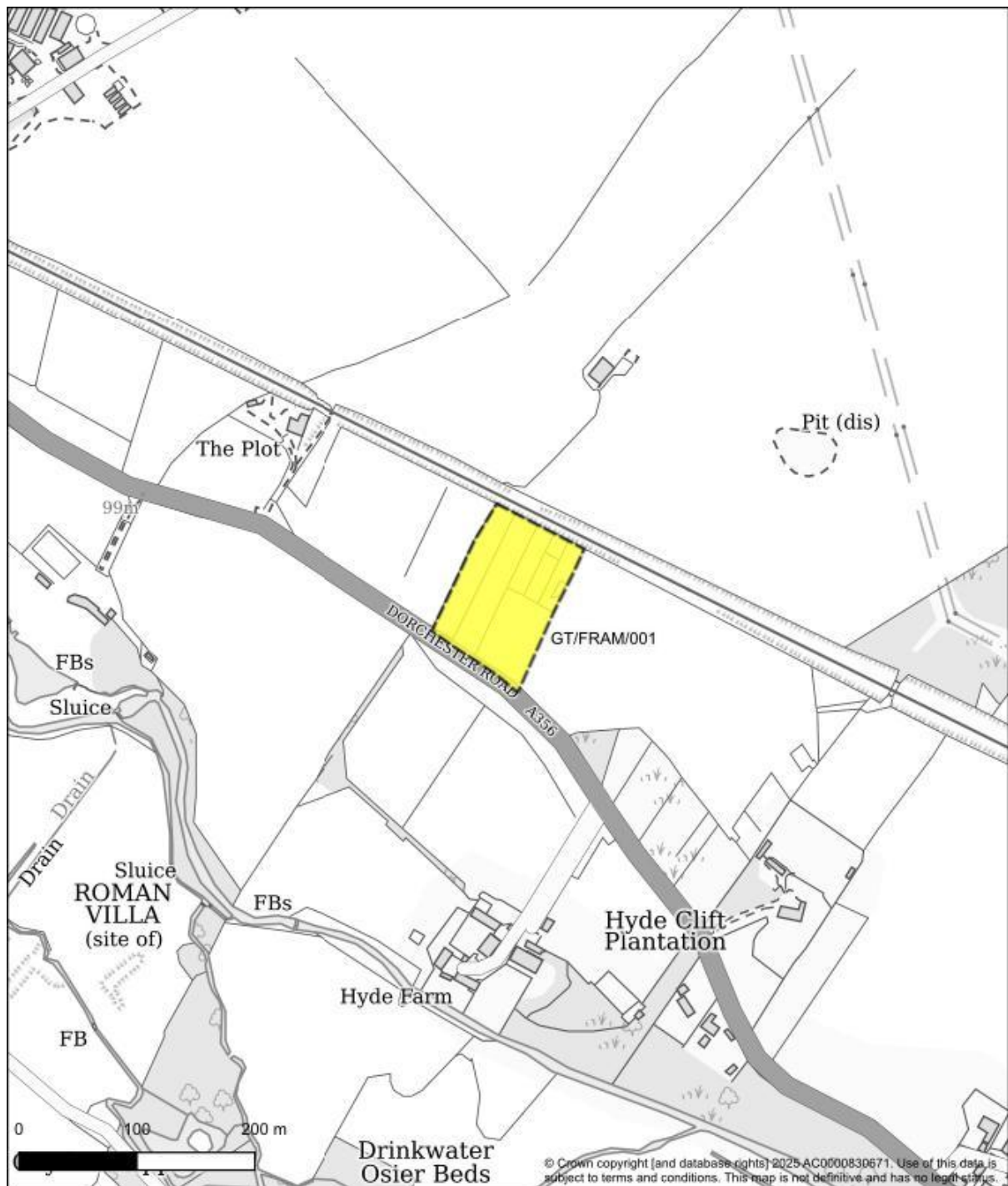


Frampton



Consultation sites

 Gypsy & traveller site - proposed

GT/FRAM/001 - Land to the north west of Marl House

Site name	Land to the north west of Marl House
Site reference	GT/FRAM/001
Site area (ha)	1.10
Parish/Settlement	Frampton
Estimated number of pitches/plots	1 pitch
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 1 existing Traveller pitch	Pitch number reflects that assessed as needed in the latest Traveller accommodation assessment or GTAA.
Specific design requirements	A rural location, positioned between Frampton and Maiden Newton.	Appropriate density, layout and scale of development for this rural location.
Natural environment and ecology	Site comprises rough grassland and some scattered trees. Northern part of the site, next to the railway line, within an area identified as an existing 'ecological network'. The site is within the Poole Harbour Catchment.	Retain and buffer the areas around existing trees. Focus development in the southern part of the site, and seek to achieve net gains in biodiversity in the northern part of the site closest to railway line. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site lies within the National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	No specific issues identified.	
Flood risk	Site does not appear to be affected by flood risks. No clear point of discharge for surface water run-off from development.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
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 onto A356, linking in with existing cycle routes (including Sustans Cycle Route 26).

		The new point of access will need to be positioned to provide 150 metres of unobstructed line of sight in both directions – this may prove challenging to achieve in practice.
Other issues	Records of contaminated land to the north (adjacent to the railway line) and south of the site.	Conduct desk top study, and where necessary site investigations and remediation measures.