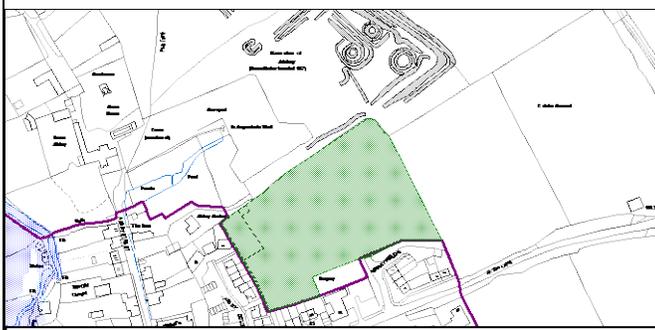


## **Cerne Abbas - Submitted / Identified Large Sites with Development Potential**

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**Site Reference: WD/CERN/001**



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<b>Site name:</b>	Land off Simsay Fields
<b>Site Address:</b>	
<b>Developable Site Area (ha)</b>	1.42
<b>Ward/Settlement</b>	Cerne Abbas
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Agricultural

Constraints		Possible Mitigation
Topography/Ground Condition	Relatively flat	
Flood Risk	Known to have localised flooding from underground springs	Further investigation and suitable drainage options
Access	Direct access off of Simsay Fields access road.	Opportunities to connect to wider rights of way network and provide traffic management improvements along Long Street.
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential.	
Townscape/Landscape Character	AONB. Long thin plots with larger rear gardens and small/no front gardens. Cottage style predominates. Design would need to respect dominance of the church tower in wider views & improve settlement edge.	

<b>Relevant Policy Considerations</b>	Outside the Development Boundary				
<b>Availability (ownership)</b>	Yes – development would be viable in this location				
<b>Suitability</b>	Yes – providing design appropriate				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	34 units	<b>Potential Density</b>	24 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site				

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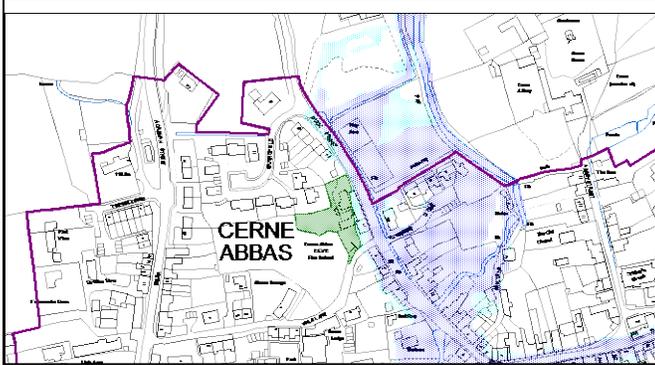
**Site Reference: WD/CERN/002**

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	<b>Site name:</b>	Land at Francombe Farm
	<b>Site Address:</b>	
	<b>Developable Site Area (ha)</b>	1.70
	<b>Ward/Settlement</b>	Cerne Abbas
	<b>Previously Developed Land?</b>	Partly
	<b>Current Land Use</b>	Part employment site, part agricultural field

Constraints		Possible Mitigation
Topography/Ground Condition	Gradually rising land	
Flood Risk	Within flood risk zone 1	
Access	Access from Acreman Street in shared ownership.	Adequate vehicular access off Acreman Street
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential.	
Townscape/Landscape Character	The existing site includes employment uses. Design should be sensitive to the character of the village.	Retention of employment uses on site. The design should respect the overall unity of materials in the village.

<b>Relevant Policy Considerations</b>	Partly within partly outside the Development Boundary				
<b>Availability (ownership)</b>	Unknown for the whole site				
<b>Suitability</b>	Yes – providing design appropriate and access resolved				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	40 units	<b>Potential Density</b>	24 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6-10 years				
<b>Conclusion</b>	A developable site				

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<b>Site name:</b>	Cerne Abbas C of E VC First School
<b>Site Address:</b>	Duck Street
<b>Developable Site Area (ha)</b>	0.15
<b>Ward/Settlement</b>	Cerne Abbas
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	School (moving to site at the east of the village)

Constraints		Possible Mitigation
Topography/Ground Condition	Slope on site	
Flood Risk	Flood zone 2 within the eastern part of the site. Flood Risk Zone 3 to the east.	Avoid flood zone 3. Sequential test.
Access	Potential – would need investigation	
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential.	
Townscape/Landscape Character	AONB. Conservation Area. May be alternative community use for this building.	Would need sensitive design as in AONB and conservation area. Potentially mixed use.

<b>Relevant Policy Considerations</b>	Within the DDB.				
<b>Availability (ownership)</b>	Unknown but likely as school is vacating the site				
<b>Suitability</b>	Yes – providing design appropriate				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	4 units	<b>Potential Density</b>	27 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6-10 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WD/CERN/004**

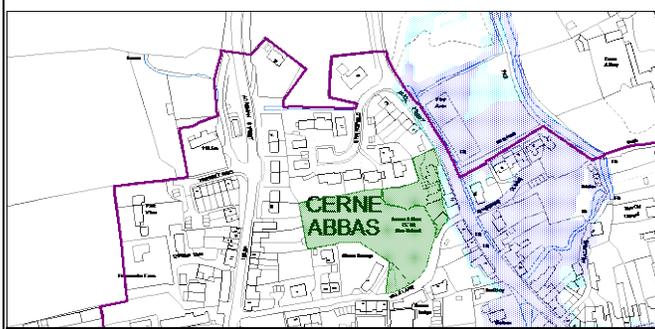
 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	<b>Site name:</b>	Land East of Duck Street
	<b>Site Address:</b>	Land East of Duck Street, Cerne Abbas
	<b>Developable Site Area (ha)</b>	0.21
	<b>Ward/Settlement</b>	Cerne Abbas
	<b>Previously Developed Land?</b>	Yes, filled ground
	<b>Current Land Use</b>	Vacant

Constraints		Possible Mitigation
Topography/Ground Condition	Flat low-lying. Marshy.	
Flood Risk	N/A	
Access	Existing vehicular access onto Kettlebridge Lane	
Contamination	Contaminated land site "unknown filled ground"	
Existing Infrastructure/Facilities	Village hall adjacent with sewerage, water & power.	
Townscape/Landscape Character	Well related to settlement, with a strong boundary to the north. The boundary trees form important gateway to village in the approach from the north.	Retain trees on boundaries, and supplement hedge and trees to the west where this has become fragmented.

