

Western Dorset Functional Area

Environmental constraints

- Area of Outstanding Natural Beauty
- High quality historic environment
- Heritage Coast
- Jurassic Coast World Heritage Site
- Risk of fluvial flooding in many settlements
- Risk of coastal erosion and land instability

Key issues

- Low wage economy
- Ageing population
- Lack of affordable housing
- Pockets of high levels of second home ownership

New development opportunities

Beaminster	130 homes and 4.5 ha employment land
Bridport	235 homes and 4.8 ha employment land
Lyme Regis	40 homes



Key Strategy map for the
Western Dorset Functional Area



Functional Areas

- Western Dorset
- Northern Dorset
- Central Dorset

Settlement Hierarchy

- Tier 1**
- Tier 2**
- Tier 3
- Dorset Council Boundary

Broad locations for development

- Housing
- Employment (Ha)

- A Roads
- Rail/Stations
- Rivers
- AONB Area of Outstanding Natural Beauty

View the Local Plan and make any comments.

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South Eastern Dorset Functional Area

Environmental constraints

- Dorset Heathlands
- Poole Harbour and Avon Valley Habitats Sites
- Partly within Area of Outstanding Natural Beauty
- Risk of coastal erosion and land instability
- Risk of fluvial flooding in many settlements

Key issues

- Close links with the large built up area of Bournemouth, Christchurch and Poole (BCP)
- Ageing population
- High levels of traffic congestion in many areas

Green belt

- Changes to Green Belt to accommodate growth in the most sustainable locations
- Minimise travel by locating growth near to the built-up areas



Key Strategy map for the **South Eastern Dorset Functional Area**



<p>Functional Areas</p> <ul style="list-style-type: none"> South Eastern Dorset Northern Dorset Dorset Council Boundary 	<p>Settlement Hierarchy</p> <ul style="list-style-type: none"> Tier 1 Tier 2 Tier 3 South East Dorset Conurbation built up area 	<p>Broad locations for development</p> <ul style="list-style-type: none"> Housing we are consulting on different levels of growth for these settlements Employment (Ha) 	<ul style="list-style-type: none"> A Roads Rail/Stations Rivers Green Belt Area of Outstanding Natural Beauty
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South Eastern Dorset Functional Area

New development opportunities

Alderholt	Consulting on various options
Blandford	975 homes, 6.8ha employment land. Some growth being proposed through the Neighbourhood Plan.
Corfe Mullen	400 homes
Ferndown & West Parley	1640 homes, 40.5ha employment land
Lytchett Matravers	350 homes
St Leonards & St Ives	-
Sturminster Marshall	425 homes, 3.3ha employment land
Swanage	188 homes
Upton	92 homes
Verwood	100 homes
Wareham	209 homes through Neighbourhood Plan only
West Moors	170 homes
Wimborne & Colehill	495 homes
Wool	400 homes - consulting on various options



Key Strategy map for the South Eastern Dorset Functional Area



Functional Areas

- South Eastern Dorset
- Northern Dorset
- Dorset Council Boundary

Settlement Hierarchy

- Tier 1
- Tier 2
- Tier 3
- South East Dorset Conurbation built up area

Broad locations for development

- Housing
- we are consulting on different levels of growth for these settlements
- Employment (Ha)

Infrastructure and Landmarks

- A Roads
- Rail/Stations
- Rivers
- Green Belt
- Area of Outstanding Natural Beauty (AONB)

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Northern Dorset Functional Area

