



Alternative Submitted Sites Consultation

West Dorset, Weymouth & Portland Draft Local Plan

Please note that the Alternative Sites document first published on the 8th November 2012 has been amended to include three sites omitted in error:

- **Land at Bottomcombe, Portland.**
- **Land at Avalanche Road, Portland.**
- **Land at Charminster Farm, Charminster**

The deadline for comments will be extended to the 24th December in respect of these three sites only.

West Dorset, Weymouth & Portland Draft Local Plan

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PURPOSE OF CONSULTATION

The pre-submission draft of the Local Plan was published by West Dorset District Council and Weymouth and Portland Borough Council for consultation between 1 June and 27 July 2012. The representations have now been analysed resulting in approximately 2,000 representations from over 900 individuals and organisations.

As part of that consultation process, individuals and organisations submitted sites that they consider should be allocated for development in the Local Plan – these are called ‘Alternative Sites’.

These sites have not been proposed by the Council and are not the Council's recommended sites. This paper sets out the views of the individuals and organisations who have submitted them.

This consultation offers the public an opportunity to have their say on these sites.

Sites put forward by developers/Landowner's have only been included in this consultation where the land lies outside the Defined Development Boundary (as within these boundaries development would normally be permitted and will have been taken into account) and where sufficient information has been provided to identify the exact extent of the proposed site (for example a clearly marked area on an OS base map) and potential land use.

HOW TO COMMENT

This document is available for public consultation from 8th November to 20th December 2012. **Please note that the Alternative Sites document first published on the 8th November 2012 has been amended to include three sites omitted in error:**

- Land at Bottomcombe, Portland.
- Land at Avalanche Road, Portland.
- Land at Charminster Farm, Charminster

The deadline for comments will be extended to the 24th December in respect of these three sites only.

You can tell us what you think of a site by completing our comments form which can be emailed or posted to us. **Your comments should be about Alternative Sites only and should clearly reference the site on which you are commenting.** If you prefer, e-mail your comments to us at s.policy@westdorset-weymouth.gov.uk or write to us at:

Local Plan Alternative Sites Consultation
Spatial & Community Policy
West Dorset District Council
Stratton House, 58/60 High West Street
Dorchester DT1 1UZ

Local Plan Alternative Sites Consultation
Spatial & Community Policy
Weymouth and Portland Borough Council
Council Offices, North Quay
Weymouth DT4 8TA

AFTER THE CONSULTATION

Consultation on the pre-submission draft took place between 1 June and 27 July 2012. The draft policies will start to gain some weight as a material planning consideration as they progress towards adoption. The degree of weight given will vary, depending on whether it is contentious and to what extent the policy is consistent with the national planning policy framework.

The next key stages and likely timescales are:

- Publication of additional sites submitted as part of the consultation: Nov / Dec 2012
- Submission to Government: February / March 2013
- Consultation on any proposed changes: March / April 2013
- Public Examination: July 2013
- Adoption: January 2014

For up-to-date information on the draft local plan see

www.dorsetforyou.com/newlocalplan/west/weymouth

TABLE OF SITES

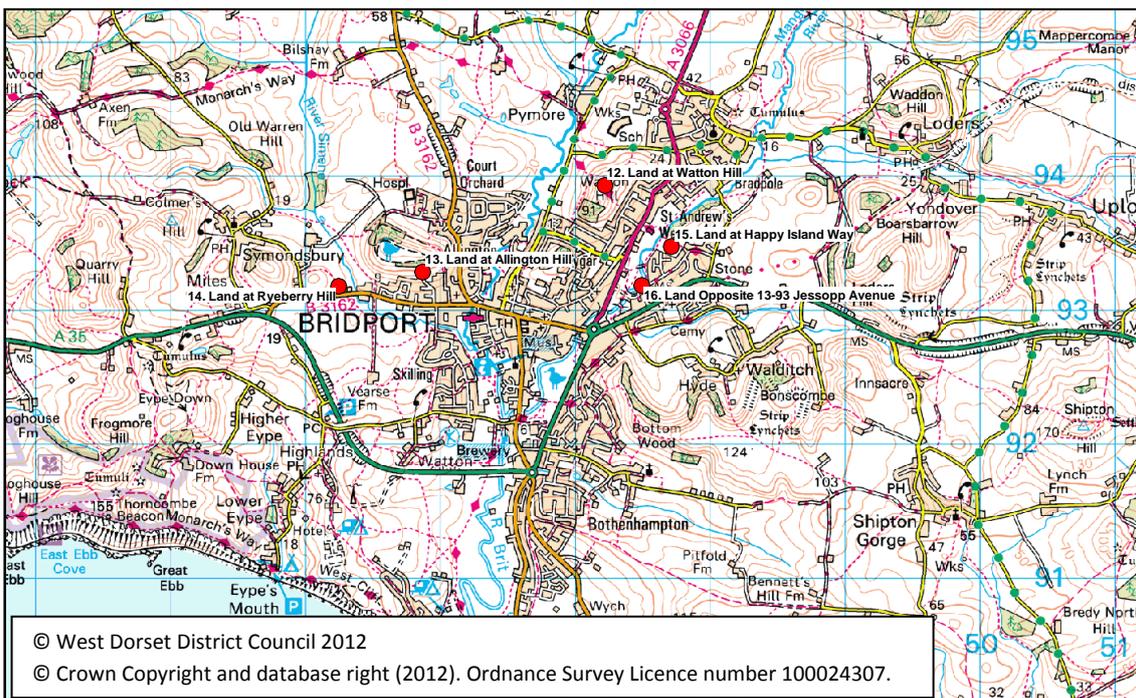
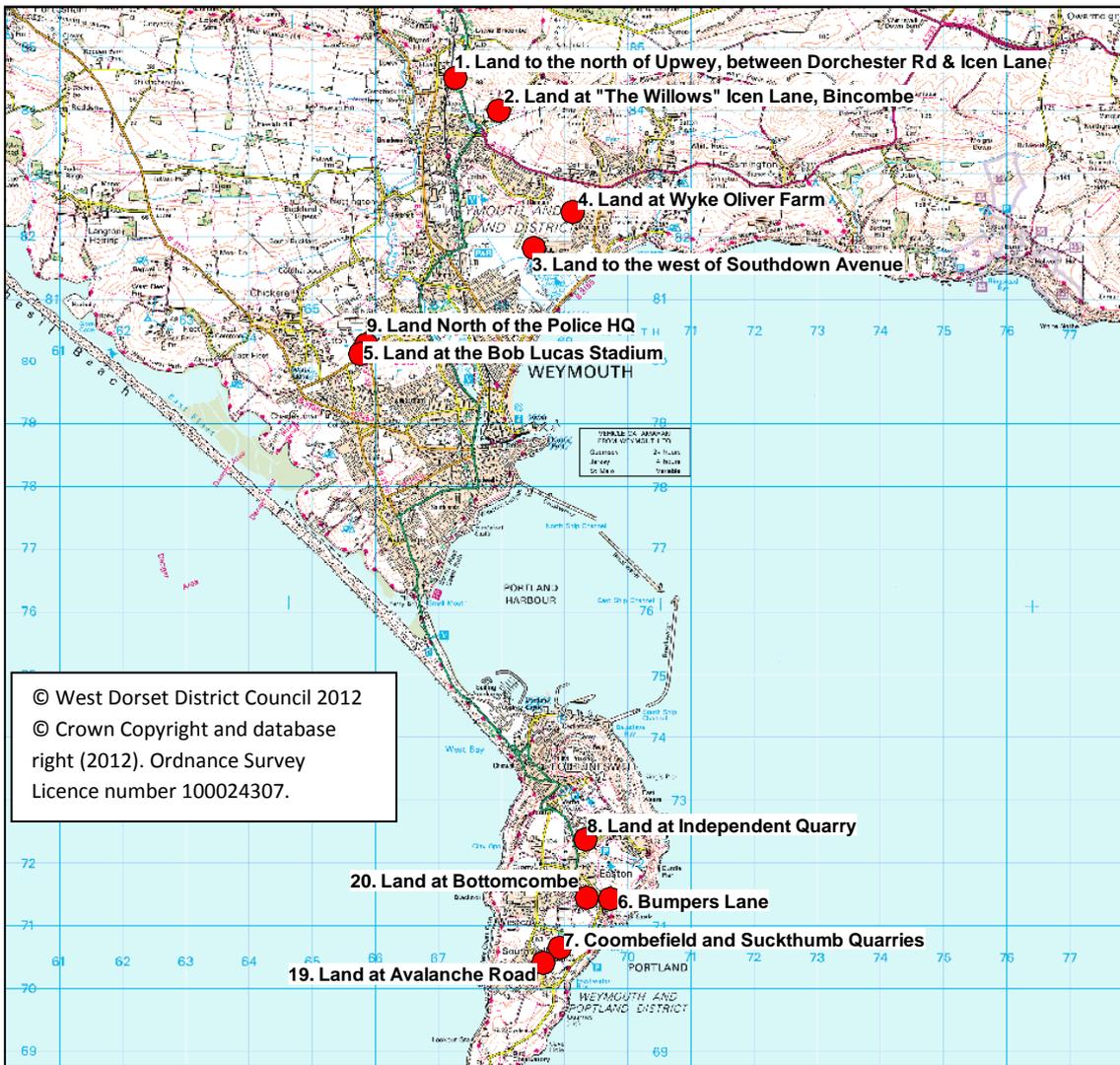
	SITE	LOCATION
1	Land to the North of Upwey, between Dorchester Rd & Icen Lane,	Weymouth
2	Land at 'The Willows' Icen Lane, Bincombe	Weymouth
3	Land to the west of Southdown Avenue	Weymouth
4	Wyke Oliver Farm	Weymouth
5	Land at the Bob Lucas Stadium formerly known as the Wessex Stadium, Weymouth/Chickerell	Weymouth/ Chickerell
6	Bumpers Lane, Portland	Portland
7	Coombe field and Suckthumb Quarries	Portland
8	Land at Independent Quarry	Portland
9	Land North of Police HQ	Chickerell
10	Amenity Space North of the A35, Weymouth Road	Dorchester
11	Land North of Dorchester	Dorchester
12	Land at Watton Hill	Bridport
13	Land at Allington Hill	Bridport
14	Land at Ryeberry Hill	Bridport
15	Land at Happy Island Way	Bridport
16	Land Opposite 13-93 Jessopp Avenue	Bridport
17	Land behind the Little Chef, Winterborne Abbas	Winterborne Abbas
18	Land at Drimpton	Drimpton
19	Land at Bottomcombe	Portland
20	Land at Avalanche Road	Portland
21	Land at Charminster Farm	Charminster