<b>Relevant Policy Considerations</b>	Outside but adjacent to DDB. AONB Outside Conservation Area. Emerging Neighbourhood Plan allocates the site for residential development. Contaminated land				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes – suitable for development				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	6 units	<b>Potential Density</b>	30 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site				

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<b>Site name:</b>	Land North of Wills Lane
<b>Site Address:</b>	Land North of Wills Lane, Cerne Abbas
<b>Developable Site Area (ha)</b>	0.51
<b>Ward/Settlement</b>	Cerne Abbas
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Paddock

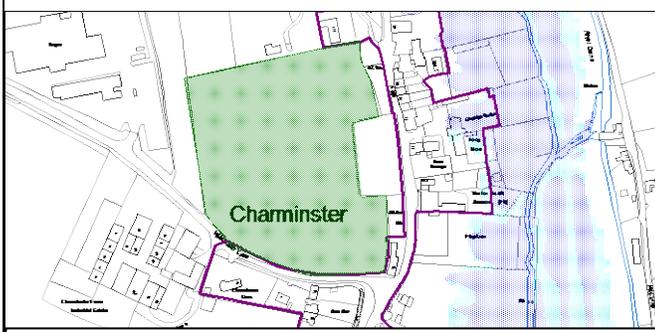
Constraints		Possible Mitigation
Topography/Ground Condition	Elevated above highway but level	
Flood Risk	N/A	
Access	Limited. Vehicular access only available via Giants Cottage. Unlikely to be of adoptable standard therefore private drive only.	Limit to 5 units.
Contamination	Unlikely	
Existing Infrastructure/Facilities	Available at entrance to and around the site.	
Townscape/Landscape Character	No wider landscape impacts if tree canopy can be retained. Within Cerne Abbas Conservation Area, mentioned in conservation area appraisal as valuable open space. <a href="https://www.dorsetforyou.com/media.jsp?mediaid=129019&amp;filetype=pdf">https://www.dorsetforyou.com/media.jsp?mediaid=129019&amp;filetype=pdf</a> Emerging Neighbourhood Plan allocates site as a Local Green Space.	Retain trees on boundaries, particularly southern (mentioned in Conservation Area Appraisal) and TPO to north. The open space is not visible from immediate surroundings due to it being elevated above street level and enclosed by mature hedges and trees. When viewed from wider landscape, forms part of urban area.

<b>Relevant Policy Considerations</b>	Within DDB & Conservation Area. AONB. Emerging Neighbourhood Plan allocates site as a Local Green Space.				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes – suitable for development				
<b>Achievability</b>	Yes development would be viable in this location				
<b>Estimate of Potential</b>	5 units	<b>Potential Density</b>	10 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	1 - 5 years				
<b>Conclusion</b>	A developable site				

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## **Charminster - Submitted / Identified Large Sites with Development Potential**

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<b>Site name:</b>	Land north off Wanchard Lane
<b>Site Address:</b>	Wanchard Lane
<b>Developable Site Area (ha)</b>	2.3
<b>Ward/Settlement</b>	Charminster
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Agricultural Land

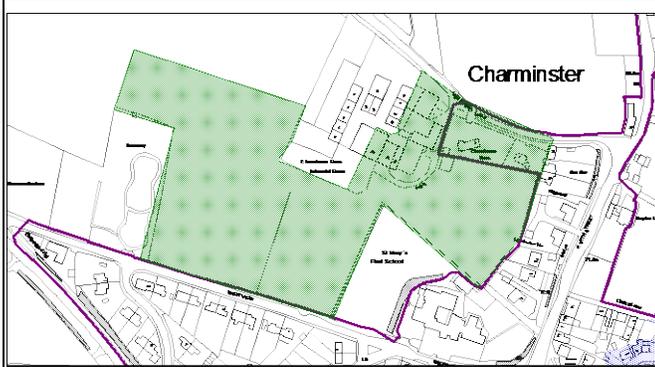
Constraints		Possible Mitigation
Topography/Ground Condition	The site slopes down steeply to North Street	
Flood Risk	Low flood risk.	
Access	Existing field access off Wanchard Lane	Any access onto Wanchard Lane would only be acceptable if improvements were made to its junction with the A352 (requiring land in third party ownership). The layout of the development should help enable a pedestrian link to future building to the south-west and retain the current link onto North Street.
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Eastern edge adjoins Conservation Area.	