Environmental constraints

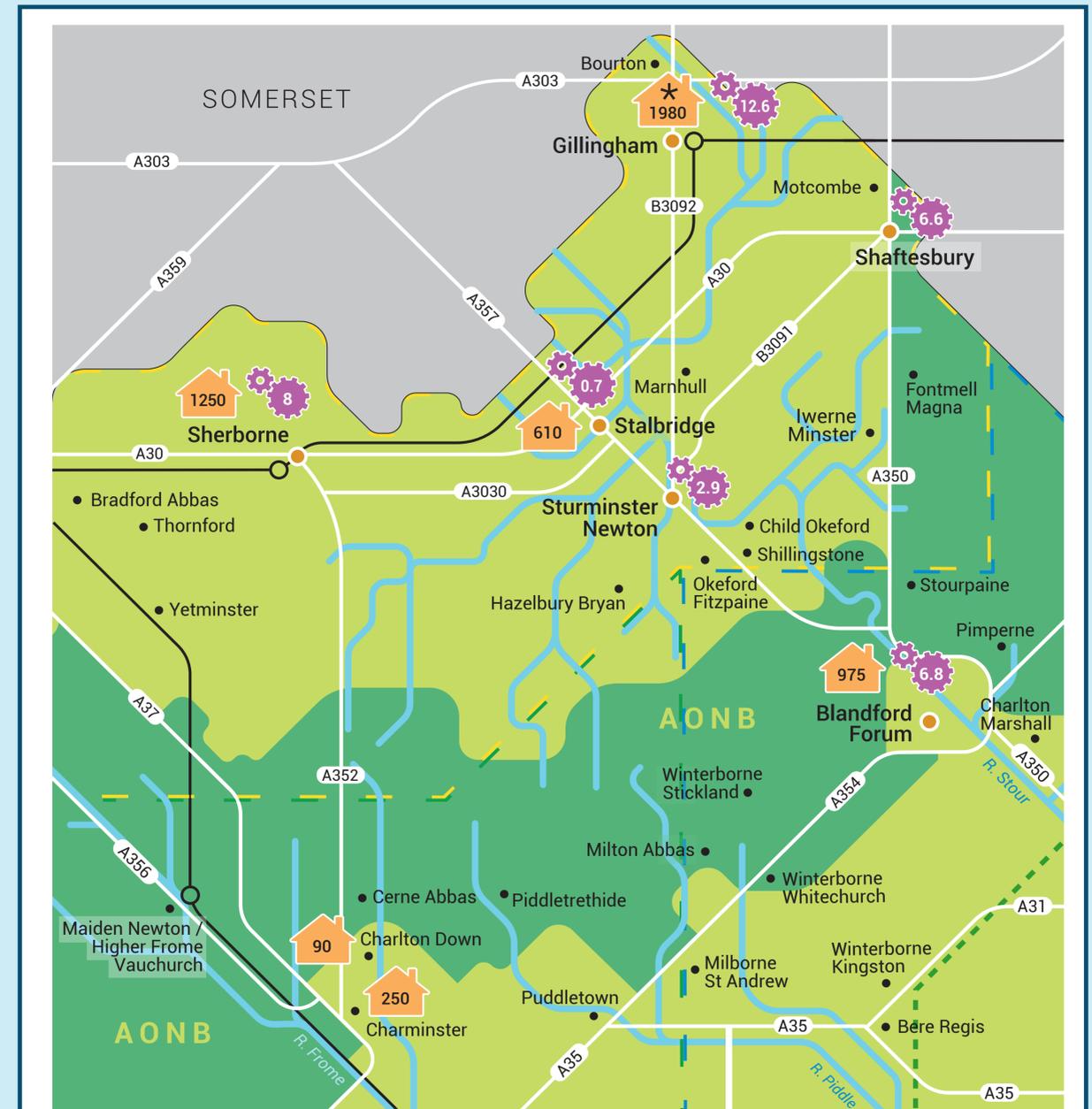
- Partly within Area of Outstanding Natural Beauty
- Risk of fluvial flooding in many settlements

Key issues

- High house prices in some settlements
- Low wage economy
- Ageing population
- High rates of second home ownership in some areas

New development opportunities

Gillingham	1980 homes and 11.6ha of employment land – consulting on various options
Shaftesbury	6.6ha of employment land
Sherborne	1250 homes and 5ha of employment land
Stalbridge	610 homes and 0.7ha of employment land
Sturminster Newton	Around 500 homes through the Neighbourhood Plan and 2.9ha of employment land through the Local Plan



Key Strategy map for the
Northern Dorset Functional Area



- Functional Areas
- Northern Dorset
 - Central Dorset
 - Eastern Dorset

- Settlement Hierarchy
- Tier 1**
 - Tier 2**
 - Tier 3
- Dorset Council Boundary

- Broad locations for development
- Housing
 - we are consulting on different levels of growth for these settlements
 - Employment (Ha)

- A Roads
- Rail/Stations
- Rivers
- Green Belt
- Area of Outstanding Natural Beauty

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Central Dorset Functional Area

Environmental constraints

- Area of Outstanding Natural Beauty
- High quality historic environment
- Heritage Coast and Jurassic Coast World Heritage Site
- Risk of fluvial and coastal flooding in many settlement
- Risk of coastal erosion and land instability

Key issues

- Low wage economy and jobs-housing imbalance in key settlements
- Ageing population
- Limited access to the Isle of Portland

New development opportunities

Charlton Down	90 homes
Charminster	250 homes
Chickerell	518 homes
Crossways/ Moreton Station	1595 homes and 2.5ha of employment land
Dorchester	3715 homes and 17ha of employment land
Portland	0.8ha of employment land
Weymouth	1042 homes and 13ha of employment land



Key Strategy map for the **Central Dorset Functional Area**



Functional Areas Central Dorset Western Dorset Northern Dorset South Eastern Dorset	Settlement Hierarchy Tier 1 Tier 2 Tier 3 Dorset Council Boundary	Broad locations for development Housing we are consulting on different levels of growth for these settlements Employment (Ha)	A Roads Rail/Stations Rivers Area of Outstanding Natural Beauty
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