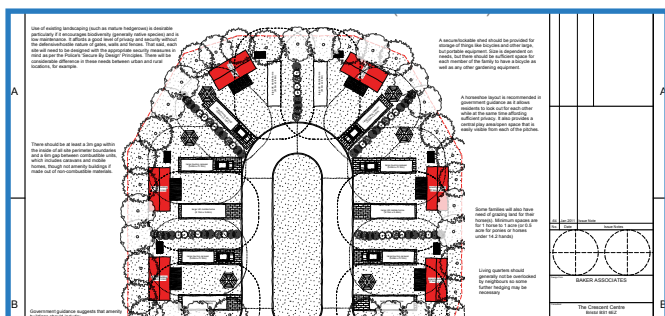


Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document

Consultation – November 2011

Site Options Report: Part 2 Poole Site Assessments



Produced by Baker Associates on behalf of Dorset councils

Contents

Part 2: Site assessments



Appendix 1: Map of all sites assessed

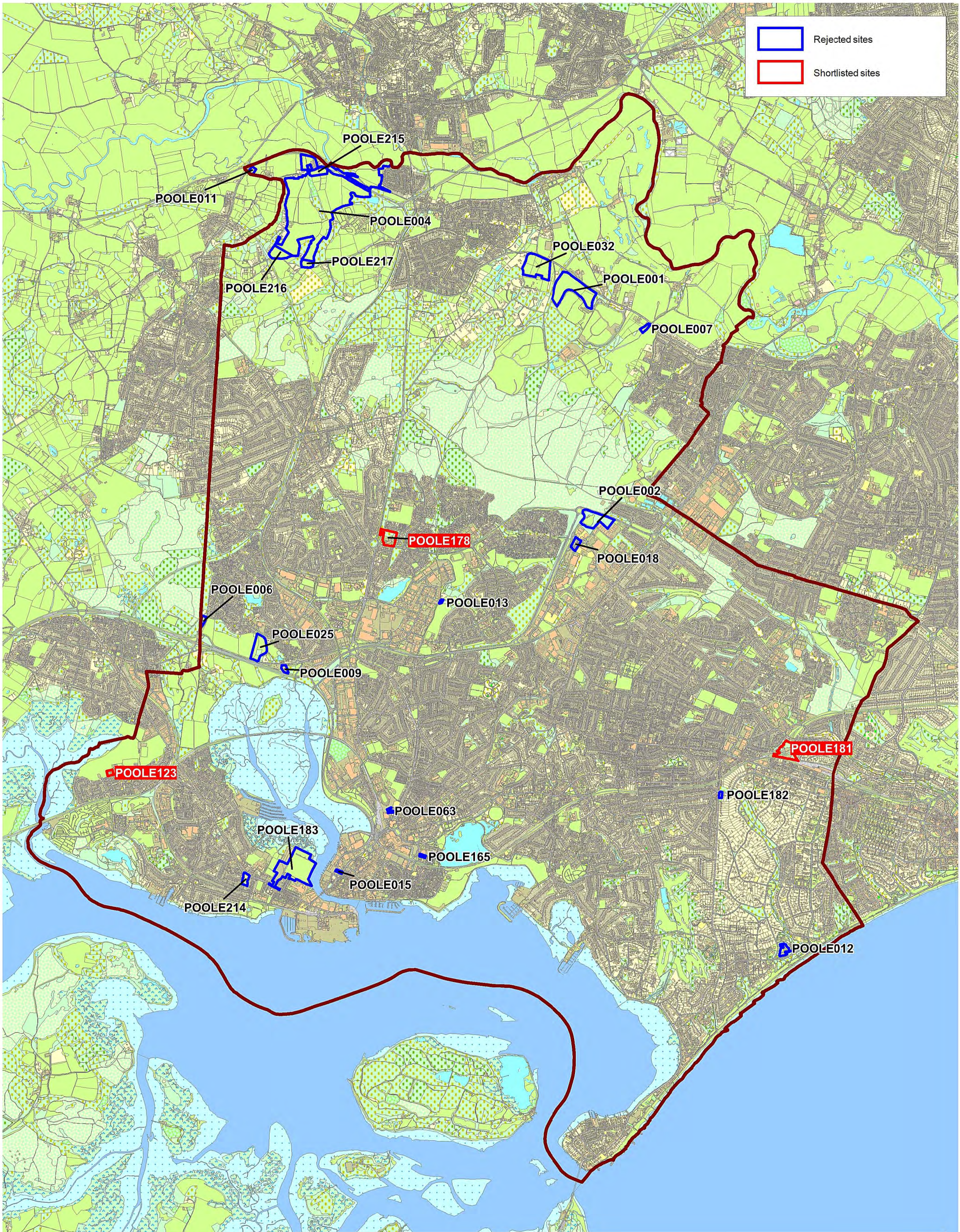
Appendix 2: Stage 1 assessment report

Appendix 3: Stage 2 - Shortlisted sites

Appendix 4: Stage 2 - Rejected sites

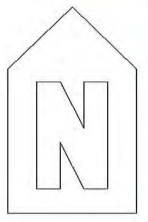
Appendix 5: Stage 2 - Sites for possible further investigation

| | |
|-------------------------------------------------------------------------------------|-------------------|
|  | Rejected sites |
|  | Shortlisted sites |



Appendix 1 - Borough of Poole Map

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Site ref: POOLE001

| 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 | Orange | Green | N/A | N/A | N/A | N/A | N/A | N/A | Green | Orange | Green | Green | Green | Green | Green | Green | Green | Green | N/A | N/A | N/A | Green | Green | Green | Green | |

Recommendation

Consider at stage 2

Site ref: POOLE002

| 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 | |
|--------|--------|--------|-------|-------|-------|--------|-------|-------|-------|--------------|--------------------|-------|------------|----------------|--------------|----------------|------------|----------------------|-----------|-------|--------|--------------|--------|-------|----------------|-------|-----------------|--------------------|--------|--------------|--------------|---------------|---------------|------------------|--------------|-------|--------------|-------|
| Orange | Green | Orange | Green | Green | Green | Orange | Green | Green | Green | Green | Green | Green | Green | N/A | N/A | N/A | N/A | N/A | Orange | Green | Orange | Green | Orange | Green | Green | Green | Green | Green | Orange | Green | Green | N/A | N/A | N/A | Green | Green | Green | Green |

Recommendation

Consider at stage 2

Site ref: POOLE006

| 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 |
