



Dorset Council Local Plan



Omission sites 2021 Consultation Summary of Responses

January 2023



Dorset
Council

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1. Introduction

Representations which promote omission sites have been summarised and organised below according to their relevant 'functional area' and nearest settlement. Summaries of these representations are also available within each relevant settlement chapter, or Functional Area Introduction if a dedicated chapter doesn't exist.

2. South Eastern Dorset

2.1. Alderholt

Support for an 'omission site' - Alderholt Nursery (LA/ALDE/002)

Tanner and Tilley on behalf of Jim Mcllwain

- It was noted that Option 1 requires some moderate allocations to provide 300 new homes. It was felt that this should include Alderholt Nursery, on the northern side of Ringwood Road, as it could deliver at least 21 homes (net) in the short term, is vacant and ready to be developed.
- Although the site was not included in the Local Plan consultation document, it was promoted in previous Local Plan representations and previous calls for sites.
- An outline planning application is now being considered and the only outstanding matters to be resolved relate to the provision of SANGs and the (legal) securing of an all-weather footpath to access the village centre.
- It was argued that the Council could not justify allocating any of the option sites without allocating the land at Alderholt Nursery. It was also argued that the Council should not prevent this site from obtaining planning permission on the basis of the lack of a footpath, which was being discussed with the Parish Council.
- It was argued that the site is well located in terms of access and travel with access to key services and facilities in the village. There is easy accessibility from the site to the village centre and a suitable vehicular access has been modelled by highways consultants.
- The site is highly self-contained. The existing hedging could be retained or removed and replaced / enhanced with other boundary treatments.
- There is a full ecological appraisal, and the Council's ecologist has raised no concerns.
- Trees on the site have been assessed and evaluated and it was considered that they would not inhibit development.
- The site does not contain and is not near any listed buildings.
- The site is within Flood Zone 1 and considered to be at low risk of flooding.

2.2. Arne

Land at Worgret Manor Farm (LA/ARNE/004)

Mr A Baggs on behalf of A & F Baggs

- The respondent considers that the site could deliver around 500 new homes, open space, a new local centre, a Suitable Alternative Natural Green Space and employment space.
- The respondent has gathered evidence on the following issues in support of the sites development:

- Access – the respondents assessment indicates that traffic generated from the development would not have a severe impact on the three junctions on the A351 corridor. The respondent notes existing pedestrian links between the site and Wareham/its station.
- Ecology – the site is not subject to any specific designations.
- Historic environment/archaeology - the respondent notes the presence of a Grade II listed building on the site, but does not identify that it is affected by World Heritage Sites, Scheduled Monuments, registered parks or gardens, or registered battlefields within 1km of the site.
- Landscape – the respondent considers that the site and receiving environment has the capacity to accommodate the proposed development.
- The respondent considers that Wareham in broad terms, and the site specifically, are sustainable locations for further development.

2.3. Bere Regis

Land to the south of Bere Regis (LA/BERE/010)

Savills on behalf of the Bere Heath Estate

- The respondent considers that Bere Regis is a sustainable location for ‘modest growth’ through new homes citing its services/facilities, position outside (but on the edge) of the Green Belt, its relationship with Dorset Innovation Park and its connectivity by road/relationship with railway stations.
- The land to the south of Bere Regis is outside the 400 metre area defined around Dorset heaths habitat sites and does not extend into the open countryside.
- The respondent does not consider that new homes on the site would have an adverse impact on the landscape (citing a containing belt of trees and the sites visibility from the surrounding area [including the AONB]).
- The respondent suggests that the housing target for Bere Regis should be increased from 153 new homes to 200 new homes to reflect the village’s location, suitability and sustainability.
- The respondent considers that new homes should be allocated through policies in the new local plan rather than the neighbourhood plan to enhance certainty and speed of delivery.

2.4. Blandford

Omission Site - Land to the north of Black Lane, Blandford (Wates Land) (LA/BLFO/004)

Genesis Town Planning Ltd on behalf of Wates Development Ltd

- Promotion of land north of Black Lane for a minimum of 80 residential dwellings.
- The land to the north of Black Lane by virtue of it being located on the eastern edge of Blandford Forum is a sustainable location for new development.
- It is within walking and cycling distance of the town centre and is capable of being developed in a sensitive way considering TPOs, flood risk and AONB.
- A suitable means of vehicular access could be achieved directly onto Black Lane and could provide improved pedestrian and cycle links to the town centre.

