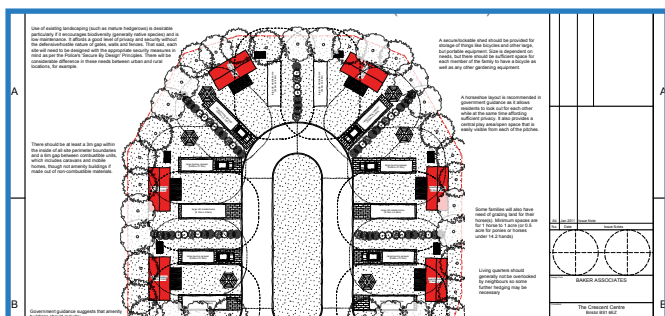


Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document

Consultation – November 2011

Site Options Report: Part 2 Bournemouth Site Assessments



Produced by Baker Associates on behalf of Dorset councils

Contents

Part 2: Site assessments

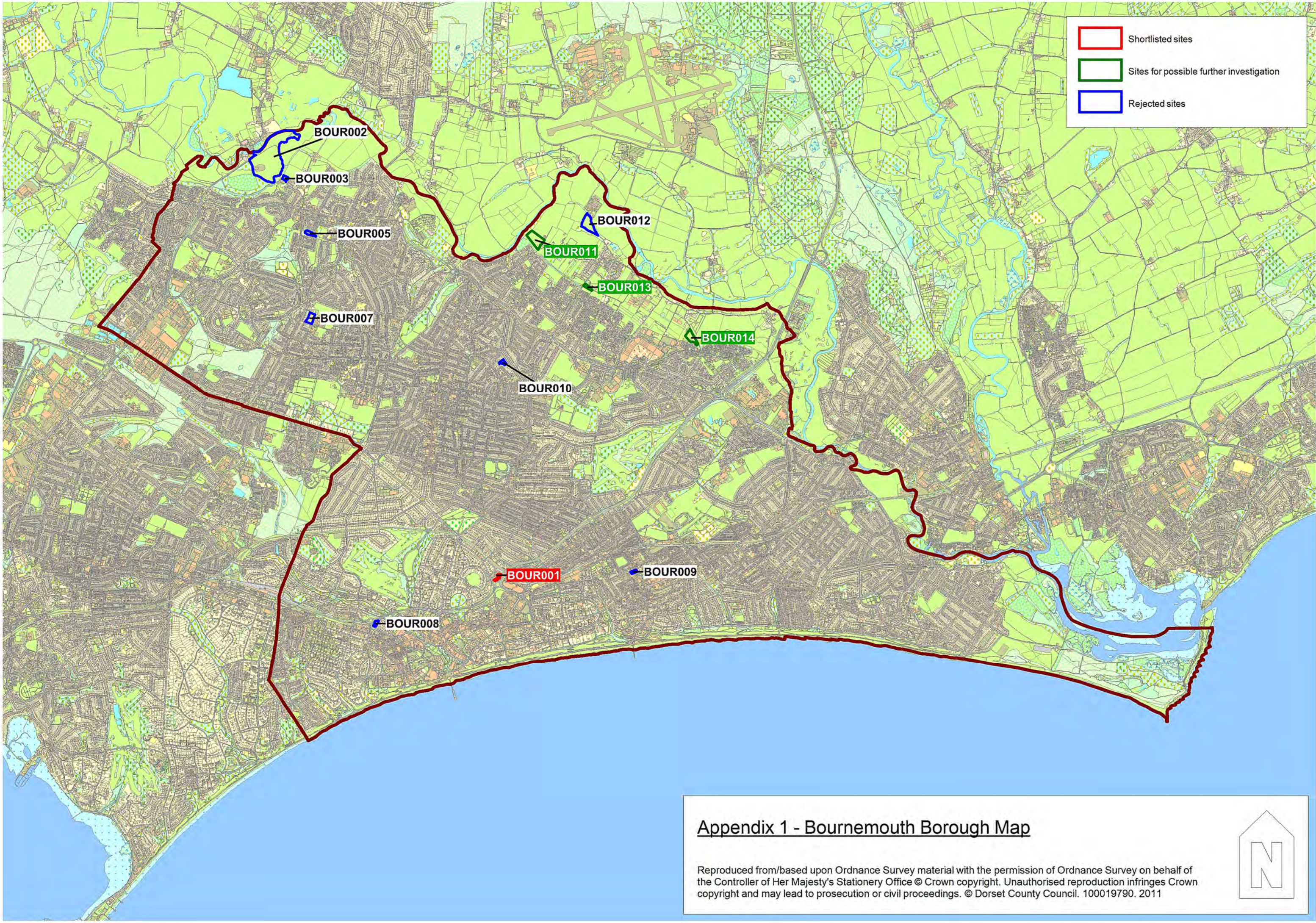
Appendix 1: Map of all sites assessed

Appendix 2: Stage 1 assessment report

Appendix 3: Stage 2 - Shortlisted sites

Appendix 4: Stage 2 - Rejected sites

Appendix 5: Stage 2 - Sites for possible further investigation



Appendix 1 - Bournemouth Borough Map

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Site ref: BOUR001

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Green

Recommendation

Consider at stage 2

Site ref: BOUR002

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Orange	N/A	Orange	Orange	N/A	N/A	N/A	Orange	Green	Green	Orange	Green	Green	Green	Green	Green	Red	Green	N/A	N/A	Orange	Orange	Green	Green	Green	Orange

Recommendation

Reject at stage 1

Site ref: BOUR003

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Orange	N/A	N/A	Orange	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Green

Recommendation

Consider at stage 2

Site ref: BOUR005

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Orange	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Red	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Green

Recommendation

Reject at stage 1

Site ref: BOUR007

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Orange	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Orange

Recommendation

Consider at stage 2

Site ref: BOUR008

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Green

Recommendation

Consider at stage 2

Site ref: BOUR009

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Green

Recommendation

Consider at stage 2

Site ref: BOUR010

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Red	N/A	N/A	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	Orange	Orange	Green	Green	Green	Green

Recommendation

Reject at stage 1

Site ref: BOUR011

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Orange	Orange	N/A	Orange	N/A	N/A	N/A	Orange	Orange	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Green

Recommendation

Consider at stage 2

Site ref: BOUR012

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Orange	N/A	N/A	Orange	N/A	N/A	N/A	Green	Orange	Green	Orange	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Green

Recommendation

Consider at stage 2

Site ref: BOUR013

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Orange	N/A	N/A	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange

Recommendation

Consider at stage 2

Site ref: BOUR014

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Orange	N/A	N/A	Green	Orange	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Orange

Recommendation

Consider at stage 2

Site ref	Site name	Settlement		
BOUR001	Land off Park Road	Bournemouth		
Site address				
Park Road				
Description of site				