|--------|--------|--------|-------|-------|-------|--------|-------|-------|-------|--------------|--------------------|-------|------------|----------------|--------------|----------------|------------|----------------------|-----------|-------|-------|--------------|-------|-------|----------------|-------|-----------------|--------------------|-------|--------------|--------------|---------------|---------------|------------------|--------------|-------|--------------|
| Orange | Orange | Orange | Green | Green | Green | Orange | Green | Green | Green | Green | Green | Green | Orange | N/A | N/A | Orange | N/A | N/A | N/A | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | N/A | N/A | N/A | Green | Green | Green | Green |

Recommendation

Consider at stage 2

Site ref: POOLE007

| 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 | Orange | N/A | N/A | N/A | N/A | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | N/A | N/A | N/A | Green | Green | Green | Green | Orange |

Recommendation

Consider at stage 2

Site ref: POOLE009

| 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 |
|--------|--------|-------|-------|-------|-------|--------|-------|-------|-------|--------------|--------------------|-------|------------|----------------|--------------|----------------|------------|----------------------|-----------|-------|-------|--------------|-------|-------|----------------|-----|-----------------|--------------------|-------|--------------|--------------|---------------|---------------|------------------|--------------|-------|--------------|
| Orange | Orange | Green | Green | Green | Green | Orange | Green | Green | Green | Green | Green | Green | Orange | N/A | N/A | N/A | N/A | N/A | N/A | Green | Green | Green | Green | Green | | | | Green | Green | Green | N/A | N/A | N/A | Green | Green | Green | Green |

Recommendation

Consider at stage 2

Site ref: POOLE011

| 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 | Orange | N/A | N/A | N/A | N/A | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | N/A | N/A | N/A | Green | Green | Green | Green |

Recommendation

Consider at stage 2

Site ref: POOLE012

| 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 | Green | N/A | N/A | N/A | Orange | | N/A | Green | Orange | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Orange |