- It is capable of being developed as part of the wider BLAN7 allocation or as a standalone development.

Blandford Forum Town Council

- Wates land development of 80 houses between the 400 allocated by the Blandford Plus neighbourhood Plan and Black Lane.
- With a Neighbourhood Plan close to completion and having significant weight, we feel that these 80 homes should have been discussed with us and the wider Blandford area.
- This is an overdevelopment of that area and will engender a negative perception of the B+ Neighbourhood Plan in the local community.

North Dorset CPRE

- The Local Plan should not include land immediately to the north of Black Lane which Wates Development has an interest.

Omission Site - Land at Deer Park, Blandford

Savills on behalf of the Bryanston Estate

- Promotion of land at Deer Park, Blandford – site is available and could provide c.150 homes on the settlement edge of Blandford Forum.
- Proposal for extensive public open space offering of c.55 acres (land which is currently in private management).
- Site would be well located in terms of access to services and facilities of Blandford.
- The Site's development would respect and enhance opportunities for the public to appreciate heritage assets, including the WWII anti-tank defences which border the eastern edge of the proposed area of public open space.
- Reference to the lack of a 5-year housing land supply for the North Dorset area – suggestion that the allocation could help to remedy this shortfall.
- Attached vision document sets out a concept plan of how the Site might be delivered and elaborates on several technical reports undertaken by specialist consultants, including highways, ecology, heritage and flood risk, to demonstrate that the Site can be sustainably developed.

2.5. Charlton Marshall

Land at E 389797 N 104244, Bournemouth Road, Charlton Marshall (LA/CMAR/002)

David Lock Associates on behalf of Hallam Land Management

- Promotion of land at E 389797 N 104244, Bournemouth Road, Charlton Marshall.
- Site could deliver 70 dwellings, up to 28 dwellings (40%) of which will be affordable homes, including affordable rent with opportunity for a Community Land Trust (CLT) to take freehold ownership, as well as play space, link to the Dorset Trailway, an allotment/ community orchard, and open space network that includes habitat creation that will deliver a net gain in biodiversity.
- SHLAA identified the site ref LA/CMAR/002, as not constrained and suitable, subject to policy change.
- Suggestion that Charlton Marshall is an inherently sustainable location for growth due to the absence of designated constraints, proximate relationship with Blandford, and good connectivity.

- Questions the appropriateness of the three draft allocations at Sturminster Marshall which require release of Green Belt land.
- Suggestion that promoted land would align the Dorset Local Plan to paras 35, 68, and 137 of the NPPF.
- A planning application has been submitted for the site - currently subject to determination by the Planning Inspectorate.
- Site is deliverable within a 5-year period, and capable of positively contributing to meeting the housing requirements of the Dorset Local Plan in a sustainable location.
- Suggest that the Council need to undertake further evidenced consideration of the sustainable and deliverable growth opportunities on land outside of the Green Belt – in order to ensure the plan is sound.

2.6. Corfe Mullen

Candy's Lane Industrial Estate

Public response

- There is an underused industrial site at the northern end of Candy's Lane which could be better used and maybe expanded.

Hillview and land adj Hillview at Broadmoor Road (LA/CMUL/003, LA/CMUL/025)

Ken Parke Planning Consultants on behalf of the landowner

- Proposed allocation CORM5 omits a small allocation of land between the settlement boundary and the allocation.
- The land in question is previously developed being occupied by two detached dwellings and their curtilage.
- The consequences of omitting the small area of land as shown in the draft allocation would be two residential properties remaining in the Green Belt surrounded by residential development.
- The land should have the Green Belt designation removed to ensure consistency with adjoining land to the east of Broadmoor Road – reference to attached plan.

2.7. Ferndown and West Parley

Land to the south of Christchurch Road (LA/WPAR/004)

Chapman Lily Planning on behalf of Mr and Mrs Davis

- Land to the south of Christchurch Road (0.5ha) should be released from the green belt and allocated for residential development. The site is well related to the settlement of West Parley.
- The site has an extensive frontage with Christchurch Road providing a suitable access.
- The site is located within flood zone 1 and is not constrained by any Heritage Asset, being situated to the north of the scheduled ancient monument (SAM) but outside of the designated site and wider setting of the SAM.
- The Plan should consider the release of LA/WPAR/004 in the context of FERN6. Once FERN6 is built out it will effectively envelope the site which will nullify role of this part of the green belt.