The site is a wooded, green area bordered by 2 main roads to the north and east (A338) and adjacent car park to the south. There are a number of portacabins on site and JCB, either being used on this site or another site. There is a large building to the south west and other car parking areas. A railway runs alongside the road to the north and there are 2 access points to the site.				
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input checked="" type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other				
Planning history				
There is no known planning history.				
Policy constraints				
The wooded part of the site is located in the Bournemouth District Wide Local Plan as a highway reservation for Wessex Way junction improvement (Policy 8.24).				
Availability				
The site is owned by the Council and therefore deemed available for Gypsy and Traveller use. The car park is currently leased by the Borough Council to another party.				
Topography				
The site is almost level.				
Accessibility to services (by car): GP surgery (m)		Primary school	Shop	Bus stop
1573		1420	1130	257
Site Access				
Adequate or good access.				
Safety				
Not affected by safety issues				
Summary of physical constraints				
There are no known physical constraints.				
Green Belt assessment				
Not in Green Belt				
Landscape assessment				
The site is within the urban area and has no unacceptable impact on landscape.				
Ecology assessment				
No unacceptable impact on ecology, protected species or habitat				
The area south of the site is designated TPOs.				

Historic assessment

No unacceptable impact on historic environment

Noise

Likely to be affected by noise pollution but this is capable of mitigation

Residential amenity/nuisance - impact of site on adjoining uses

Unlikely impact of site on adjacent uses

Residential amenity/nuisance - impact of adjoining uses

Potential impact on site from adjacent uses capable of mitigation

Summary of potential impacts

A Gypsy and Traveller site may be impacted by noise and air pollution from the roads and railway close by. Further investigation is required.

Achievability

No abnormal site constraints needing to be overcome

There are no abnormal costs that would constrain the site coming forward.

Conclusion

The site is suitable for Gypsy and Traveller use. The northern part is allocated in the Bournemouth Borough Wide Local Plan as a highway reservation for the Wessex Way junction improvement (Policy 8.24). Therefore the site would only be available in the short/medium term for transit use. If the lease on the car park was to lapse, this part of the site would be suitable for longer term transit provision. The site could be impacted upon by noise and air pollution due to close location to the roads and railway station. Therefore the site is suitable and available in the longer term, for transit use. There are no abnormal costs that would constrain the site coming forward and therefore the site is achievable.