Recommendation

Consider at stage 2

Site ref: POOLE013

| 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 | Orange | Green | Green | 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: POOLE015

| 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 | |
|--------|--------|-------|-------|-------|-------|-------|-------|-------|-------|--------------|--------------------|-------|------------|----------------|--------------|----------------|------------|----------------------|-----------|-------|--------|--------------|-------|-------|----------------|-------|-----------------|--------------------|--------|--------------|--------------|---------------|---------------|------------------|--------------|-------|--------------|-------|
| Orange | Orange | Green | Green | Green | Green | Green | Green | Green | Green | Orange | Green | Green | Green | N/A | N/A | N/A | N/A | N/A | N/A | Green | Orange | Green | Green | Green | Green | Green | Green | Green | Orange | Green | N/A | Orange | Orange | Orange | Green | Green | Green | Green |

Recommendation

Consider at stage 2

Site ref: POOLE018

| 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 |
|--------|--------|--------|-------|-------|-------|-------|-------|-------|-------|--------------|--------------------|-------|------------|----------------|--------------|----------------|------------|----------------------|-----------|-------|-------|--------------|-------|-------|----------------|-------|-----------------|--------------------|-------|--------------|--------------|---------------|---------------|------------------|--------------|-------|--------------|
| Orange | Green | Orange | 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 | Green | Green | Green | Green | Orange |

Recommendation

Consider at stage 2

Site ref: POOLE025

| 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 |
|--------|--------|-------|-------|-------|-------|-------|-------|-------|-------|--------------|--------------------|-------|------------|----------------|--------------|----------------|------------|----------------------|-----------|-------|-------|--------------|-------|-------|----------------|-------|-----------------|--------------------|-------|--------------|--------------|---------------|---------------|------------------|--------------|--------|--------------|
| Orange | Orange | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Orange | N/A | N/A | Orange | N/A | Orange | N/A | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | N/A | N/A | N/A | Green | Green | Green | Orange | |

Recommendation

Consider at stage 2

Site ref: POOLE032

| 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 | Orange | Orange | Orange | N/A | N/A | Green | Orange | Green | Green | Green | Green | Green | Green | Green | Green | Green | N/A | N/A | N/A | Green | Green | Green | Orange |

Recommendation

Consider at stage 2

Site ref: POOLE063

| 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 |
|--------|--------|-------|-------|-------|-------|-------|-------|-------|-------|--------------|--------------------|-------|------------|----------------|--------------|----------------|------------|----------------------|-----------|-------|-------|--------------|-------|-------|----------------|-------|-----------------|--------------------|-------|--------------|--------------|---------------|---------------|------------------|--------------|-------|--------------|
| Orange | Orange | 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 | Green | Green | Green | Green | Orange |

Recommendation

Consider at stage 2

Site ref: POOLE123

| 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 | Orange | Green | Green | N/A | N/A | N/A | Green | Green | Green | Green |

Recommendation

Consider at stage 2

Site ref: POOLE165

| 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 | Green | Green | Green | Orange | |

Recommendation

Consider at stage 2

Site ref: POOLE178

| 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 | Green | N/A | N/A | N/A | Green | Green | Green | Green |

Recommendation

Consider at stage 2

Site ref: POOLE181

| 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 | Orange | Green | Green | Green | Green | Green | Green | Green | N/A | N/A | N/A | Green | Green | Green | Green | Orange |

Recommendation

Consider at stage 2

Site ref: POOLE182

| 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 | 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 | Green | Green | Green | Green | Green |

Recommendation

Consider at stage 2

Site ref: POOLE183

| 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 | |
|--------|--------|-------|-------|-------|-------|--------|-------|-------|-------|--------------|--------------------|-------|------------|----------------|--------------|----------------|------------|----------------------|-----------|-------|-------|--------------|-------|-------|----------------|-------|-----------------|--------------------|--------|--------------|--------------|---------------|---------------|------------------|--------------|-------|--------------|--------|
| Orange | Orange | Green | Green | Green | Green | Orange | 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 | Orange | Green | N/A | Orange | Orange | Orange | Green | Green | Green | Orange |

Recommendation

Consider at stage 2

Site ref: POOLE214

| 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 | Green | Green | Green | Green | Orange |