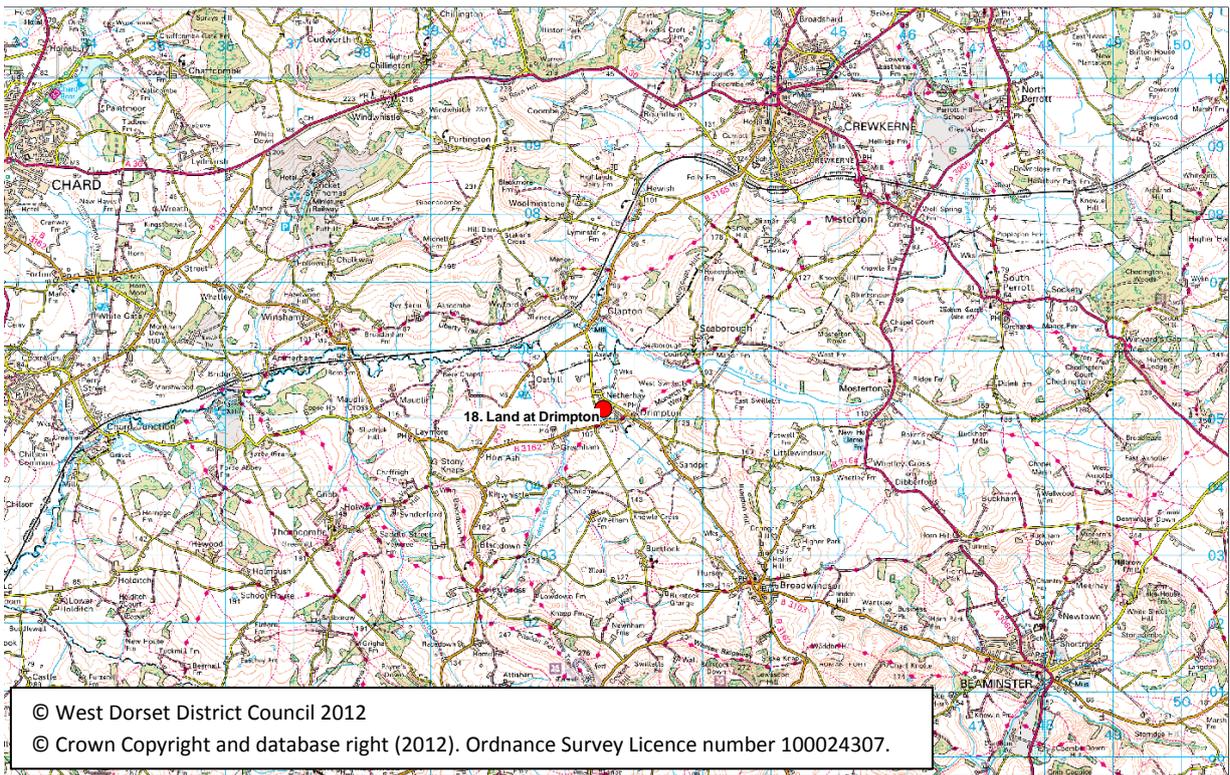
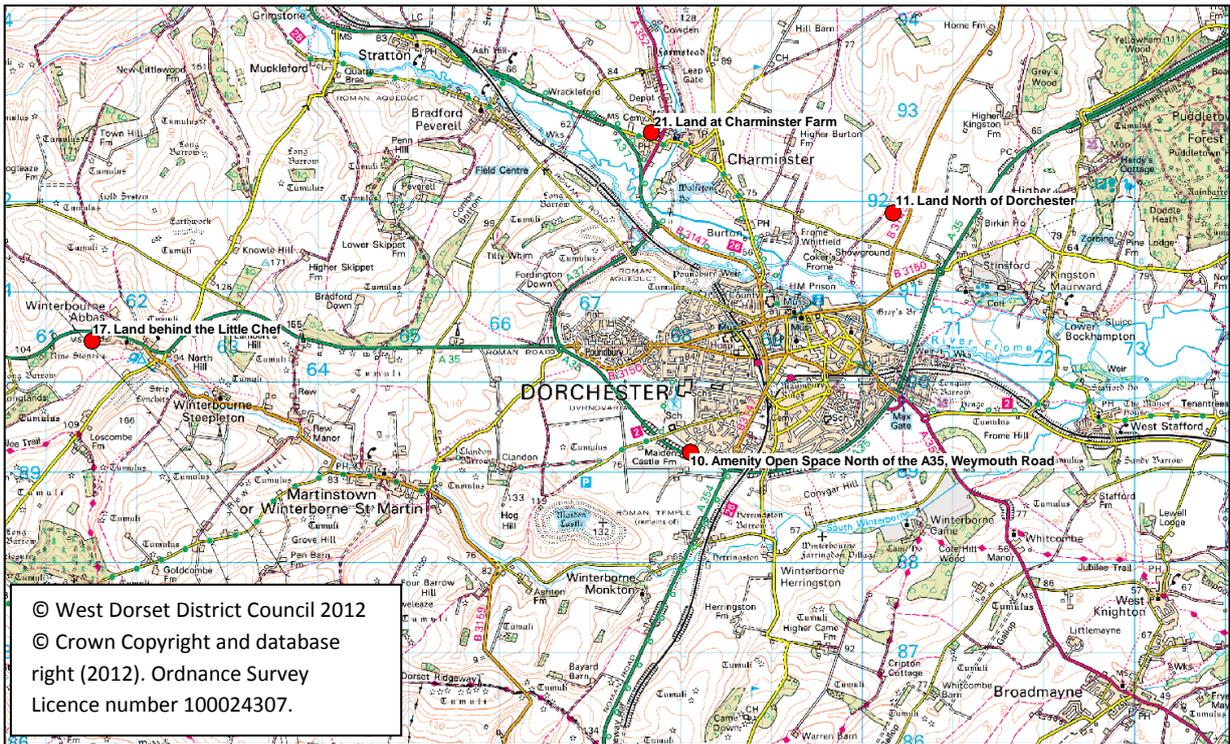
The locations of all the sites are indicated on the strategic maps on pages 2-3. The remainder of this document sets out summaries of the information submitted by the proposers of each site, including site boundary maps.

Each 'Alternative Site' is shown from page 5 onwards. Reference is made to the **Strategic Housing Land Availability Assessment (SHLAA)**: The SHLAA is a technical exercise which has been used as part of the Local Plan evidence base. The assessment identifies sites which could potentially be suitable for housing. More information about SHLAA can be found on our website

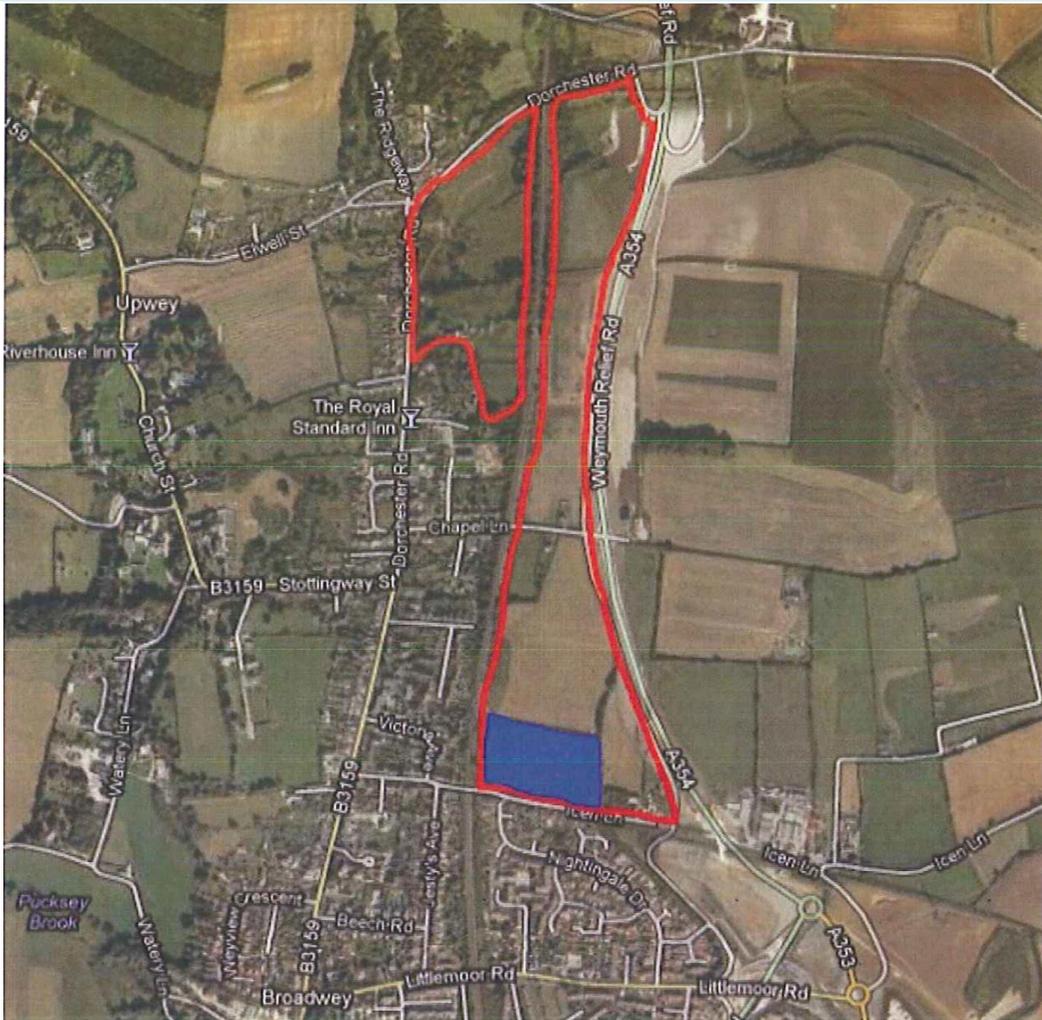
www.dorsetforyou.com

STRATEGIC MAPS (SITES NUMBERED)





LAND TO THE NORTH OF UPWEY, BETWEEN DORCHESTER RD & ICEN LANE, WEYMOUTH



SITE DESCRIPTION: The site comprises two parcels of greenfield land either side of the Weymouth to Dorchester railway line.