<b>Relevant Policy Considerations</b>	Outside the Development Boundary
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<b>Availability (ownership)</b>	Yes – Site has been put forward for SHLAA study for up to 5 years				
<b>Suitability</b>	Yes – subject to access				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	44 units	<b>Potential Density</b>	19 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site				

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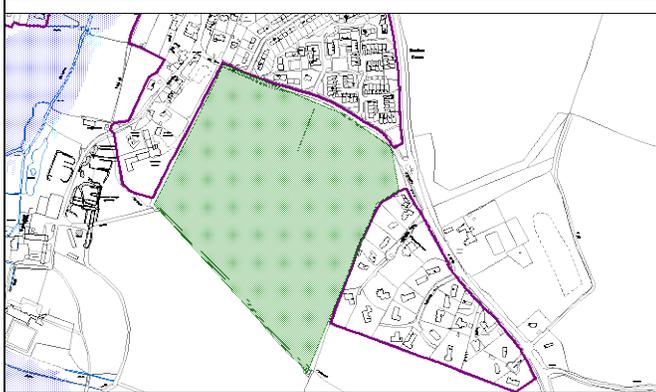
<b>Site name:</b>	Land at Charminster Farm
<b>Site Address:</b>	Charminster Farm, Wanchard Lane
<b>Developable Site Area (ha)</b>	4.13
<b>Ward/Settlement</b>	Charminster
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Relatively level, elevated in relation to land to east	Design of buildings should not be of a height or massing that would be unduly prominent in wider views or overbearing towards nearby properties
Flood Risk	Low flood risk.	
Access	Existing Charminster farm access off off Wanchard Lane. There is currently no pavement along Wanchard Lane (although this is characteristic of the village).	Any access onto Wanchard Lane would only be acceptable if improvements were made to its junction with the A352 (requiring land in third party ownership). The layout of the development should help enable a pedestrian link to future building to the south-west and retain the current link onto North Street.
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Eastern edge adjoins Conservation Area.	Development should reflect and take cues from traditional building characteristics/materials.

<b>Relevant Policy Considerations</b>	Outside the Development Boundary				
<b>Availability (ownership)</b>	Yes – Site has been put forward for SHLAA study for up to 5 years				
<b>Suitability</b>	Yes – subject to access				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	70 units	<b>Potential Density</b>	17 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site				

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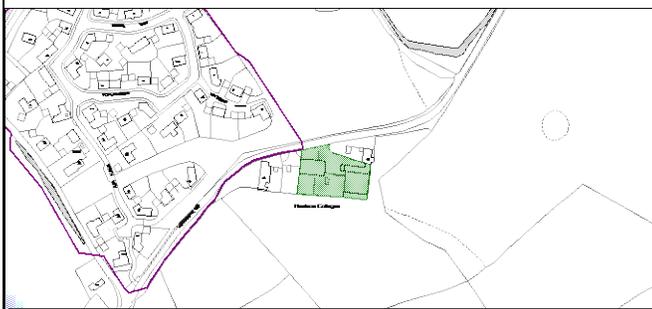
<b>Site name:</b>	Land South East of Charminster
<b>Site Address:</b>	Off of Westleaze
<b>Developable Site Area (ha)</b>	10.53
<b>Ward/Settlement</b>	Charminster
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Gently sloping site that falls away to the South	Retain & reinforce line of poplars on southern edge with strategic planting
Flood Risk	Low flood risk.	
Access	There is a public right of way linking to further down East Hill and south to Dorchester. There are no pavements along much of East Hill (which links to the school and rest of the village).	A suitable traffic management package along East Hill must be in place
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Adjacent to Conservation Area & Historic Buildings. Terraces, flats and large detached plots to north & east.	Although not immediately adjoining the historic core the design in this location should take cues from some of the local building characteristics.

<b>Relevant Policy Considerations</b>	Outside the Development Boundary				
<b>Availability (ownership)</b>	Yes – Site has been put forward for SHLAA study for up to 5 years				
<b>Suitability</b>	Yes – subject to traffic management				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	180 units	<b>Potential Density</b>	17 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site				

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<b>Site name:</b>	Land at Herrison Cottages
<b>Site Address:</b>	Land at 12 & 13 Herrison Cottages, Herrison Road
<b>Developable Site Area (ha)</b>	0.227
<b>Ward/Settlement</b>	Charminster
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Former agricultural buildings and yard.

Constraints		Possible Mitigation
Topography/Ground Condition	Level site.	
Flood Risk	Low but surface water flooding recorded on site.	On-site containment or SUDS.
Access	Directly off Herrison Road. No footway. 30 mph zone.	
Contamination	None recorded but former commercial or agricultural use on site.	
Existing Infrastructure/Facilities	Utilities on site. Shop and village hall in Charlton Down.	
Townscape/Landscape Character	Small group of former farmstead buildings. Traditional farmhouse, cottage and barns but also single storey concrete block-built commercial/agricultural building. New residential development near by.	Sympathetic conversion of traditional barn. Replacement of utilitarian building with appropriate designed housing could enhance the character of the Conservation Area and the setting of the Locally Important Buildings.

<b>Relevant Policy Considerations</b>	Outside DDB, within Conservation Area, Locally Important Buildings (12 & 13 Herrison Cottages), GWSPZ, LLLI.				
<b>Availability (ownership)</b>	SHLAA submitted site.				
<b>Suitability</b>	Yes – subject to acceptable design.				
<b>Achievability</b>	Yes – development should be viable in this location.				
<b>Estimate of Potential</b>	7 units	<b>Potential Density</b>	30 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	Subject to policy change.				
<b>Conclusion</b>	A developable site				

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**Site Reference: WD/CHTR/011**

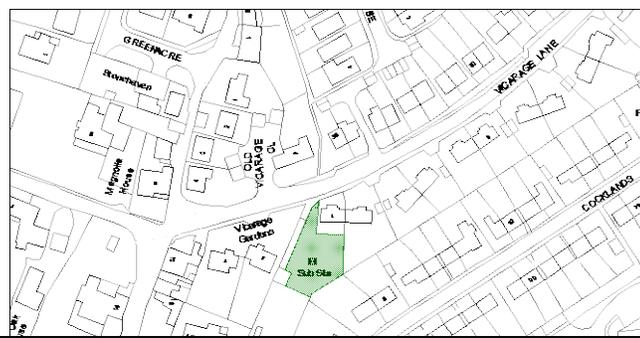
	<b>Site name:</b>	Land adjacent 6 Westleaze Close, Charminster
	<b>Site Address:</b>	Land adjacent 6 Westleaze Close, Charminster
	<b>Developable Site Area (ha)</b>	0.16
	<b>Ward/Settlement</b>	Charminster
	<b>Previously Developed Land?</b>	No
	<b>Current Land Use</b>	Domestic garden area
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Constraints		Possible Mitigation
Topography/Ground Condition	Level ground	
Flood Risk	N/A	
Access	Direct access available from Westleaze Close	
Contamination	Contaminated Land Sites buffer	
Existing Infrastructure/Facilities	Electricity, water & sewerage available for existing residential properties.	
Townscape/Landscape Character	Within DDB, TPOs to south west boundary. Low density residential area.	Can accommodate one unit without affecting TPO trees.