Recommendation

Consider at stage 2

Site ref: POOLE215

| 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 | Orange | Orange | N/A | N/A | N/A | Green | Green | Green | Orange | Green | Green | Green | Green | Green | Green | Green | N/A | N/A | N/A | Green | Green | Green | Green |

Recommendation

Consider at stage 2

Site ref: POOLE216

| 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 | N/A | N/A | Orange | N/A | N/A | N/A | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | N/A | N/A | N/A | Green | Green | Green | Green |

Recommendation

Consider at stage 2

Site ref: POOLE217

| 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 | Orange | Green | Green | Green | Green | Green | Green | Green | Green | Green | Green | Orange | N/A | N/A | Orange | N/A | N/A | N/A | Green | Green | 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 | Site name | Settlement | | |
| POOLE123 | Land at Former Community Centre Site | Poole | | |
| Site address | | | | |
| 122-124 Turlin Road | | | | |
| Description of site | | | | |
| The site lies on the northern edge of a 1970's housing estate at Turlin Moor. The site is previously developed land (buildings have been demolished leaving hard standing including former car parking area). The northern and western sides are defined by a loose belt of trees which provide a reasonable screen to the large open flat expanse of open space that lies to the north and east extending to the edge of Lychett Bay. | | | | |
| <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 planning history. | | | | |
| Policy constraints | | | | |
| The site is in close proximity of a SPA, SAC, Ramsar and SSSI. The site was previously used as a community centre. The loss of community premises is restricted by Core Strategy policy PCS25. However, there is currently no clear evidence at this stage to whether replacement facilities will be delivered or whether there is a need for the use in the location. | | | | |
| Availability | | | | |
| The site is owned by the Borough Council and was previously used as a community centre. | | | | |
| Topography | | | | |
| The site is flat. | | | | |
| Accessibility to services (by car): GP surgery (m) | | Primary school | Shop | Bus stop |
| 2006 | | 82 | 1181 | 77 |
| Site Access | | | | |
| Adequate or good access. | | | | |
| Safety | | | | |
| Not affected by safety issues | | | | |
| Summary of physical constraints | | | | |
| The site is contaminated and the land would need remedial work. | | | | |
| Green Belt assessment | | | | |
| Not in Green Belt | | | | |
| Landscape assessment | | | | |
| No unacceptable impact on landscape No significant landscape issues given its PDL status. Peripheral trees should be protected and reinforced with lower level shrub planting to provide a more robust screen and long term replacements for trees that will need to be removed in the future (there is scope for some planting to take place off site in the adjoining open space to maximise the capacity of the site and break up the regular boundary profile). | | | | |
| Ecology assessment | | | | |
| Impact capable of mitigation The site is in close proximity of a SPA, SAC, Ramsar and SSSI. The county ecologist says: Constraint of proximity to European designated heathland could override need for development in this location; site at about 400m from Ham Common SSSI etc.; if more than 400m from heathland, then effects of development on the nearby Poole Harbour SSSI / SPA / Ramsar site would need to be considered; whilst disturbance to wildlife is unlikely to be an overriding issue, there is increasing evidence of disturbance to birds by human activity around Poole Harbour. | | | | |

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

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 on the edge of a local authority housing estate, although there is only adjacent one residential property. A Gypsy and Traveller site may impact on this property. The site is in close proximity of a SPA, SAC, Ramsar and SSSI.

Achievability

Site constraints capable of mitigation but extent and costs unclear

The site is contaminated so any development will require remedial works, but the cost of this work is unknown at present.

Conclusion

The site was previously used as a community centre. The loss of community premises is restricted by Core Strategy policy PCS25. However, there is currently no clear evidence at this stage as to whether replacement facilities will be delivered or whether there is a need for the use in this location. Further work would be required regarding the need for a community centre in this area. If policy PCS25 criteria can be met, then the site is deemed suitable for Gypsy and Traveller use. There is a possible impact on an adjacent residential property, which is capable of mitigation. The site is in close proximity of a SPA, SAC, Ramsar and SSSI, and the impact from this location may need to be assessed further. Remedial work to clear contamination on site would be required, the cost of which is currently unclear.