- The land west of the railway line is approximately 6ha. The land to the east is approximately 19.5ha (total area approximately 25.5ha).
- The site is within the Dorset AONB.
- The area shown in blue is in private ownership and was submitted by the landowner. The extent in red not in Landowner's ownership.

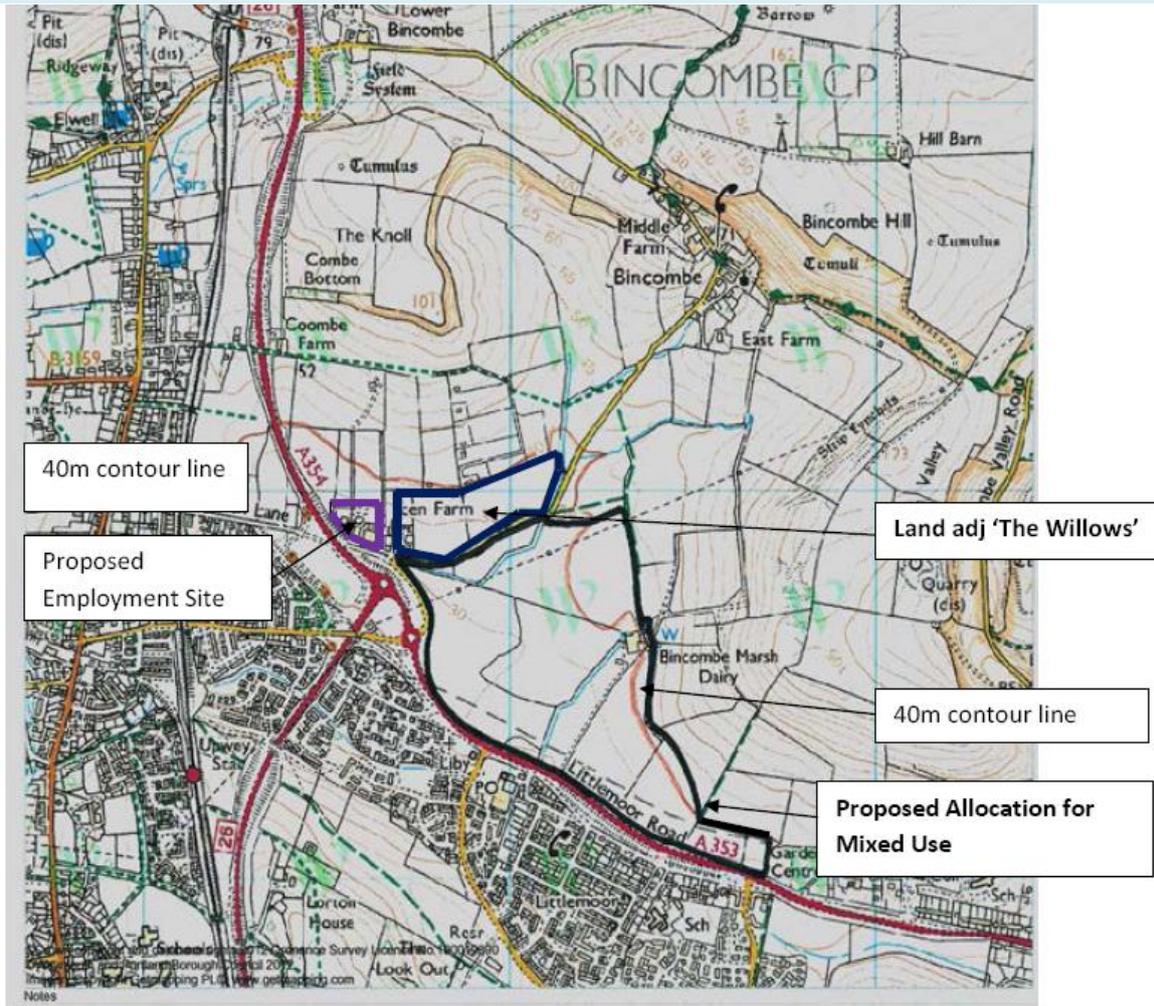
SHLAA: The site was not previously submitted.

LANDOWNER'S SUGGESTED USE: Residential development primarily.

LANDOWNER'S REASONS FOR INCLUSION:

- The site would provide residential development in lieu of the site allocated Local Plan policy LITT1 (the employment should remain in LITT2)
- The site would reduce the level of development and impact on the AONB.
- The site would not affect the Important Open Gap and wildlife corridor to the Lorton Valley
- The site would be better related to existing development and not breach the natural development barrier provided by the new Weymouth Relief Road.

LAND AT 'THE WILLOWS' ICEN LANE, BINCOMBE



SITE DESCRIPTION: The land (edged in blue) marked as land adjacent 'The Willows' comprises a dwelling with attached stables and two fields of agricultural land.

- The site area is approximately 5.6ha.
- The site is within the Dorset AONB.
- The land is in private ownership and was submitted by the landowner.

SHLAA: Ref: 1/010/0004 part of broad location..

LANDOWNER'S SUGGESTED USE: Mixed use development forming part of Littlemoor Urban Extension (LIT1).

LANDOWNER'S REASONS FOR INCLUSION:

- Development would meet identified housing and employment needs forming part of the Littlemoor Urban Extension.
- The site is accessible and within the 40m contour proposed for the urban extensions.
- A significant planting belt on rising land to the rear would effectively screen the built up area and reduce the impact of the pylon lines more effectively than land adjacent to Icen Lane, thereby enhancing the AONB and providing an ecological corridor away from the highway.

LAND TO THE WEST OF SOUTHDOWN AVENUE, WEYMOUTH



SITE DESCRIPTION: The area edged in brown (above) is a greenfield site on the western end of the Southdown Estate.

- The site area is approximately 3.5ha.
- The site is located within an area of Local Landscape Importance.
- The land is in private ownership and was submitted by the landowner.

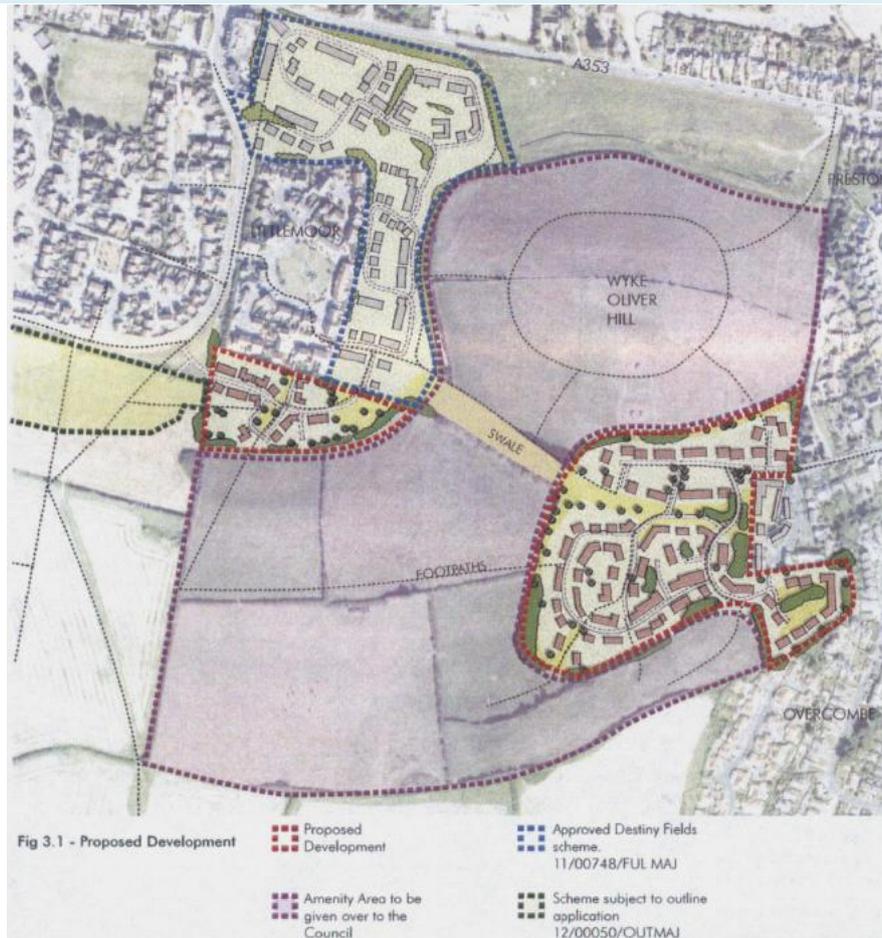
SHLAA: Ref 4/03/0003 excluded site.

SUGGESTED USE: Residential development (100 units) in favour of Littlemoor Urban Extension.

REASONS FOR INCLUSION:

- If allocated, the landowner would be prepared to discuss deducting the land hatched in green as part of a Country Park/Nature Reserve, in accordance with a joint masterplan for the area.
- The site could reduce the need to develop within the AONB.
- The site has three highway access points and services close by.

LAND AT WYKE OLIVER FARM, WEYMOUTH



SITE DESCRIPTION: A greenfield site between Wyke Oliver Farm in Preston and Destiny Fields in Littlemoor

- The site area is approximately 35ha, with 8ha proposed for development.
- The site is within an Important Open Gap and an area of Local Landscape Importance.
- The land is in private ownership and was submitted by the landowner.