<b>Relevant Policy Considerations</b>	Within DDB, outside Conservation Area				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes – subject to conflict with TPO trees				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	1 unit	<b>Potential Density</b>	6 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A developable site				

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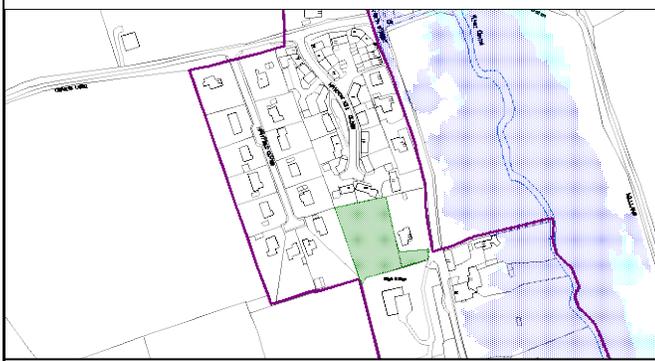
<b>Site name:</b>	Land to the rear of 1 Vicarage Lane
<b>Site Address:</b>	1 Vicarage Lane, Charminster, DT2 92F
<b>Developable Site Area (ha)</b>	0.06
<b>Ward/Settlement</b>	Charminster
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Domestic rear garden

Constraints		Possible Mitigation
Topography/Ground Condition	Level site.	
Flood Risk	N/A	
Access	Access to the rear garden could utilise the adjacent access lane to the sub station.	
Contamination	N/A but electricity substation adjacent to site.	
Existing Infrastructure/Facilities	Water, electricity and sewerage available on site.	
Townscape/Landscape Character	Within DDB. Mature vegetation and trees on the site but not TPO.	

<b>Relevant Policy Considerations</b>	Within DDB. On edge of Conservation Area. GWSPZ				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes – a suitable site for development				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	3 units	<b>Potential Density</b>	50 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	1 – 5 years				
<b>Conclusion</b>	A developable site				

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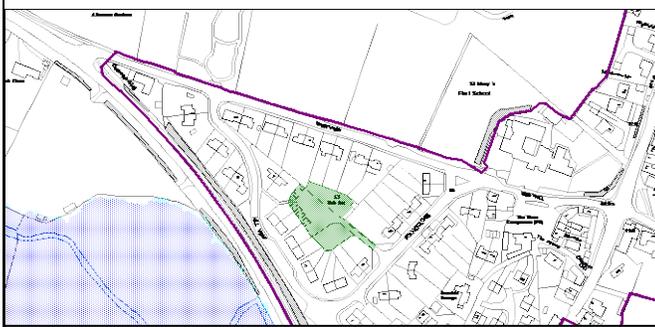
<b>Site name:</b>	Land adjacent 32 North Street
<b>Site Address:</b>	32 North Street, Charminster
<b>Developable Site Area (ha)</b>	0.26
<b>Ward/Settlement</b>	Charminster
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Paddock

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping site (upwards to west).	
Flood Risk	N/A	
Access	Existing vehicular access onto North Street. Will need enlarging and improvement of visibility splays. Could involve re-profiling of landform and possibly loss of roadside vegetation. No footway from the site into Charminster facilities: pubs, school and village hall.	
Contamination	N/A	
Existing Infrastructure/Facilities	Electricity , water and sewerage to existing residential properties.	
Townscape/Landscape Character	Within DDB. House set in mature gardens with paddock to rear.	Include the paddock only.

<b>Relevant Policy Considerations</b>	Within DDB. Outside Conservation Area. GWSPZ.				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes – paddock area only				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	8 units	<b>Potential Density</b>	30dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A developable site				

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<b>Site name:</b>	Land to the rear of Pound Close
<b>Site Address:</b>	Pound Close, Charminster
<b>Developable Site Area (ha)</b>	0.2
<b>Ward/Settlement</b>	Charminster
<b>Previously Developed Land?</b>	Yes in part
<b>Current Land Use</b>	Garaging, parking and amenity space.

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping down to south.	
Flood Risk	N/A	
Access	Existing vehicular access from Pound Close. Pedestrian link through to Hill View	The rear parking court could accommodate residential development but will be likely to be limited in numbers by the access no more than 5 units served off a private drive – more if it can be adopted.
Contamination	N/A	
Existing Infrastructure/Facilities	Services to surrounding residential units.	
Townscape/Landscape Character	Within DDB. Rear garage and parking court for former local authority housing (underused). Some informal grassed amenity space with mature trees but not TPO. These amenity areas are not overlooked. Large expanse of concrete circulation space with concrete garages. Electricity substation in north east corner. Magna 'no ball games' signs. Identified site includes rear gardens of houses in Weir View and Pound Close.	