Potential yield

| | |
|----------------|---|
| 2013-18 | 4 |
| 2018-23 | 0 |
| 2023-28 | 0 |



| | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------|-------------|-----------------|
| Site ref | Site name | Settlement | | |
| POOLE178 | Lodge Hill | Poole | | |
| Site address | | | | |
| Canford Heath Road | | | | |
| Description of site | | | | |
| Site comprises Montacute Special School and related grounds and a building housing a swimming pool set within a mature landscape setting provided by extensive mature trees. Housing lies to the north and east, and south of the tree lined B3074 Canford Heath Road which forms the southern boundary. The western edge is mainly defined by a police station which separates most of the site from the A349 Gravel Hill. | | | | |
| <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 | | | | |
| The site is not allocated for educational use in the Local Plan. Identified in work completed for Site Specific Allocations: options include: housing, community use/facility, education, nursing/car homes, Suitable Alternative Natural Greenspace (SANG). No of units/density - notional 12. 11599/012 (10.09.1999) - erect a new science and technology classroom with a link to the main building. There have been a number of tree applications on the site since 1998. | | | | |
| Policy constraints | | | | |
| The site was previously an adult learning centre which moved to a facility in Oakdale. The loss of school premises is restricted by Core Strategy policy PCS25. However, there is currently no clear evidence at this stage to whether replacement facilities will be delivered or whether there is a need for more school places in the location. | | | | |
| Availability | | | | |
| The site is still partially in use as storage space for the adjoining Montacute School. | | | | |
| Topography | | | | |
| This is a level site. | | | | |
| Accessibility to services (by car): GP surgery (m) | | Primary school | Shop | Bus stop |
| 656 | | 1327 | 1030 | 207 |
| 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 | | | | |
| No unacceptable impact on landscape | | | | |
| Ecology assessment | | | | |
| No unacceptable impact on ecology, protected species or habitat | | | | |
| Sustainability Appraisal of Site Specific Allocations - 52/2003 Woodland, Group and Individual. Significant tree cover presents opportunity to enhance environmental habitat in conjunction with future development. | | | | |

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 has significant tree cover which should be protected within any scheme. There are no other known potential impacts related to this site.

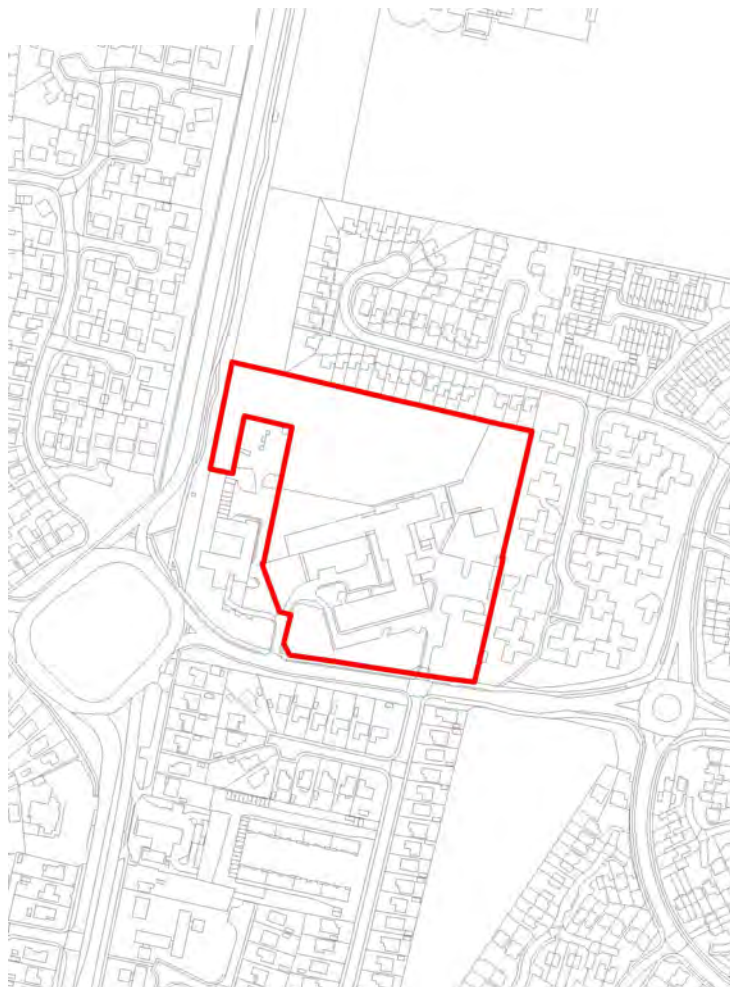
Achievability

No abnormal site constraints needing to be overcome

The site is Council owned and partially used for education. If there are no other essential educational need for the site, then the site (or part of the site) is achievable for Gypsy and Traveller use.