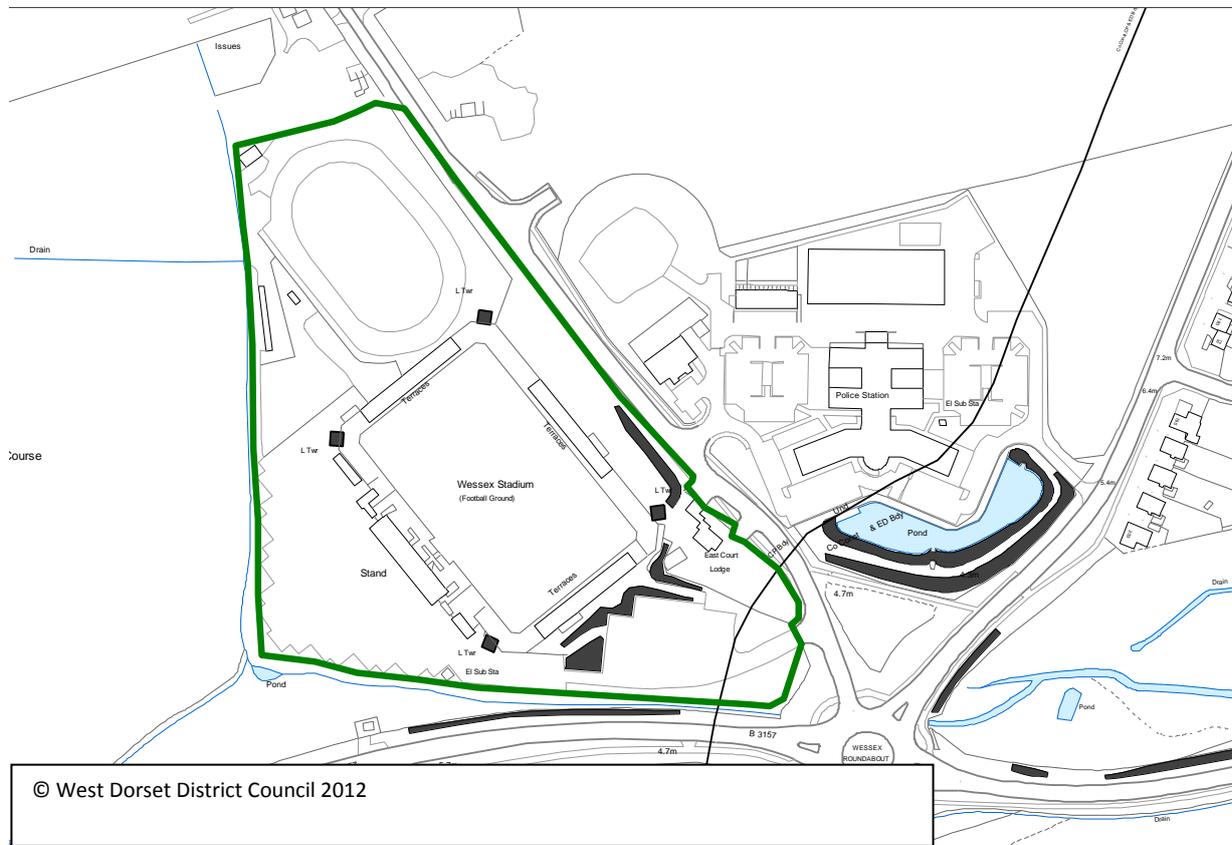
SHLAA: Refs 4/01/0006, 4/03/0007, 4/03/0019, 4/03/0020 part of broad location

LANDOWNER'S SUGGESTED USE: Residential development of approximately 20-30 units adjoining Littlemoor and 100-120 units adjoining Wyke Oliver Farm.

LANDOWNER'S REASONS FOR INCLUSION:

- The development would not have an impact on the AONB, and the site is relatively discrete by reason of local landform.
- The site is in an accessible location close to local facilities and services and would round off the edges of the two areas.
- The land between the two parcels of development would be given over to the Council to be used as a public amenity space. This would enhance biodiversity and could be linked to the Lorton Valley Country Park.
- The site would provide drainage improvements to reduce the risk of flooding in the vicinity of Wyke Oliver Farm

LAND AT THE BOB LUCAS STADIUM (FORMERLY KNOWN AS THE WESSEX STADIUM), WEYMOUTH/CHICKERELL



SHLAA submission site 1/033/0018 is reproduced here. Additional land to the west is proposed but is not defined.

SITE DESCRIPTION: A brownfield site comprising a football stadium, associated car park, speedway track, and additional land to the west.

- The site area is undefined but at least 4ha.
- The land is in private ownership and was submitted by the landowner.

SHLAA: Ref 1/033/0018 (Stadium Site) excluded.

LANDOWNER'S SUGGESTED USE: Residential development.

LANDOWNER'S REASONS FOR INCLUSION:

- The site is considered to be a more sustainable location than the Littlemoor Urban Extension and is outside the AONB.
- The site could form part of the Chickerell Urban Extension
- Development would have good accessibility to nearby employment land
- The land has been previously developed and is not a greenfield site.
- Development here would still maintain the separation and green gap between Chickerell and Southill.

BUMPERS LANE, PORTLAND



SITE DESCRIPTION: The proposed site edged in red lies to the east of Wakeham. The land includes an existing industrial building and a former quarry backfilled with waste.

- The site area is approximately 2.5ha.
- The majority of the site is within an Important Open Gap. The southwest extent of site is within an area of Special Nature Conservation Interest.
- The land is in private ownership and was submitted by the landowner.

SHLAA: Ref 4/15/0036 relating to industrial buildings included, 4/15/0013 excluded.

LANDOWNER'S SUGGESTED USE: Residential development (70-80 dwellings).

LANDOWNER'S REASONS FOR INCLUSION:

- The site is more likely to be completed than land at the former Hardy Complex as the site is considered deliverable in 5 years.
- Development at this location would enable enhancements to the area of Nature Conservation Interest.

COOMBEFIELD AND SUCKTHUMB QUARRIES, PORTLAND



Draft Local Plan: suggested allocations at Bottomcombe Quarry Portland: July 2012

-  Proposed allocation for Community Sports Pitches
-  Proposed allocation for 'green' Leisure Complex
-  Extent of Leisure Accommodation areas
-  Extent of Landscaping/Wildlife corridor areas

SITE DESCRIPTION:

- The site area is approximately 38ha.
- The site is within an Important Open Gap.
- The land is in private ownership and was submitted by the landowner.

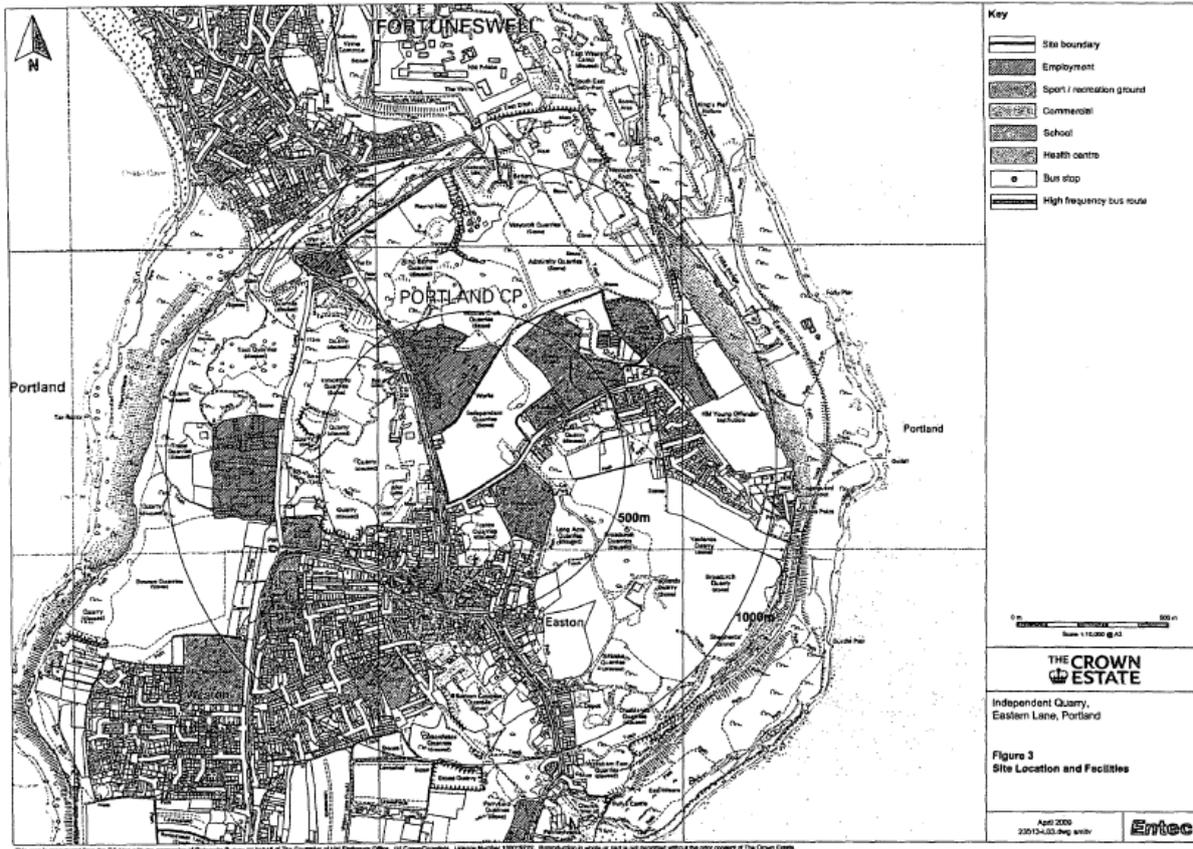
SHLAA: The site was not previously submitted.

LANDOWNER'S SUGGESTED USE: Community sports pitch facilities and major leisure accommodation complex.

LANDOWNER'S REASONS FOR INCLUSION:

- There is strong demand for an additional major tourist attraction and family leisure park in south Dorset.
- Development would result in minimal impact on the Heritage Coast and ecological interests.
- Development would provide a more economically and environmentally beneficial after-use.
- Development would provide a community gain through the provision of new sports pitches and a pavilion for the local football club.