<b>Relevant Policy Considerations</b>	Within DDB, GWSPZ (part)				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes – limited by access				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	5 units	<b>Potential Density</b>	25 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6-10 years				
<b>Conclusion</b>	A developable site				

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<b>Site name:</b>	High Ridge
<b>Site Address:</b>	High Ridge, North Street, Charminster
<b>Developable Site Area (ha)</b>	1.1ha
<b>Ward/Settlement</b>	Charminster
<b>Previously Developed Land?</b>	In part
<b>Current Land Use</b>	House with garden area and paddocks

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises to the west, forming one side of the River Cerne Valley.	
Flood Risk	No risk	
Access	Direct vehicular access onto North Street but will need enlarging and improvement of visibility splays with loss of roadside vegetation. No footway from the site into Charminster facilities: pubs, school and village hall.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Electricity, water and sewerage on or close to the site.	
Townscape/Landscape Character	Adjacent to DDB. Views from the west take in limited residential development in this area. Development on the upper slopes of the site would be visually prominent.	Contain development to below the 85m contour (approximately half of the site) to limit visibility from the wider landscape. Retain and enhance native tree and shrub planting to western boundary.

<b>Relevant Policy Considerations</b>	Outside DDB – need policy change or Affordable units only. Just outside Conservation Area. GWSPZ.				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes – subject to retention and reinforcement of vegetation on western boundary.				
<b>Achievability</b>	Yes – development would be viable in this location.				
<b>Estimate of Potential</b>	33 units	<b>Potential Density</b>	30 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site.				

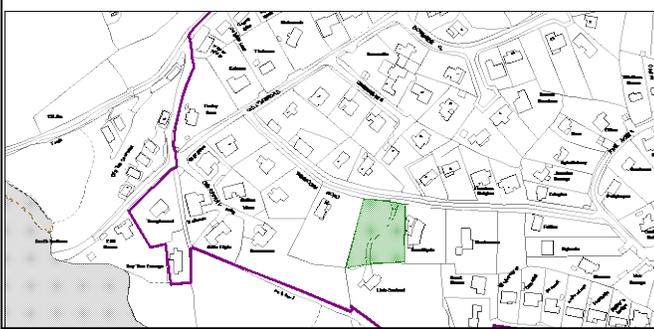
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## **Charmouth - Submitted / Identified Large Sites with Development Potential**

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**Site Reference: WD/CHTH/005**



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<b>Site name:</b>	Land at Little Orchard
<b>Site Address:</b>	Little Orchard, Westcliff Road, Charmouth
<b>Developable Site Area (ha)</b>	0.21
<b>Ward/Settlement</b>	Charmouth
<b>Previously Developed Land?</b>	In part
<b>Current Land Use</b>	Domestic residential and garden

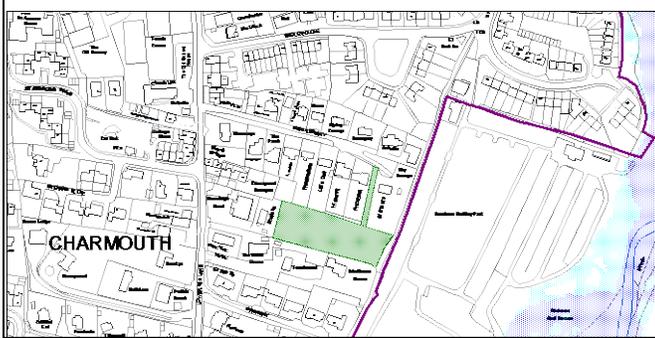
Constraints		Possible Mitigation
Topography/Ground Condition	Within Zone 2 (instability). Potential recession 100 year Subject to a thorough ground investigation and / or geotechnical appraisal. Site slopes down towards coast (south east)	
Flood Risk	N/A	
Access	Direct vehicular off Westcliffe Road	
Contamination	N/A	
Existing Infrastructure/Facilities	On site.	
Townscape/Landscape Character	TPOs on site boundaries. Visually sensitive coastal landscape.	Suggest low density following existing pattern of development. Retain trees and boundary vegetation.

<b>Relevant Policy Considerations</b>	Within DDB. Heritage Coast. AONB. Land Instability Zone 2, although the existing property of Little Orchard is within Zone 3 Policy AH5: Development in Zone 3 comprising regularly occupied premises will not be permitted unless there are no suitable alternative sites in lower hazard Slope Instability Zones. The area identified would be suitable for replacing the existing property.
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<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes – suitable in principle for residential development.				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	1 unit	<b>Potential Density</b>	5 dph	<b>Unit type</b>	House or bungalow/chalet
<b>Anticipated Delivery</b>	11 -15 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WD/CHTH/006**



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<b>Site name:</b>	Land to the rear of The Hensleigh Hotel		
<b>Site Address:</b>	Land to the rear of The Hensleigh Hotel, Lower Sea Lane, Charmouth		
<b>Developable Site Area (ha)</b>	0.29		
<b>Ward/Settlement</b>	Charmouth		
<b>Previously Developed Land?</b>	No.		
<b>Current Land Use</b>	Paddock/Amenity Land		

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes down to east.	
Flood Risk	N/A	
Access	The identified site as drawn shows vehicular access from Lower Sea lane via the private drive to Pine Trees and the White House (through an outbuilding). It then cuts through the garage of Shadows. Difficult to achieve and constrained in width. Within easy walking distance of facilities and services in Charmouth.	It may be more appropriate to use the existing access to the paddock area off Meadow Way, even though it is an unadopted road. The existing access runs to the west of St Briavels. Appears to be well vegetated. Private drive will limit the number of units to 5.
Contamination	N/A	
Existing Infrastructure/Facilities	Housing and commercial premises around the site have electricity, water and sewerage.	
Townscape/Landscape Character	Visually sensitive coastal landscape. Surrounded by relatively low density detached houses and bungalows.	Retain trees and boundary vegetation.