Conclusion

The site was previously used as an adult learning centre. The loss of community premises is restricted by Core Strategy policy PCS25. The facility has moved to another location, however there is currently no clear evidence at this stage to whether there is a need for other community uses in this location. Further work would be required regarding the need for community uses in this area. If policy PCS25 criteria can be met, then the site (or part of the site) is deemed suitable for Gypsy and Traveller use. With intensification of the site, both community facilities, school facilities and Gypsy and Traveller uses could potentially be delivered on this large site. There is significant tree cover which should be protected within any scheme. There are no other known potential impacts or constraints related to this site. The site is also achievable.

**Potential yield**

| | |
|----------------|----|
| 2013-18 | 0 |
| 2018-23 | 15 |
| 2023-28 | 0 |

| | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------|-------------|-----------------|
| Site ref | Site name | Settlement | | |
| POOLE181 | Branksome Triangle | Poole | | |
| Site address | | | | |
| Bourne Valley Road | | | | |
| Description of site | | | | |
| This is a triangular piece of land which includes a Site of Nature Conservation Interest (SNCI), in three defined areas, approximately a third of the southern part of the site. The remainder of the site is used for car parking and overgrown areas to the north. The site is enclosed on all its boundaries either by existing or former railway lines. It is an awkward site with unkempt boundaries. Access from Bourne Valley Road is awkward as it rises in level and is narrow. It is currently used as a temporary Park and Ride site for employees of Liverpool Victoria. | | | | |
| <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 | | | | |
| 10057/061 (26.07.2005) - renewal of temporary planning permissions 10057/060 granted 17.04.2001 to continue the use as a surface car park of a park and ride scheme for Liverpool and Victoria staff - Granted. Site Specific Allocation work - options identified include housing, affordable housing, student accommodation, employment uses, nursing/care home, park and ride facility. Number of units/density - notional 12. | | | | |
| Policy constraints | | | | |
| Approximately a third of the site, to the south and eastern edge, is a Site of Nature Conservation Interest Policy NE19 Sites of Nature Conservation Interest. | | | | |
| Availability | | | | |
| The site is owned by the Borough of Poole Council. It is currently used as a temporary Park and Ride site for employees of Liverpool Victoria. The current lease ends 31 October 2014. If the site was used by Gypsy and Travellers then alternative parking for Liverpool Victoria would have to be planned for. | | | | |
| Topography | | | | |
| Level within site but raised significantly above development to west and east; level with railway to south. | | | | |
| Accessibility to services (by car): GP surgery (m) | | Primary school | Shop | Bus stop |
| 1632 | | 1587 | 630 | 362 |
| Site Access | | | | |
| Adequate or good access. | | | | |
| Safety | | | | |
| Not affected by safety issues | | | | |
| Summary of physical constraints | | | | |
| Potential for contamination may also need to be considered, as historical use may have been related to the railway or other polluting industry. | | | | |
| Green Belt assessment | | | | |
| Not in Green Belt | | | | |
| Landscape assessment | | | | |
| No unacceptable impact on landscape Parts of the site are very suitable for accommodating Gypsy and Traveller development which could be integrated fairly discreetly. Vegetation of value should be safeguarded and care should be taken not to allow development to impact on views from the railway lines. | | | | |
| Ecology assessment | | | | |
| Impact capable of mitigation Site Specific Allocations work identified issues relation to environmental impact: impact of uses on areas of SNCI within site and site is contaminated with Japanese Knotweed. Approximately a third of the site, to the south and eastern edge, is a Site of Nature Conservation Interest for sand lizard. The county ecologist says: Constraint of proximity to European designated heathland likely to override need for development in this location. The site is not within 400m of the heathland. | | | | |

Historic assessment

No unacceptable impact on historic environment

Noise

Likely to be affected by noise pollution but this is capable of mitigation - Noise exposure category B

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

Potential impact of uses on areas of SSCI within site on sand lizards and site is contaminated with Japanese Knotweed. Noise may also be an issue here as the site is located in the gap between two rail lines.