LAND AT INDEPENDENT QUARRY, PORTLAND



SITE DESCRIPTION: Quarry land (disused) and recreational open space.

- The site area is approximately 20ha.
- The site is within an Area of Local Landscape Importance. The eastern edge of the site is identified as Local Open Space.
- The site is in proximity to an SSSI and SAC.
- The land is in private ownership and was submitted by the landowner.

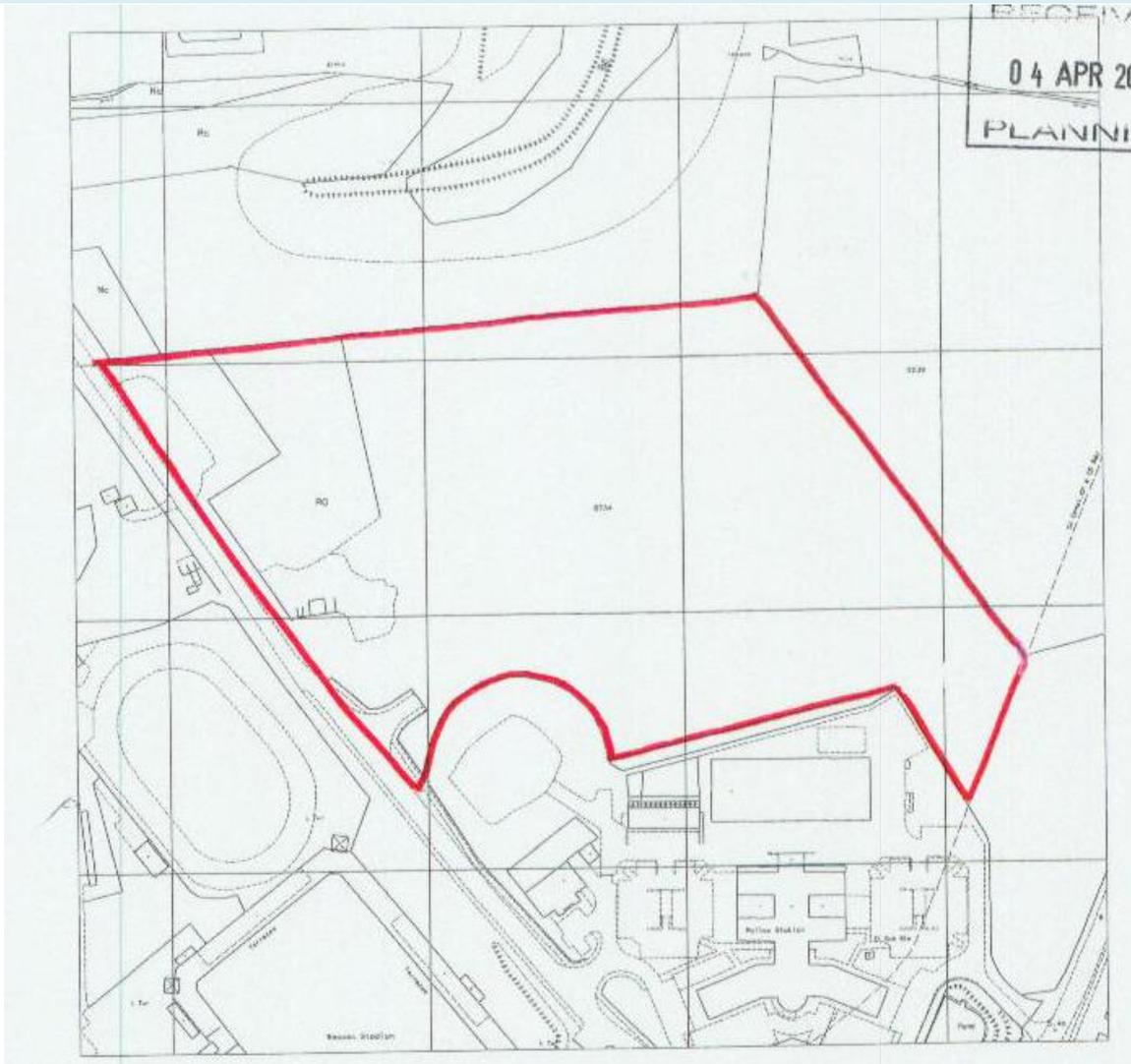
SHLAA: Ref 4/05/0023 excluded site

LANDOWNER'S SUGGESTED USE: Residential development of about 100 new homes between the football club and Easton Road, with the remainder phased to meet future requirements if required.

LANDOWNER'S REASONS FOR INCLUSION:

- The site provides a highly suitable and sustainable location for development, is well located to local services and existing employment areas.
- A significant area of the quarry could be restored to provide areas of public access and nature conservation.

LAND NORTH OF THE POLICE HQ



SITE DESCRIPTION:

- The site area is approximately 4.2ha
- The site was granted outline approval (1/D/08/000681) for employment uses in May 2009.
- The land is in private ownership and was submitted by the landowner.

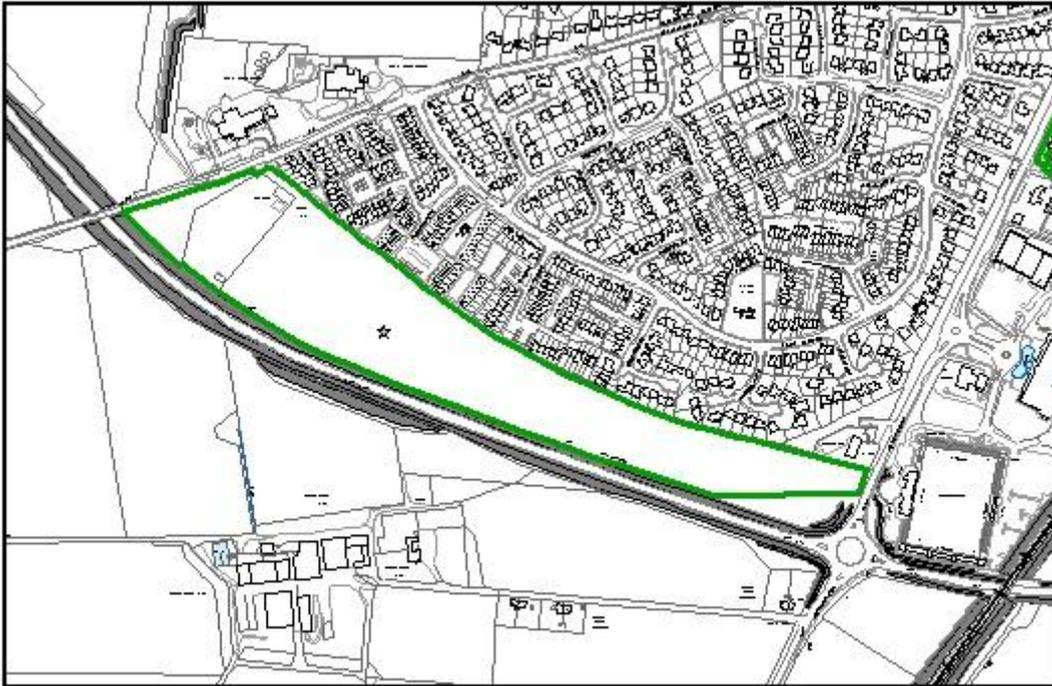
SHLAA: Ref 1/033/0032 part of broad location.

LANDOWNER'S SUGGESTED USE: Residential development.

LANDOWNER'S REASONS FOR INCLUSION:

- Planning permission for employment use in effect recognises the potential of the site to accommodate development. There is a surplus of employment land and buildings.
- The site is within walking distance of local facilities and could provide a new village centre to supplement existing service provision.
- The site could be safely accessed via the new link road.
- Whilst the green buffer would be slightly reduced, it would be more acceptable relationship with the AONB.

AMENITY OPEN SPACE NORTH OF THE A35, WEYMOUTH ROAD



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SITE DESCRIPTION: A greenfield site between the Dorchester Bypass and the existing housing of Castle Park.

- The site area is approximately 7ha.
- The site was previously allocated for amenity open space use.
- The land is in private ownership and was submitted by the landowner.

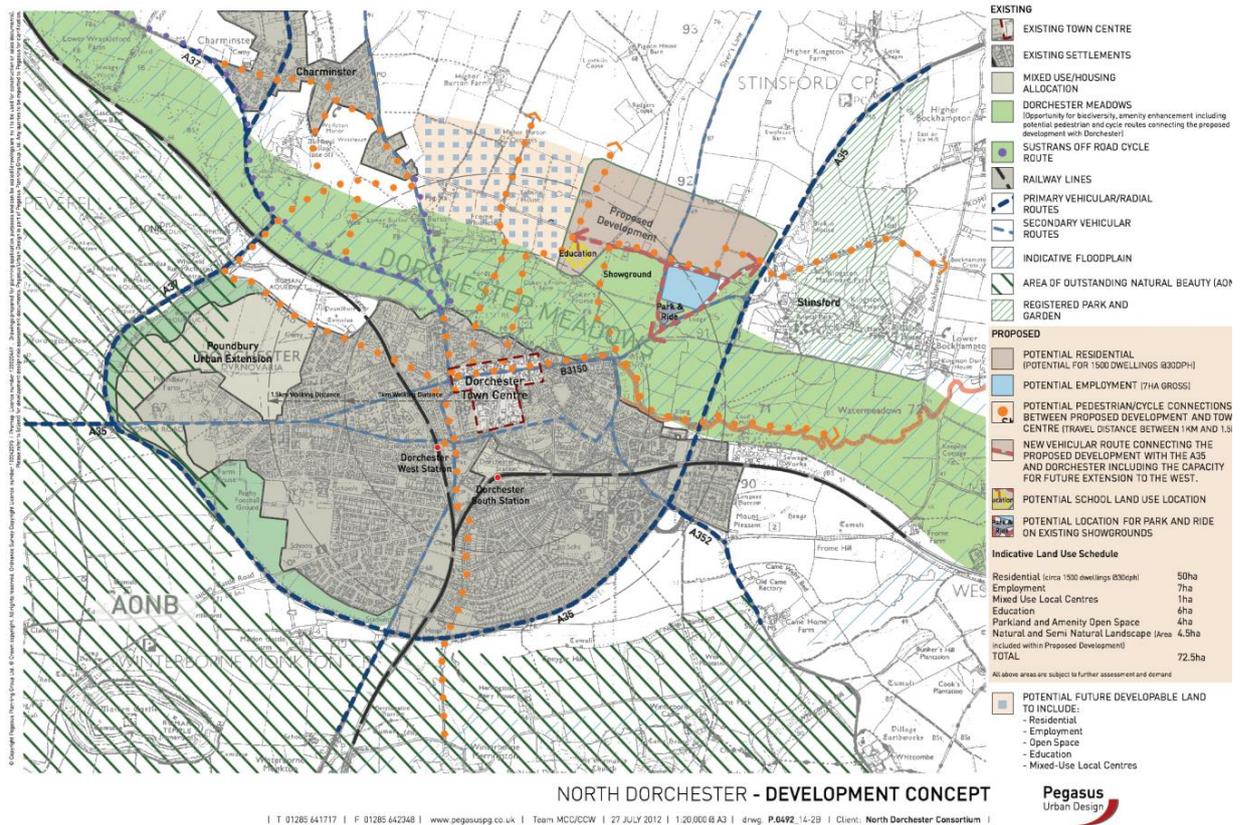
SHLAA: Ref 1/042/0061 other identified sites