- The site is therefore both deliverable and developable and presents an opportunity for sustainable development of around 8 dwellings.

Land opposite Dudbury Golf Course (LA/FERN003)

Intelligent Land on behalf of Dudsbury Homes (Ferndown) Ltd

- Land opposite Dudbury Golf Course (1.4ha) should be released from the Green Belt and allocated for residential development for around 40 dwellings.
- The site is close to a range of different services and facilities and access to regular bus services.
- In respect of the Green Belt Review, this site falls within three parcels FE44, FE45 and FE46. The majority of Parcel FE46 is newly created SANG associated with the housing scheme adjoining it to the north however the remaining land is considered suitable for further housing.

Land at Stourbank Nursery, Wimborne

Bloombridge LLP

- The 5ha of land at Stourbank Nursery Wimborne should be removed from the greenbelt and allocated for employment uses. The site is previously developed land, not in the open countryside, is relatively well screened, with no landscape/natural/environmental constraints. It could provide for local, high value, SMEs and would be an alternative to existing sites at Ferndown/Wimborne.

Glenacres Nursery, Wimborne Road West (LA/FERN/005)

Tanner and Tilley on behalf of Jim McIlwain

- Glenacres Nursery, 232 Wimborne Road West (0.7ha) should be released from the Green Belt and allocated for residential development for approximately 21 new homes.
- With reference to the SHLAA– the site is adjacent to the settlement boundary and only just within the Green Belt, with a substantial amount of ‘urbanising’ development within it.
- The benefits of taking forward smaller sites - housing land supply and delivery was highlighted.
- The site well located in terms of access and travel with good access to key services and facilities.
- The site falls within flood zone one and is therefore low risk and development.
- As a brownfield sites, the current nursery impact on the landscape is considered neutral.
- The site does not contain any listed buildings, with the closest being Grade II Listed Holy Cross Abbey to the south-east of the site. There are two bowl barrels classified as Scheduled Ancient Monuments located a short distance to the south-west.
- A full ecological appraisal would also be prepared. There are no TPOs on the site and trees are only present on the southern boundary.
- In respect of the Green Belt Review, the site is assessed under parcel reference CO22 however it is suggested that the site serves no useful purpose and should be released from the Green Belt.
- In summary, Glenacres is an available, suitable, achievable, and viable site for development.

Land adj to David Phipp Showroom between A31 and A347 (LA/FERN/006)

David Phipp House Furnisher Ltd

- Land adj to David Phipp Showroom (0.85ha) should be released from the Green Belt and allocated for a commercial employment site. The site makes a logical extension to the already established commercial activity in its immediate surroundings.
- It has a direct access onto the A347. The land previously had a planning permission for a dwelling, and we believe the foundations were put in, but the building was not completed.

- The only constraint to development of this land is its onerous green belt designation.
- In respect of the Green Belt Review, we agree with the findings for of purpose 1 and 4 for parcel FE26, but strongly contest no's 2, 3 and 5. Specifically in respect of purpose 2, due to its location, this isolated area of land cannot conceivably be seen as preventing any neighbouring towns merging. Secondly, this small area of land can hardly be described as open countryside, it being surrounded by either main roads or built form. The field is bounded by the A31, the A347, a residential caravan park, and our showroom.

Holmwood Park (LA/FERN/o10)

Goadsby on behalf of Libra Land Ltd

- Land at Holmwood Park (0.46ha), east of Ringwood Road and north of Woodland Avenue should be released from the Green Belt and allocated for residential development.
- There are no constraints to development, and the infrastructure is already in place.
- The site has no active use but has the potential to accommodate, up to 10 dwellings.
- The site is off a newly constructed road that gives access but has resulted in the land becoming isolated from the grounds of Holmwood House.
- The site was assessed within the Green Belt Review under the site reference FE 48. Except for Purpose 5, which applies to all green belt sites, the Libra site has the lowest contribution to the function of the green belt. Its release from the green belt is therefore commended.

