p>Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p> <p>Seek improvements to public transport in the area, alongside development.</p> <p>Need to assess the cumulative impact on Canford Bottom roundabout.</p>
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/PAMP/004 - Land adjacent to eastern entrance of Stone Park

Site name	Land adjacent to eastern entrance of Stone Park
Site reference	LA/PAMP/004
Site area (ha)	2.46 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 44 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 44 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Woodland/ scrubland marked as ecological network. There are mature trees on the southern boundary. Potential priority habitat hedgerows, trees, woodland, scrubland and grassland. Potential species rich and could be lowland meadow priority habitat. Potential protected species on site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees, woodland and scrubland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. Should grassland be identified of high value, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Lighting strategy required. Provide mitigation strategy for this protected species. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	The site is relatively flat.	
Heritage	The site is close to Grade II Listed Building Stone Park to the west. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

	archaeological interest. Significant prehistoric finds in site to south and cropmarks recorded on site.	Pre-determination archaeological assessment and evaluation required.
Flood risk	A foul sewer and water sewer traverses the site. Some small areas of modelled surface water flood risk.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Easement required for either side of the foul sewer.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access linking in with existing cycle routes. Provide footway/crossing on site frontage to connect to existing footway network along St Margarets Hill.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Mitigate against the loss of active employment use on site. Avoid development encroachment onto root protection areas of protected trees.

LA/WIMI/003 - Leigh Farm (site 1)

Site name	Leigh Farm (site 1)
Site reference	LA/WIMI/003
Site area (ha)	6.27 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 131 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 131 homes.	
Specific design requirements	<p>Edge of town location. Adjacent to existing residential development.</p> <p>The site is currently in agricultural use. There is a disused railway to the south of the site.</p>	Appropriate density of development for the edge of town location.
Natural environment and ecology	<p>Potential priority habitat hedgerows and trees. The site contains areas of priority habitat (acid grassland and purple moorglass and rush pasture) across the east and centre of the site.</p> <p>Old railway line and southeast corner within ecological corridor.</p> <p>Potential protected species.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain and buffer trees and hedgerows. Further ecological survey to identify priority habitats.</p> <p>Retain important ecological features.</p> <p>Botanical survey required. Due to areas of priority habitat, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.</p> <p>Potentially provide mitigation strategy for protected species.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.</p>
Landscape and visual	This is a sloping site.	Direct development towards lower slopes/less prominent parts of the site.

Heritage	Likely limited heritage or archaeological concerns.	
Flood risk	Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	To the south of the site is a dismantled railway. There is likely to be contamination.	Potential to remediate any contamination on-site. Contamination assessment required.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto Birchdale Road, linking in with existing cycle routes.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/WIMI/004 - Northleigh Lane

Site name	Northleigh Lane
Site reference	LA/WIMI/004
Site area (ha)	2.24 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 40 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 40 homes.	
Specific design requirements	<p>Edge of town location. Adjacent to existing residential development.</p> <p>There is a dismantled railway and trees to the north of the site.</p>	Appropriate density of development for the edge of town location.
Natural environment and ecology	<p>Eastern part of the site is within a local wildlife site.</p> <p>The remainder is likely to support the ecological function of the local wildlife site and may also hold habitat features of note, including grassland of high botanical interest.</p> <p>Most of the site is within the mapped ecological network. Potential priority habitat hedgerows, trees and woodland.</p> <p>Potential protected species on-site</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain and buffer local wildlife site, woodland, trees and hedgerows. Further ecological survey to identify priority habitats.</p> <p>Retain important ecological features.</p> <p>Botanical survey required. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. This will need to be applied to grass identified as being of high value.</p> <p>Provide mitigation strategy for this protected species.</p> <p>Lighting strategy required and probably provide dark corridors.</p> <p>Retain boundary hedgerows, further ecological survey to identify priority habitats.</p> <p>Provide mitigation for recreational impacts on heathlands & air pollution.</p>

		Heathland infrastructure project is likely to be required.
Landscape and visual	This site is relatively flat. Woodland and hedgerows wrap around and form the boundaries.	Retain/improve trees and landscape screening. Potentially remediate any contamination on-site. Contamination assessment required.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Site is close to a Medieval moated site and cropmarks have been recorded within the site.	Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological assessment and archaeological evaluation.
Flood risk	<p>Most of the site is modelled to be at fluvial and/or surface water flood risk.</p> <p>The majority of the site (circa 73%) is affected by Flood Risk 2.</p> <p>Watercourse runs through the site.</p> <p>Wessex water foul water sewers traverses the site.</p>	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Liaison with the environment agency would be required before any development of the southern section of the site could be considered.</p> <p>Easements will be required either side of the Wessex Water foul water sewers assets.</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of safe and suitable vehicular, cycle, and pedestrian access, linking in with existing cycle routes.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other	The site is adjacent to an employment site and dismantled railway to the north of the site. Potential	Potentially remediate any contamination on-site. Contamination assessment required.

	contamination associated with both.	
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LA/WIMI/014 - Leigh Farm (site 2)

Site name	Leigh Farm (site 2)
Site reference	LA/WIMI/014
Site area (ha)	1.67 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 30 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 30 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is in agricultural use.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Site almost entirely within ecological network. Potential priority habitat hedgerows, trees and woodland. Grassland may hold botanical interest. Potential protected species on-site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Potentially provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	This is a relatively flat site. There is a woodland wrapping along the length of the north boundary, and elsewhere there are trees and hedges.	Retain/improve trees and landscape screening along the northern boundary.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with	Sensitive design to avoid or minimise conflict between potential development and the

	<p>archaeological interest. The proposal site contains the remains of a Medieval moated manor house. The remains of this are likely to include earthworks.</p> <p>The site is close to the Grade II Listed Building Old Manor Farmhouse.</p>	<p>heritage assets designation (including its setting). Pre-determination archaeological assessment and archaeological evaluation.</p>
Flood risk	<p>The majority of the site is modelled to be at risk of fluvial flooding. The site is potentially affected by flooding from other sources including from surface water, reservoir flooding and groundwater emergence. At least half of the site (circa 56%) is affected by Flood Risk Zone 2.</p>	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Liaison with the Environment agency would be required before any development of most of the site could be considered. Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	No specific issues identified	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Potential cumulative impacts on the road networks; on the A31 Merley and Canford Bottom Roundabouts.</p>	<p>Provision of safe and suitable vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p> <p>Need to assess the cumulative impact on the Canford Bottom roundabout.</p>
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	<p>The site is affected by Tree Preservation Orders.</p> <p>The site is adjacent to an existing employment site and</p>	<p>Avoid development encroachment onto root protection areas of protected trees.</p>

	there is a dismantled railway along the northern border. So there is potential contamination from both sources.	Potentially remediate any contamination on-site.
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