LANDOWNER'S SUGGESTED USE: Residential development

LANDOWNER'S REASONS FOR INCLUSION:

- The site has development potential for up to 225 units within an 11-15 year period and could be included in the Local Plan.

LAND NORTH OF DORCHESTER



SITE DESCRIPTION: A greenfield site extending into open countryside north of Dorchester.

- The site area is approximately 72.5ha.
- The site is within an area of Local Landscape Importance.
- The land is in private ownership and was submitted by a consortium of Landowner's.

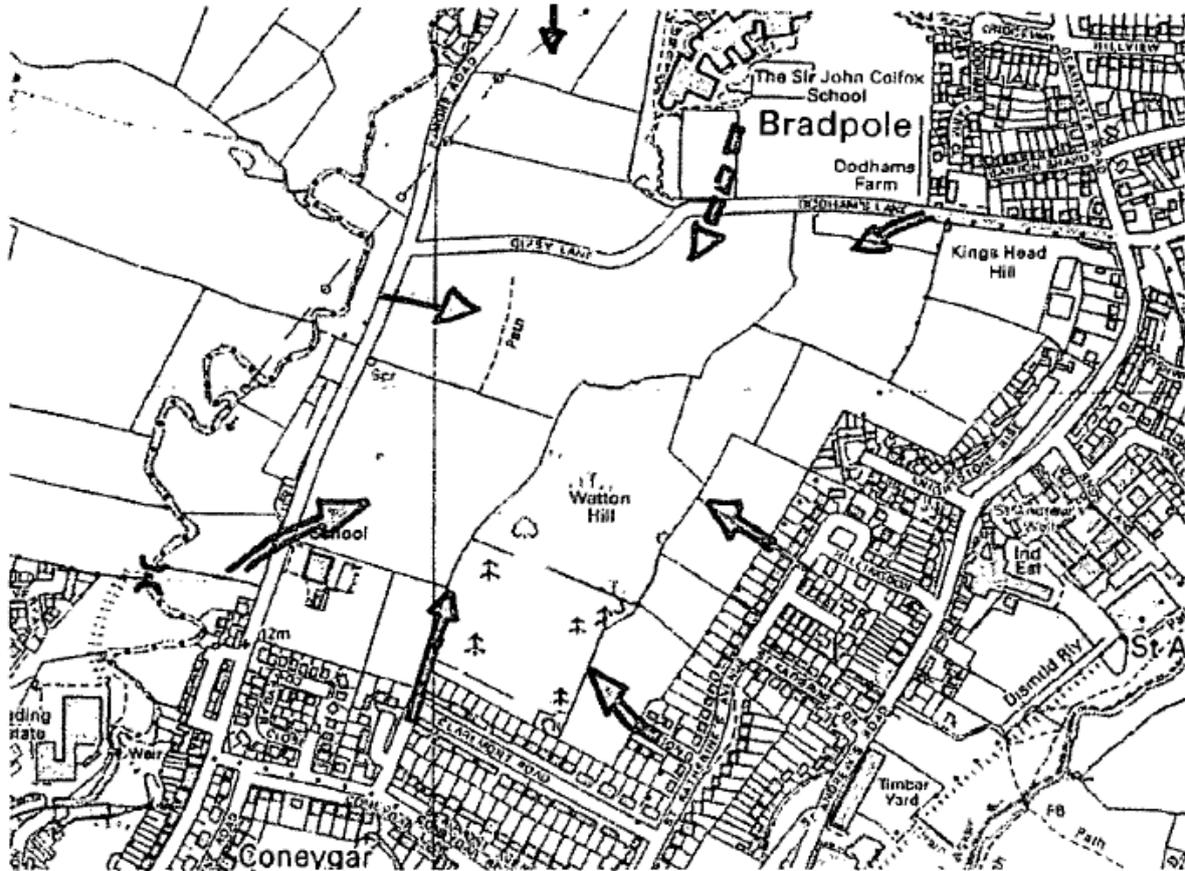
SHLAA: Ref 1/08/106/0002 & 0003 Broad Location

LANDOWNER'S SUGGESTED USE: A mixed use development of approximately 1,500 dwellings and 7ha of employment land.

LANDOWNER'S REASONS FOR INCLUSION:

- The site is a preferable location to development proposed at Crossways
- The area could be developed to provide phased short, medium and long term delivery options for Dorchester's ongoing development needs as a new neighbourhood to the town
- The site is not in AONB, nor is it within 5km of European protected heathland.
- There is potential to provide good pedestrian/cycle linkage between the site and town centre and to successfully integrate the site into the wider public transport network
- An integrated area of enhanced water meadows could be designed into the development to provide quality recreation, amenity and biodiversity benefits to the development and wider public benefits.

LAND AT WATTON HILL, BRIDPORT



SITE DESCRIPTION: A greenfield site extending into open countryside in an elevated position.

- The site area is currently undefined.
- The site is within the Dorset AONB.
- The site is in private ownership and was submitted by the landowner.

SHLAA: Possibly parts of 1/09/015/0001 & 0004 and 1/09/016/0002 (all excluded).

LANDOWNER'S SUGGESTED USE: Residential development, small scale employment and recreational open space.

LANDOWNER'S REASONS FOR INCLUSION:

- The site is close to the main employment areas and community facilities
- The site had a low townscape impact and could provide about 15 ha of recreational open space
- The site has potential for walking and cycling access, and has multiple road access points.
- The natural features of the hill would not be compromised.

LAND AT ALLINGTON HILL, BRIDPORT



SITE DESCRIPTION: A greenfield site extending into open countryside in an elevated position.

- The site area is approximately 3.1ha
- The site within the Dorset AONB.
- The site is in private ownership and was submitted by the landowner.

SHLAA: Ref 1/002/0160 excluded site

LANDOWNER'S SUGGESTED USE: Residential development of 30-40 homes with public open space

LANDOWNER'S REASONS FOR INCLUSION:

- The site provides access to green infrastructure
- The site has a low townscape impact
- The site has good access to the town centre

LAND AT RYEBERRY HILL, BRIDPORT



SITE DESCRIPTION: A greenfield site extending into open countryside north of West Road.

- The site area is approximately 2.8ha
- The site is within the Dorset AONB.
- The site is in private ownership and was submitted by the landowner.

SHLAA: Ref 1/09/0112, 0003 & 0004 excluded sites

LANDOWNER'S SUGGESTED USE: Residential development of 60 to 70 homes with public open space

LANDOWNER'S REASONS FOR INCLUSION:

- The site provides access to green infrastructure
- The site has a low townscape impact
- The site has good access to the town centre

LAND AT HAPPY ISLAND WAY, BRIDPORT (BRADPOLE)



SITE DESCRIPTION: A greenfield site adjoining existing residential development on two sides.

- The site area is approximately 2.2ha
- The site is within the Dorset AONB.
- The site is in private ownership and was submitted by a consortium of Landowner's.

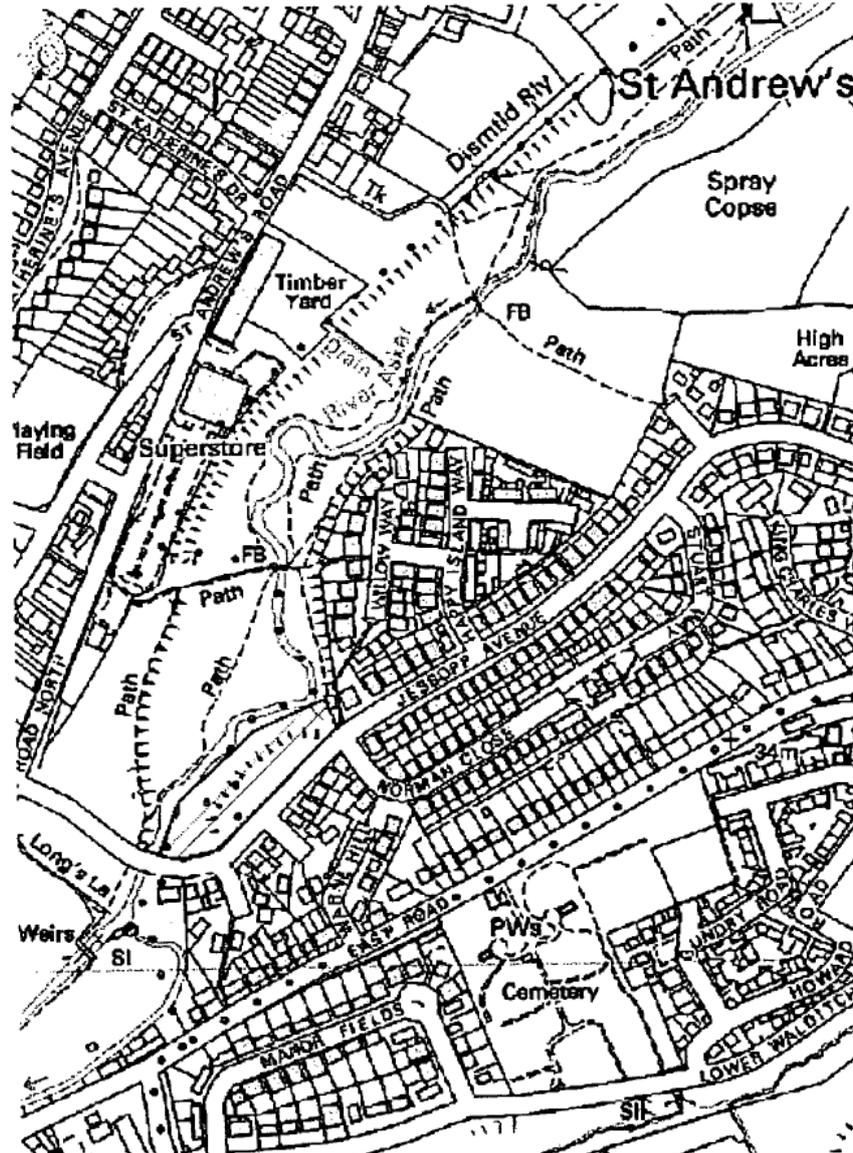
SHLAA: Ref 1/015/0164 included and part 1/015/0159 excluded