<b>Relevant Policy Considerations</b>	Within DDB. Heritage Coast, AONB, On edge of Conservation Area, Zone 1 (lowest) Slope Instability Zone
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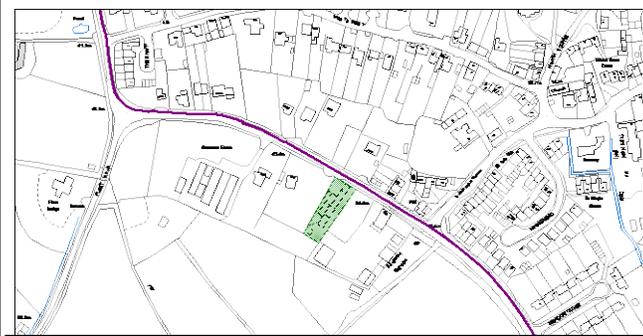
<b>Availability (ownership)</b>	Officer Identified site				
<b>Suitability</b>	Yes – subject to appropriate access being obtained.				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	5 units	<b>Potential Density</b>	17 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	11 – 15 years				
<b>Conclusion</b>	A developable site				

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## **Chickerell - Submitted / Identified Large Sites with Development Potential**

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<b>Site name:</b>	Adj 531 Chickerell Road		
<b>Site Address:</b>	Land adjacent to 351 Chickerell Road,		
<b>Developable Site Area (ha)</b>	0.10		
<b>Ward/Settlement</b>	Chickerell		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Motor cycle repair garage		

Constraints		Possible Mitigation
Topography/Ground Condition	Gently sloping site.	
Flood Risk	Low flood risk	
Access	Chickerell Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Existing vehicle repair workshop adjacent to detached properties in large plot, with hedges/vegetation separating units. On opposite side of the road to main built up area of Chickerell, open countryside beyond. Suitable for small development replacing existing buildings.	

<b>Relevant Policy Considerations</b>	Outside DDB, Heritage coast, Land of local landscape Importance				
<b>Availability (ownership)</b>	Identified through officer survey				
<b>Suitability</b>	Yes – suitable for development				
<b>Achievability</b>	Yes – development is viable in this location				
<b>Estimate of Potential</b>	4 units	<b>Potential Density</b>	40 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site				

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**Site Reference: WD/CHIC/005**



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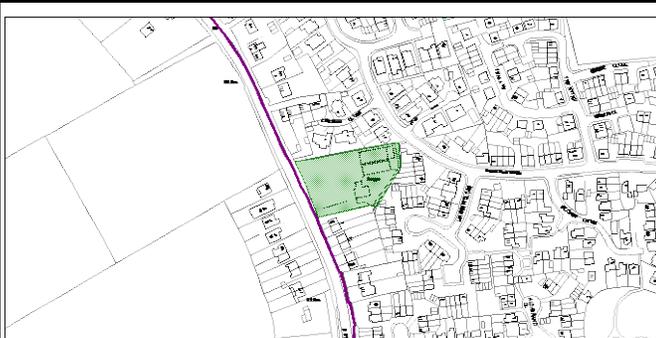
<b>Site name:</b>	Wessex Stadium		
<b>Site Address:</b>	Wessex Stadium, Chickerell		
<b>Developable Site Area (ha)</b>	4.25		
<b>Ward/Settlement</b>	Chickerell		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Football stadium, training pitch and car park.		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	
Flood Risk	Low flood risk	
Access	Directly off service road that links to Wessex Roundabout on B3157. Footway along southern side of B3157 and eastern side of Radipole Lane.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Utilities on site. Nearest facilities (schools, shops, community centre etc.) in Southill.	Provide safe pedestrian routes to off-site facilities and/or provide on site as part of the development.
Townscape/Landscape Character	No principle landscape objection subject to sensitive boundary treatments. Built form is utilitarian commercial in character. Nearest housing is in Southill, mid-20 <sup>th</sup> C bungalows.	There is an opportunity to combine landscaping with good quality design to enhance the character and appearance of the area.

<b>Relevant Policy Considerations</b>	Outside DDB. Loss of playing fields.				
<b>Availability (ownership)</b>	Subject to outline planning application for redevelopment with 150 - 170 dwellings (including affordable housing), public open space, convenience store, access and parking. 1/D/12/001763. Refused on grounds of being contrary to policy and loss of playing fields. Appeal pending.				
<b>Suitability</b>	Yes – subject to replacement playing fields being secured.				
<b>Achievability</b>	Yes – development should be viable in this location.				
<b>Estimate of Potential</b>	170 units	<b>Potential Density</b>	40 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	Subject to policy change.				
<b>Conclusion</b>	A developable site.				

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**Site Reference: WD/CHIC/021**

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	<b>Site Address:</b>	Chickerell Bus Depot, 450 Chickerell Road		
	<b>Developable Site Area (ha)</b>	0.34ha		
	<b>Ward/Settlement</b>	Chickerell		
	<b>Previously Developed Land?</b>	Yes		
	<b>Current Land Use</b>	Coach depot including coach wash and repair workshop.		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site. Concrete yard area with workshop buildings and coach wash.	
Flood Risk	N/A	
Access	Direct vehicular access onto B3157 Chickerell Road. Footway along the frontage.	
Contamination	Workshop area is a contaminated site. The remainder of the site is within contaminated sites buffer	Will require mitigation.
Existing Infrastructure/Facilities	Electricity, water and waste water disposal available on site.	
Townscape/Landscape Character	Within settlement. Predominantly residential frontage. The local character and appearance would be improved greatly by the relocation of the bus/coach depot and demolition of the existing buildings on the site. Redevelopment with residential will secure a better environment for the occupiers of existing dwellings abutting the site.	