Land East of Cobham Road and Johnson Road (LA/FERN/o13)

Goadsby on behalf of Site Developments (Ferndown) Ltd

- Land East of Cobham Road and Johnson Road (4ha) should be released from the green belt and allocated for employment uses.
- Cobham Road connects with the A31. This gives excellent access to the east and west, connecting to other parts of the strategic highway network.
- Except for Purpose 5, which applies to all green belt sites, the land has a low contribution to the function of the green belt. Its release from the green belt is therefore commended.
- Alternative opportunities for employment development at Dorset Innovation Park and Blunts Farm have not come forward.

Wessex Water Depot (LA/FERN/o26)

Ken Parke on behalf of Wessex Water

- The site at Little Canford, currently occupied as a depot for Wessex Water, should be allocated for residential development for approximately 100 houses.
- The site is previously developed land. Permitted development rights would allow demolition and replacement of the various buildings with an increase in height.
- Paragraph 145 (g) of the NPPF does facilitate the complete redevelopment of previously developed land including for residential use provided such would not have a greater impact on openness.
- An allocation would deliver a planned development with affordable housing with contributions towards infrastructure.
- The site is suitable, available and deliverable and should be allocated in preference because of its previously developed status.

Land south of Canford Bottom (LA/FERN/027)

Terence O'Rourke Limited on behalf of Pennyfarthing Homes

- Promotes land to the south of Canford Bottom roundabout to deliver a road service area (RSA) given the recognised need for an RSA along the A31 corridor and increasing need for additional areas of electric charging points along the corridor.
- The RSA site could further support parking and café facilities for the proposed strategic SANG, forming part of the proposed and much sought-after Stour Valley Park.
- The site would need to be released from the Green Belt and would benefit from a policy in the DCLP.
- Suggestion that travel facilities, employment, recreation, sustainable living, infrastructure improvements, quicker movement and encouragement to utilise more sustainable forms of travel are not adequately catered for in the plan.
- Without improvement, there will be substantial operational issues arising at the Canford Bottom, particularly on the B3073 Ham Lane approach.

Land at 122 Ringwood Road, Longham (LA/FERN/029)

Ken Parke on behalf of Willton Homes Ltd

- Land at 122 Ringwood Road, Longham (1.17ha) should be released from Green Belt and allocated for residential development alongside the adjacent FERN6 allocation.
- The promoted site is contiguous to the existing urban area of Longham settlement and within walking distance of some services and facilities.
- The current access junction from Ringwood Road which serves Fernhill Care Home also provides access to the promoted site.
- The promoted land does not serve any of the purposes of Green Belt and are enclosed by existing residential development.
- The land is relatively open and free from constraint. There are no issues of flooding or contamination on the site. Suggestion that the sites could deliver between 25-39 dwellings.
- The site would require heathlands mitigation, being within 5km of Dorset Heathlands.
- Boundary screening comprises mature native hedgerow and features a collection of mature trees, whilst providing a defined boundary from the neighbouring Dudsbury Golf Course.

Land at Knole House, Christchurch Road (LA/FERN/040)

A G Jessopp Limited

- Land at the rear of Knole House, West Parley (0.73ha) should be released from the Green Belt and allocated for residential development. The property has a 2 acres garden, a suitable access onto Christchurch Road and excellent access to the SANGs and public footpath network of the surrounding area. We would anticipate the site could provide between 20-30 properties.
- The proposed development of Dudsbury Golf Course in combination with the Angel in Longham will lead to only a small strip of Green Belt remaining which has already been developed i.e the private houses built prior to Green Belt designation. We would suggest that in the event of these allocations are approved the Green Belt designation for the houses along both sides of Christchurch Road should also be revoked.
- Careful consideration would need to be given to the relationship with the neighbouring sites of archaeological interest and properties although this is considered achievable.

2.8. Furzehill

Land at Jades Farm, Furzehill (LA/HOLT/002)

Chapman Lily Planning on behalf of WH White Ltd

- Land at Jades Farm, Furzehill is available, deliverable and developable, well served by public transport, performs well in sustainability terms. The site could provide 180-200 residential homes (including a proportion of affordable units), together with community facilities, such as a new village hall and play facilities, with potential for a SANG to the immediate north which would provide biodiversity improvements, as well as make a large area of land publicly accessible. The site would be a credible alternative to the Council's current preferred sites on the edge of Wimborne/Colehill and should be allocated as an omission site.