LANDOWNER'S SUGGESTED USE: Residential development to deliver 50-60 homes and 0.5ha of public open space.

LANDOWNER'S REASONS FOR INCLUSION:

- The site was recommended by the previous Local Plan Inspector as a candidate to provide additional housing.
- The site has good access to local services and is adjacent to existing high density development.
- The site is screened by existing boundary hedgerows and mature trees to reduce the impact on views from Watton Hill, further screening to the south boundary would lessen the impact on neighbouring properties.
- Potential to meet an identified need for allotments in the open space.

LAND OPPOSITE 13-93 JESSOPP AVENUE, BRIDPORT (BRADPOLE)



SITE DESCRIPTION: A greenfield site consisting of unmanaged overgrown wasteland.

- The site area is approximately 0.7ha.
- The site is within the Dorset AONB, and partly within the floodplain.
- The site is in private ownership and was submitted by the landowner.

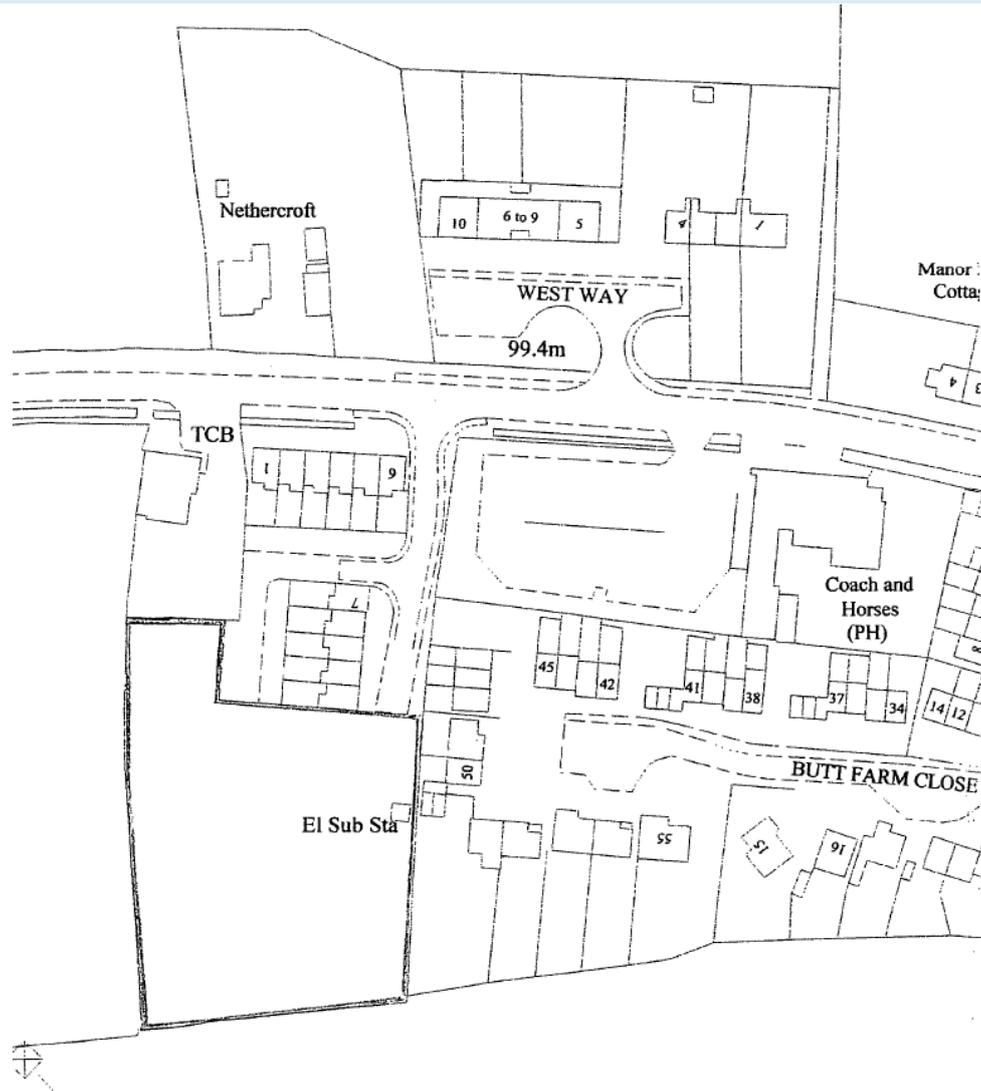
SHLAA: Ref 0/015/0180 excluded site

LANDOWNER'S SUGGESTED USE: Residential development to deliver approximately 20 houses.

LANDOWNER'S REASONS FOR INCLUSION:

- The site is within easy walking distance to the town centre.
- Development could improve the streetscene.
- The development would provide a stronger definition to the River Asker and green corridor.

LAND BEHIND THE LITTLE CHEF, WINTERBORNE ABBAS



SITE DESCRIPTION: The parcel of land is bounded to the north by a development of 11 cottages and a Little Chef restaurant and to the east by the residential development known as Butt Farm Close.

- The site area is approximately 0.5ha.
- The site is within the Dorset AONB.
- The site is in private ownership and was submitted by the landowner.

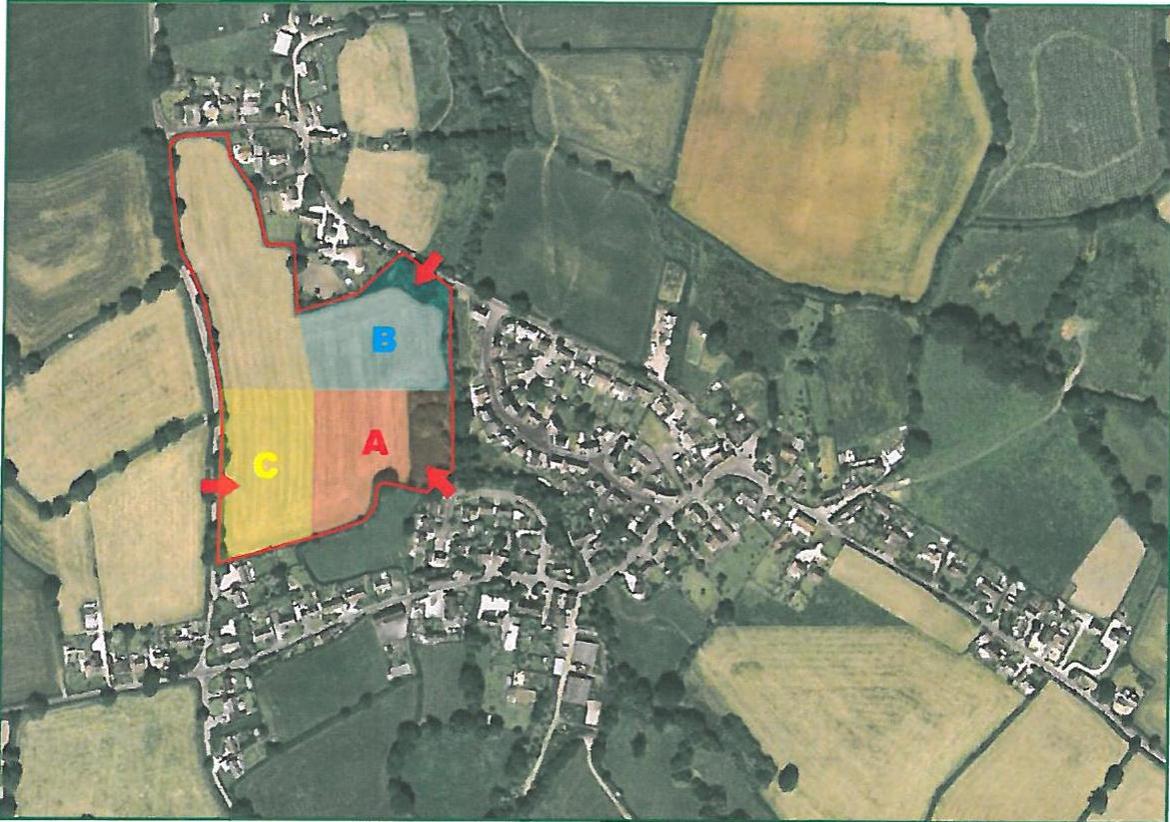
SHLAA: The site was not previously submitted.

LANDOWNER'S SUGGESTED USE: Residential development of about 9 homes.

LANDOWNER'S REASONS FOR INCLUSION:

- Winterbourne Abbas is undoubtedly one of the more sustainable villages in the area.
- Would not have an adverse impact upon the surrounding countryside.
- A sympathetically designed and laid out housing scheme with suitable landscaping and planting.