<b>Relevant Policy Considerations</b>	Within DDB. Outside but on the edge of Heritage Coast. Loss of employment but not a key employment site.				
<b>Availability (ownership)</b>	Not known. Officer identified site.				
<b>Suitability</b>	Yes – very suitable for residential use subject to ground contamination being addressed.				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	17 units	<b>Potential Density</b>	50 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	11 – 15 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WD/CHIC/022**

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	<b>Site Address:</b>	Land to the rear of 3-5 Lower Putton Lane, Chickerell		
	<b>Developable Site Area (ha)</b>	0.19		
	<b>Ward/Settlement</b>	Chickerell		
	<b>Previously Developed Land?</b>	No		
	<b>Current Land Use</b>	Residential gardens		

Constraints		Possible Mitigation
Topography/Ground Condition	Land slopes down to stream in south	
Flood Risk	Surface water.	
Access	Access via Podington meadows to the west of the site.	
Contamination	N/A	
Existing Infrastructure/Facilities	Available within or adjoining the site.	
Townscape/Landscape Character	Within settlement. Precedent of redevelopment of the back gardens already established. Podington meadows to the west and The Coppice to the east. The identified area will fill in between the two.	

<b>Relevant Policy Considerations</b>	Within DDB.				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes – a suitable site for development				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	8 units	<b>Potential Density</b>	42 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/WESN/002**



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<b>Site name:</b>	Land to the North of Police Headquarters
<b>Site Address:</b>	Land at Radipole Lane, Chickerell
<b>Developable Site Area (ha)</b>	8.84 (includes area in Weymouth & Portland)
<b>Ward/Settlement</b>	Chickerell & Westham North
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Agricultural

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises to the north and east. More steeply above the 75m contour.	
Flood Risk	Low but known problems with surface water runoff.	Include Sustainable Urban Drainage System (SUDS)
Access	Vehicular access from Radipole Lane to the east and service road to the substation to the west.	Provide pedestrian/cycle links to Southhill and PROW network.
Contamination	None recorded.	
Existing Infrastructure/Facilities	Greenfield site, so infrastructure needed. Utilities adjacent. Community facilities in Southill.	
Townscape/Landscape Character	The land rises to the north and forms an important open area between settlements. Part of site fronting Radipole Lane designated as proposed open space. Site is well related to existing development.	Contain built form to the area north of the police headquarters, which is lower lying.

<b>Relevant Policy Considerations</b>	Outside DDB, LLLI in part. Designated as proposed open space in part.				
<b>Availability (ownership)</b>	SHLAA submitted site.				
<b>Suitability</b>	Yes – subject to policy change, surface water mitigation, satisfactory access arrangements and acceptable design and layout.				
<b>Achievability</b>	Yes – development should be viable in this location.				
<b>Estimate of Potential</b>	309 units	<b>Potential Density</b>	35 dph	<b>Unit type</b>	House / flat
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site				

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## **Crossways - Submitted / Identified Large Sites with Development Potential**

**Site Reference: WD/CROS/001**



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<b>Site name:</b>	Gardens at 5-15 Dick O` th Banks Road		
<b>Site Address:</b>	Dick O` th Banks Road		
<b>Developable Site Area (ha)</b>	0.25		
<b>Ward/Settlement</b>	Crossways		
<b>Previously Developed Land?</b>	No		
<b>Current Land Use</b>	Gardens		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	
Flood Risk	Low flood risk	
Access	Highways objections – no suitable access	Access would need to be constructed through or adjacent to one of the existing properties.
Contamination	Unknown	
Existing Infrastructure/Facilities	Residential so existing	
Townscape/Landscape Character	Back garden plots so would not be feasible to have high density.	

<b>Relevant Policy Considerations</b>	Within Development Boundary and Heathlands Consultation Area				
<b>Availability (ownership)</b>	Unknown – may come forward ad hoc rather than in one package				
<b>Suitability</b>	Yes – dependent on design and access & contribution				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	6 units	<b>Potential Density</b>	19 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6-10 years				
<b>Conclusion</b>	A developable site				

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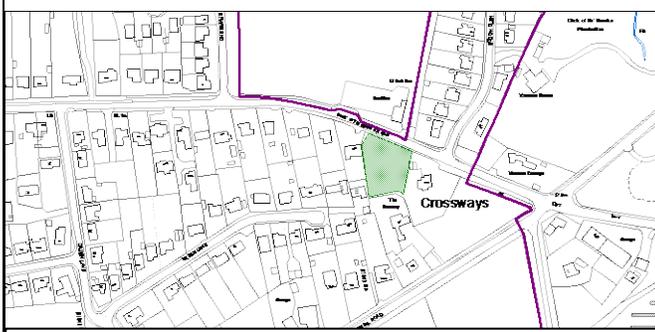
<b>Site name:</b>	Gardens at 27-33 Dick O` th Banks Road		
<b>Site Address:</b>	Dick O` th Banks Road		
<b>Developable Site Area (ha)</b>	0.26		
<b>Ward/Settlement</b>	Crossways		
<b>Previously Developed Land?</b>	No		
<b>Current Land Use</b>	Gardens		

Constraints		Possible Mitigation
Topography/Ground Condition	Level.	
Flood Risk	Low flood risk	
Access	Highways objections – no suitable access	Access would need to be constructed through or adjacent to one of the existing properties.
Contamination	Unknown	
Existing Infrastructure/Facilities	Residential so existing	
Townscape/Landscape Character	Back garden plots so would not be viable to have high density.	