**Potential yield**

2013-18	10
2018-23	0
2023-28	0

Site ref	Site name	Settlement	Reason for rejection
BOUR003	Land opposite St Andrew's Church	Bournemouth	The site would have an unacceptable impact on the landscape character, the purposes of the Green Belt and the setting of a listed building.
BOUR007	Ex school site (Leigh Site)	Bournemouth	The site is not available for Gypsy and Traveller use.
BOUR008	Land adjacent to Bournemouth West Roundabout	Bournemouth	The site is required for future highway improvements at Bournemouth West Roundabout.
BOUR009	Car Park off Palmerstone Road	Bournemouth	Policy 8.22 applies to the site which requires retaining parking spaces, either on-site, on a site nearby or can be reduced 'by the provision of alternative transport measures'. Non of these criteria can be met at present, but should be reviewed in the future.
BOUR012	Land north of Throop Road	Bournemouth	The site would have an unacceptable impact on the landscape character and purpose of the Green Belt . It is also immediately north of the archaeological sensitive Berry Hill Age Barrow and in close proximity to a sewerage works.

Site ref	Site name	Settlement		
BOUR011	Land near Erlin Farm	Bournemouth		
Site address				
Muscliffe Lane				
Description of site				
The site comprises the south western end of a undistinguished large grass field and small triangular shaped field north of residential development on the northern edge of the town at Muscliffe which is well defined by a belt of mixed trees; a right of way and area of public open space (part of an arboretum) separates the site from the housing area. The western side is defined by a hedgerow which forms the edge of the quite open level landscape of the Stour Valley beyond. The northern boundary is undefined across the field. The eastern boundary follows the edge of Muscliffe Lane and a track to Erlin Farm (a prominent group of agricultural buildings) which defines the edge of a Conservation Area.				
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input checked="" type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other				
Planning history				
There is no known planning history.				
Policy constraints				
The site is within the Green Belt and a small part of the site to the south west is within a Conservation Area (Conservation Areas policy 4.4). There is a Local Nature Reserve adjacent the site to the north west. The site is designated an area of TPOs. Local Plan Countryside policy 3.6 and Cycle policy 8.36.				
Availability				
The site is part of a larger site owned by the Council therefore deemed available for Gypsy and Traveller use at this stage.				
Topography				
The site is flat.				
Accessibility to services (by car): GP surgery (m)		Primary school	Shop	Bus stop
2183		1196	1648	727
Site Access				
Poor access but capable of being improved.				
Safety				
Not affected by safety issues				
Summary of physical constraints				
There no other known physical constraints.				
Green Belt assessment				
In Green Belt				
Gypsy and Traveller development is inappropriate development within the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm is clearly outweighed by other considerations.				
Landscape assessment				
Impact capable of mitigation				
The site forms part of the agricultural landscape that extends across the land between the Stour Valley and the northern fringes of the town, and which is quite fragmented by small holding development.				
Ecology assessment				
Impact capable of mitigation				
The site is adjacent an arboretum and has mature trees and hedgerows on site. The site is adjacent a Local Nature Reserve. The site is designated an area of TPOs. County ecologist says: No overriding ecological constraints; need to take account of emerging policy on Green Infrastructure.				

Historic assessment

No unacceptable impact on historic environment

A small section of the site, to the south east, is within a Conservation Area, which extends to the south east of the site.

Noise

Not affected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

Potential impact of site on adjacent uses capable of mitigation

Residential amenity/nuisance - impact of adjoining uses

Unlikely impact on site from adjacent uses

Summary of potential impacts

The site is within the Green Belt and adjacent an arboritum and has mature trees and hedgerows on site. The site is adjacent a Local Nature Reserve. The site is designated an area of TPOs. A small section of the site, to the south east, is within a Conservation Area, which extends to the south east of the site. The site is also adjacent residential properties which may present an impact on their residential amenity.

Achievability

No abnormal site constraints needing to be overcome

The site is owned by the Council and there are no abnormal costs related to the site.

Conclusion

The site is in the Green Belt and therefore special circumstances would be required to justify allocation. However, the site appears to otherwise be suitable if mitigation measures are undertaken, and subject to the site being accessed from the lane which leads to the farm.