LAND AT DRIMPTON



SITE DESCRIPTION: A greenfield site on the western side of the village of Drimpton

- The site area is approximately 5.2ha.
- The site is within the Dorset AONB, and the eastern part is in the floodplain.
- The site is in private ownership and was submitted by the landowner.

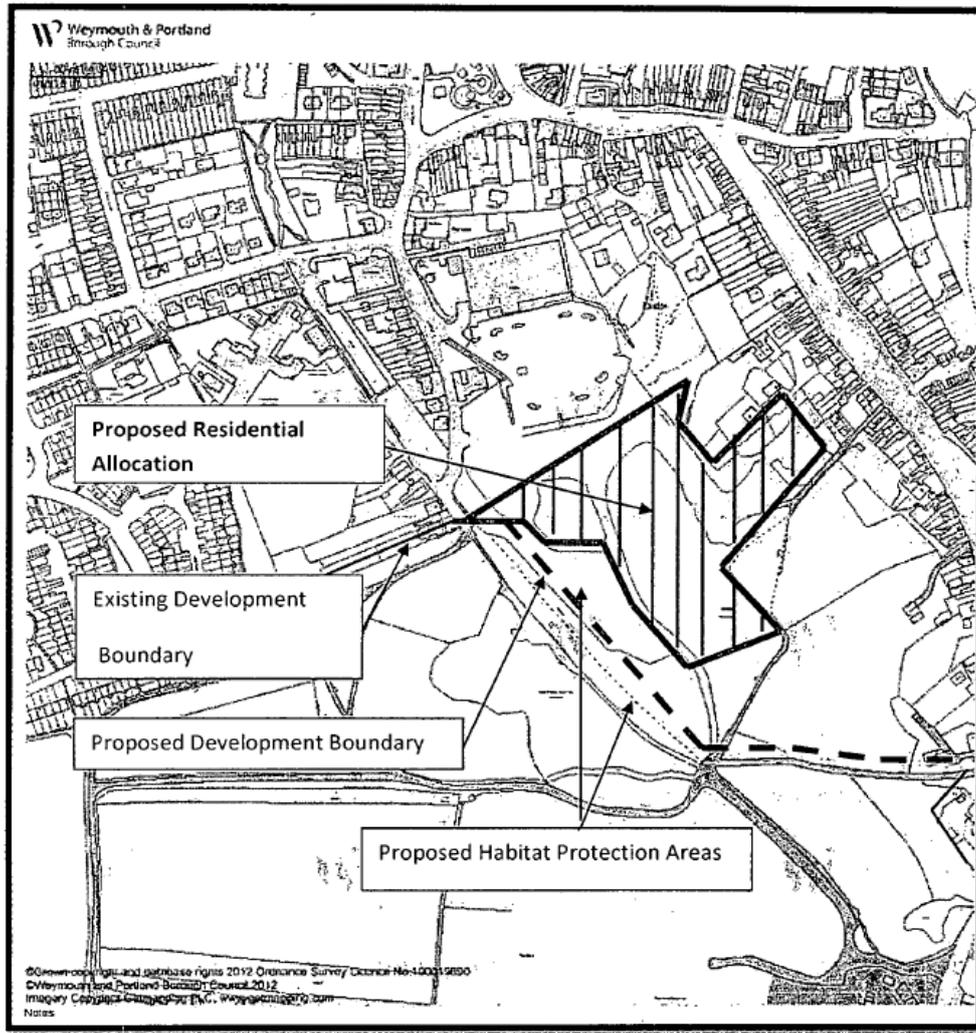
SHLAA: The site was not previously submitted.

LANDOWNER'S SUGGESTED USE: Housing and employment.

LANDOWNER'S REASONS FOR INCLUSION:

- The village of Drimpton can readily accommodate a modest level of further development
- The site is close to local services.
- Areas A & B are low lying and relatively inconspicuous, and could be accessed off Oxhayes and Crewkerne Road. The eastern part could be landscaped to form a riverside walk.
- Area C is unlikely to have a significant adverse landscape impact subject to additional planting along the northern and western boundaries.

LAND AT BOTTOMCOMBE, PORTLAND



SITE DESCRIPTION: A site comprising previously quarried and backfilled land.

- The site area is approximately 1.8ha.
- The site is within an Important Open Gap and adjacent to Site of Nature Conservation Importance.
- The site is in private ownership and was submitted by the landowner.

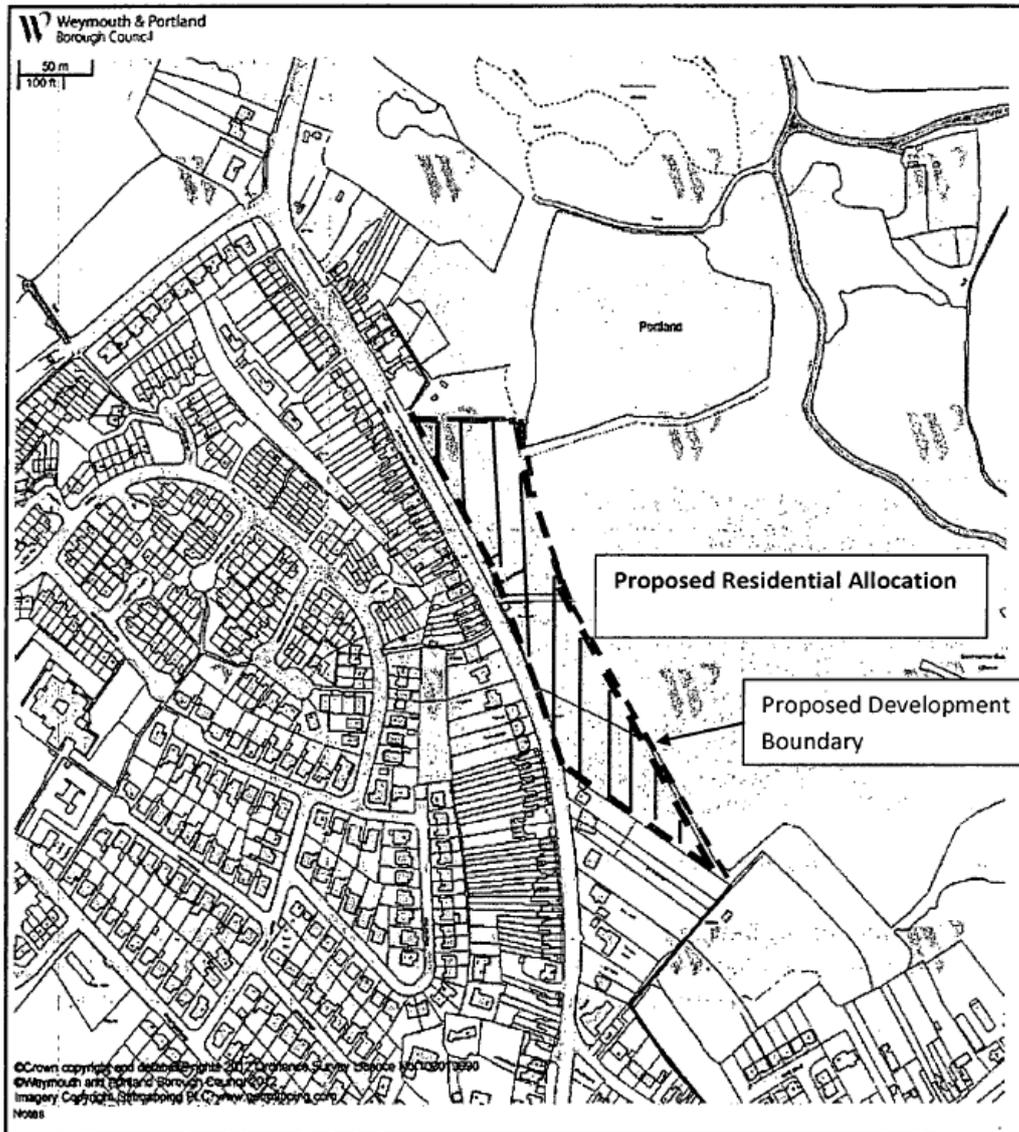
SHLAA: Ref part of site 4/05/0016 excluded

LANDOWNER'S SUGGESTED USE: Residential development of between 30 and 50 dwellings.

LANDOWNER'S REASONS FOR INCLUSION:

- Previously used land able to be developed if appropriate remediation works undertaken.
- Convenient to local services and within walking distance of community facilities.
- Former railway cutting forms logical boundary.
- May enable a further area (0.7ha) in separate ownership to be developed within the proposed defined development boundary.
- The landowner has offered to hand over environmental features such as Site of Nature Conservation Interest in residual areas so that the land can be managed and protected.

LAND AT AVALANCHE ROAD, PORTLAND



SITE DESCRIPTION: A linear greenfield site adjacent a highway.

- The site area is approximately 1.4ha.
- The site is within an Important Open Gap.
- The site is in private ownership and was submitted by the landowner.

SHLAA: Ref part of site 4/06/0015 excluded

LANDOWNER'S SUGGESTED USE: Residential development of approximately 30 dwellings.

LANDOWNER'S REASONS FOR INCLUSION:

- Minerals extraction in the local area has now effectively finished.
- The site could be developed for residential purposes in accordance with the pattern established on the opposite side of the road.
- The ground level would have no undue impact on residential amenity.
- Schools and local facilities within walking distance.

LAND AT CHARMINSTER FARM, CHARMINSTER



SITE DESCRIPTION: A greenfield site to the immediate northwest of St Mary's First School

- The site area is approximately 2.6ha.
- The site is in private ownership and was submitted by the landowner.

SHLAA: Ref part of site 1/09/028/0002 and part 1/09/028/0003 both included

LANDOWNER'S SUGGESTED USE: Residential development of approximately 50 dwellings.

LANDOWNER'S REASONS FOR INCLUSION:

- Considered most appropriate site in Charminster in terms of landscape, environmental, conservation, accessibility, and village integration terms.
- Development will provide for improved parking and manoeuvring space to assist with demand from nearby community and adjacent educational uses along with appropriate new pedestrian links and safeguarding of the existing public footpath.