<b>Relevant Policy Considerations</b>	Within Development Boundary & Heathlands consultation area				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes – dependent on design & contribution				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	4 units	<b>Potential Density</b>	15 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6-10 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WD/CROS/003**



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<b>Site name:</b>	Land at the Rectory, Dick O` th Banks Road
<b>Site Address:</b>	Dick O` th Banks Road
<b>Developable Site Area (ha)</b>	0.15
<b>Ward/Settlement</b>	Crossways
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Gardens

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	
Flood Risk	Low flood risk	
Access	Potential – would need investigation	
Contamination	Historic landfill buffer	
Existing Infrastructure/Facilities	Residential so existing	
Townscape/Landscape Character	Attractive open space, but has potential for development. TPOs on site.	Development would need to protect trees on site

<b>Relevant Policy Considerations</b>	Within Development Boundary and heathlands consultation area				
<b>Availability (ownership)</b>	Yes – owner has recently applied for planning permission				
<b>Suitability</b>	Yes – dependent on design & contribution				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	5 units	<b>Potential Density</b>	33 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

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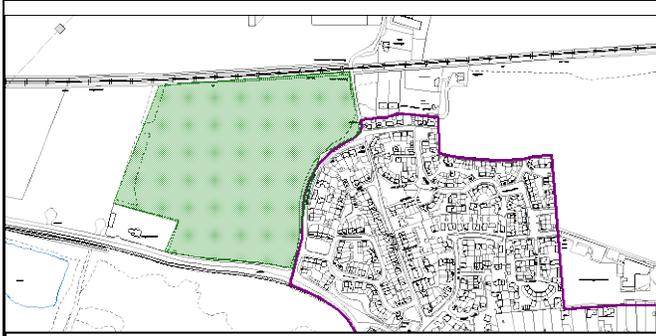
<b>Site name:</b>	Woodsford Fields
<b>Site Address:</b>	Woodsford Fields
<b>Developable Site Area (ha)</b>	20.01
<b>Ward/Settlement</b>	Crossways
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Site slopes down to north where it is bordered by the railway.	Advance strategic planting including tree planting on more elevated areas.
Flood Risk	Low flood risk.	
Access	Potential – would need investigation. Highways Agency have strong concerns over a high level of development at Crossways.	Provision of reasonably direct & attractive pedestrian cycle link to the station.
Contamination	Unknown. Partly historic landfill buffer	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Due to the sloping landform and very flat, open floodplain landscape to the north this site would have a significant visual impact from the far side of the River Frome Valley.	

<b>Relevant Policy Considerations</b>	Outside the Development Boundary, within Heathlands mitigation zone				
<b>Availability (ownership)</b>	Yes – Site has been put forward for SHLAA study for within next 5 years				
<b>Suitability</b>	Yes – providing that landscaping and access issues can be resolved & suitable heathland mitigation provided.				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	400 units	<b>Potential Density</b>	20 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site subject to policy change and mitigation of heathland impacts				

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**Site Reference: WD/CROS/006**



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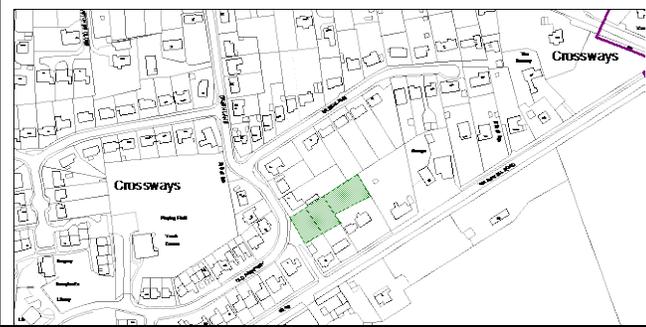
<b>Site name:</b>	Land to the West of Frome Valley Road
<b>Site Address:</b>	Land to the West of Frome Valley Road
<b>Developable Site Area (ha)</b>	8.51
<b>Ward/Settlement</b>	Crossways
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Site slopes down gradually to north. Development on the higher points of this site would have significant adverse landscape impacts. Northern half of this site is undulating with a lower dipped area running north to south. The site has a local high point/ridge running around the eastern edge of the site. In Heathlands mitigation zone (within 5km from protected heathland) development would only be acceptable if mitigation provided in form of alternative open space. A small amount of gravel has been worked from this area in the past but there is unlikely to be any further working.	Advance Strategic Planting
Flood Risk	Low flood risk.	
Access	Potential – would need investigation. Highways Agency have strong concerns over a high level of development at Crossways.	
Contamination	Unknown. Partly historic landfill buffer	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character		

<b>Relevant Policy Considerations</b>	Outside the Development Boundary & Heathlands Consultation Zone				
<b>Availability (ownership)</b>	Yes – Site has been put forward for SHLAA study for between 10-15 and after 15 year period				
<b>Suitability</b>	Yes – providing Heathland mitigation can be achieved.				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	170 units	<b>Potential Density</b>	20 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site subject to mitigation of heathland impacts				

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**Site Reference: WD/CROS/011**



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<b>Site name:</b>	Land off Old Farm Way
<b>Site Address:</b>	Land off Old Farm Way, Crossways
<b>Developable Site Area (ha)</b>	0.15ha
<b>Ward/Settlement</b>	Crossways
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Domestic gardens

Constraints		Possible Mitigation
Topography/Ground Condition	Level site.	
Flood Risk	N/A	
Access	None currently. Landlocked site made up of rear gardens. A new access would have to be created through the existing frontage, either onto Old Farm Way, Green Lane or Warmwell Road.	
Contamination	N/A	
Existing Infrastructure/Facilities	On or adjacent to the site.	
Townscape/Landscape Character	Predominantly bungalow development mainly post war from the 60s and 70s. Some two-storey houses on Warmwell Road. TPOs add interest to the street scene. Farm land opposite.	

<b>Relevant Policy Considerations</b>	Within DDB.				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes – subject to protecting the preserved trees				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	3 units	<b>Potential Density</b>	7 dph	<b>Unit type</b>	Bungalows
<b>Anticipated Delivery</b>	1- 5 years				
<b>Conclusion</b>	A developable site				

West Dorset, Weymouth & Portland Development Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.