Achievability

No abnormal site constraints needing to be overcome

Conclusion

Parts of the site are SSCI protecting sand lizards, but with mitigation the remaining parts of the site are deemed suitable for Gypsy and Traveller use. It is currently used as a temporary Park and Ride site for employees of Liverpool Victoria. The current lease ends 31 October 2014. If the site was used by Gypsy and Travellers then alternative parking for Liverpool Victoria would have to be planned for. Noise and potential for contamination may also be an issue here as the site is located in the gap between two rail lines. There are no abnormal site constraints and the site does not have any hope value for more profitable uses.

**Potential yield**

| | |
|----------------|----|
| 2013-18 | 0 |
| 2018-23 | 16 |
| 2023-28 | 0 |

| Site ref | Site name | Settlement | Reason for rejection |
|----------|----------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| POOLE001 | Land south of Magna Road | Poole | The site would have an unacceptable impact on the landscape character and the purposes of the Green Belt. |
| POOLE002 | Land at Yarrow Road | Poole | The site is adjacent, and therefore within 400 metres of, a designated heathland habitat (SAC, SPA and SSSI). |
| POOLE006 | Longmeadow Lane | Poole | The site is directly adjacent, and provides an entrance to, a heathland area designated as SAC, SSSI, Ramsar and SPA. |
| POOLE007 | Land south of Magna Road | Poole | The site is not available for Gypsy and Traveller use. |
| POOLE009 | Park & Ride site | Poole | The site is allocated for Park and Ride in the Local Plan and identified to be allocated within the Site Specific Allocations and Development Management DPD. It is also within the Green Belt and therefore special circumstances would be required to justify allocation. |
| POOLE011 | Land north of Willett Road | Poole | The site would have an unacceptable impact on landscape character, the purposes of the Green belt and on Ashington Conservation Area. |
| POOLE012 | Beach Road Car Park | Poole | The site would have an unacceptable impact within a Conservation Area. |
| POOLE013 | Darby's Lane North | Poole | Development of this site would have a harmful affect on the character of the area and visual amenity. |

| Site ref | Site name | Settlement | Reason for rejection |
|----------|-------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| POOLE015 | Land off West Quay Road | Poole | This site is likely to be detrimental to the setting of adjacent Listed Buildings. |
| POOLE018 | Yarrow Close | Poole | This is an existing Gypsy and Traveller site and there is no potential for expansion or intensification of the site. |
| POOLE025 | Four fields stretching north from Upton Road to Northmead Drive | Poole | The site would have an unacceptable impact on the purposes of the Green Belt. |
| POOLE032 | Land to the South of Queen Anne Drive and east of Arrowsmith Road | Poole | The site would have an unacceptable impact on the landscape character and purposes of the Green Belt. |
| POOLE063 | Poole Stadium Lorry Park | Poole | The western part of the site is allocated as a Coach and Lorry Park. The whole site is well used by HGV lorries and coaches, and therefore not available for Gypsy and Traveller use. |
| POOLE165 | Car Park | Poole | The site is not available for Gypsy and Traveller use. |
| POOLE182 | Penn Hill Public Car Park | Poole | The site would have an unacceptable impact on Branksome Park Conservation Area. |
| POOLE183 | Former Power Station Site | Poole | The site is not available for Gypsy and Traveller use. |

| Site ref | Site name | Settlement | Reason for rejection |
|-----------------|--------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| POOLE214 | Ex school site | Poole | The site is within 400m of a SPA and Ramsar. Land sold to David Wilson Homes (subject to contract as at 20.12.10), therefore the site is not available. |
| POOLE215 | Site at Willett Road | Poole | The site would have an unacceptable impact on the landscape character, Conservation Area and the purposes of the Green Belt. |
| POOLE216 | Land at Ashington Lane | Poole | The site would have an unacceptable impact on the landscape character, Conservation Area and the purposes of the Green Belt. |
| POOLE217 | Land at Merley Park Road | Poole | The site would have an unacceptable impact on the landscape character and the purposes of the Green Belt. |

Appendix 5: Stage 2 - Sites for possible further investigation

There are no Green Belt sites for possible further investigation.



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