**Potential yield**

2013-18	3
2018-23	0
2023-28	0

Site ref	Site name	Settlement		
BOUR013	Careys Road	Bournemouth		
Site address				
Off Broadway Lane				
Description of site				
A strip of apparently unmanaged grassland, situated east of Broadway Lane between a track (Careys Road) to the south, and a cemetery beyond a hedge and trees to the north. A grass field south of the track separates the site from the northern edge of the urban area and is crossed by a right of way.				
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input checked="" type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other				
Planning history				
There is no known planning history. An application immediately abutting the site to the north for the erection of a single storey school was refused in 2002 on green belt grounds (ref 7-2002-17508).				
Policy constraints				
The site is allocated for Highway Scheme (Policy 8.6) and is within the Green Belt, and borders an area of TPOs to the north. Lane along southern boundary Cycle Network (Policy 8.36).				
Availability				
The site is owned by the Council therefore deemed available for Gypsy and Traveller use at this stage. However, the status of the highway allocation requires confirmation.				
Topography				
The site is flat.				
Accessibility to services (by car): GP surgery (m)		Primary school	Shop	Bus stop
711		2684	450	113
Site Access				
Adequate or good access.				
Safety				
Not affected by safety issues				
Summary of physical constraints				
There are no known physical constraints.				
Green Belt assessment				
In Green Belt				
Gypsy and Traveller development is inappropriate development within the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm is clearly outweighed by other considerations.				
Landscape assessment				
No unacceptable impact on landscape				
Ecology assessment				
Impact capable of mitigation				
The site borders an area of TPOs to the north of the site.				

Historic assessment

No unacceptable impact on historic environment

Noise

Not affected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

Unlikely impact of site on adjacent uses

Residential amenity/nuisance - impact of adjoining uses

Unlikely impact on site from adjacent uses

Summary of potential impacts

The site is within the Green Belt. The site borders an area of TPOs to the north of the site.

Achievability

No abnormal site constraints needing to be overcome

Conclusion

The site is in Green Belt and therefore special circumstances would be required to justify allocation. However, the site appears to be otherwise suitable.

**Potential yield**

2013-18	5
2018-23	0
2023-28	0

Site ref	Site name	Settlement		
BOUR014	Throop Road	Bournemouth		
Site address				
Description of site				
Site comprises an area of rough pasture and part of an area of unmanaged land located just beyond the northern edge of the urban area off Woodbury Avenue. The southern and eastern boundaries appear not to be defined by physical features. A broad belt of planting conceals the edge of the housing estate, created probably to conceal the urban edge from the rather fragmented edge of Throop to the north, the southern edge of which is defined by an extensive area of allotments. A property and several outbuildings lie alongside the northern boundary.				
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input checked="" type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other				
Planning history				
There is no known planning history.				
Policy constraints				
It is within the Green Belt. The southern section of the site is allocated for Highway Scheme (Policy 8.6). Northern part is within an area designation for the protection of TPOs.				
Availability				
The site is owned by the Council therefore deemed available for Gypsy and Traveller use at this stage. However, the status of the highway allocation requires confirmation.				
Topography				
The site is flat.				
Accessibility to services (by car): GP surgery (m)		Primary school	Shop	Bus stop
972		1529	576	146
Site Access				
Adequate or good access.				
Safety				
Not affected by safety issues				
Summary of physical constraints				
No known physical constraints.				
Green Belt assessment				
In Green Belt				
Gypsy and Traveller development is inappropriate development within the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm is clearly outweighed by other considerations.				
Landscape assessment				
No unacceptable impact on landscape				
Ecology assessment				
Impact capable of mitigation				
The northern part of the site is within an area designation for the protection of TPOs. The county ecologist says: No overriding ecological constraints; need to take account of emerging policy on Green Infrastructure.				

Historic assessment

No unacceptable impact on historic environment

Noise

Not affected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

Unlikely impact of site on adjacent uses

Residential amenity/nuisance - impact of adjoining uses

Unlikely impact on site from adjacent uses

Summary of potential impacts

The site is within the Green Belt. The northern part of the site is within an area designated for the protection of TPOs, which would need protecting in any scheme. Properties to the south of the site are well screened by trees and bushes, although the properties to the very south eastern corner of the site are not as well screened.

Achievability

No abnormal site constraints needing to be overcome

There are no abnormal site constraints for this site.

Conclusion

The site is in Green Belt and therefore special circumstances would be required to justify allocation. However, the site appears to be otherwise suitable.

**Potential yield**

2013-18	8
2018-23	0
2023-28	0



TYM & PARTNERS
Planners and Development Economists