2.9. Holton Heath

Land at Holton Gate, Holton Heath (LA/WASM/001 & LA/WASM/006)

Chapman Lily Planning on behalf of Birchmere Ltd

- Site should be allocated for employment uses.
- The site is well placed at the entrance to the established key employment site at Holton Heath and would provide new employment opportunities to serve the growing populations of both southeast Dorset and BCP, at the heart of the functional area.
- Designated cycle and footpaths arrive at the site frontage and it is also well connected to the Holton Heath railway station, which serves the Weymouth to Waterloo mainline.
- The site is in flood zone 1 and therefore at the lowest risk of fluvial or tidal flooding.
- There are no heritage assets onsite, though a scheduled ancient monument is located off-site.
- The site is not within the green belt.
- There are trees on site, but an arboricultural impact assessment shows the trees need not be a constraint to development.
- Technical assessments submitted in respect of heritage, biodiversity and flood risk demonstrate the deliverability in principle of development at the site.
- Development would not prejudice ecology, instead offering the opportunity to create linked habitats, as supported by Natural England.

2.10. Horton/Lytchett Matravers/Upton

Crane Valley (LA/HORT/002) & Bulbury Wood Golf Courses (LA/LMUP/005)

Burry and Knight Limited

- Both Bulbury Woods (site ref: LA/LMUP/005) and Crane Valley (site ref: LA/HORT/002) site submissions were excluded due to being located outside the development boundary, within Green Belt and with potential to cause negative landscape and visual impacts.
- This appeared to be a blanket refusal to allow the full golf course sites to be allocated as sites for housing within the Local Plan process, even though we are aware of other golf courses in the county that have been given permission for such redevelopment.

- We submitted a clearer proposal for the specific provision of a retirement village complex with park homes on the 9 hole course on land to the north within the Crane Valley Golf Course while retaining the main 18 hole course and golf clubhouse.
- An appropriate site for housing specifically for the elderly and retirement community within Dorset.
- Crane Valley is located near to the edge of the town of Verwood and would therefore represent a sustainable location for permanent residential development.
- As park homes are based on caravans, these residential units would also provide affordable low-cost single storey homes within a designated retirement village complex supported by the existing golf clubhouse facility.
- This development would contribute towards providing housing that addresses the needs of older people as required by paragraph 61 of the NPPF and support the increasingly ageing population as stated in Section 4.5 of the Options Consultation document.
- Our client's golf course businesses have particularly struggled this past year from the impact of the Covid-19 pandemic closures, in addition to the general decline in golf participation over the last two decades.
- By being able to diversify the Crane Valley site to create this retirement village complex, it will help to support the continued operation of the golf course as a recreational sport, leisure and social facility for people in Verwood and the wider area.
- The retired residents living on site will also support the ongoing golf operation by bringing in additional memberships, green fee and clubhouse spending revenue to our client's business.
- Burry and Knight Limited land at Crane Valley sits close to the settlement boundary with Verwood and would benefit from the release of Green Belt land in their existing 9 hole golf course area to allow for specialist retirement homes to be provided.

2.11. Lytchett Minster and Lytchett Matravers

Lytchett Minster & Bere Farm (LA/LMUP/001, LA/LMUP/004, LA/LMUP/008, LA/LMUP/009-017)

Terence O'Rourke Ltd on behalf of Bloor Homes

- The site comprises land stretching north from the A35 and south from Lytchett Matravers, to the west and north-west of Lytchett Minster. It is stated that it would comprise a high quality extension to the village of Lytchett Minster, developed on Local Living principles; a new Local Living village community – 'South Lytchett', that complements the existing villages, and connectivity improvements with Lytchett Matravers and Upton, including new walking and cycling links and centralised 'mobility hubs'. It also includes a strategic SANG for public recreation. The land lies within the Green Belt.
- This strategic development area is proposed for inclusion in the plan and it is stated that it is well placed and can accommodate Dorset's development requirements. It is stated that the area around Lytchett Minster and Bere Farm has been overlooked in the consideration of strategic development options to date.
- The land at Bere Farm has not been assessed as part of the council's sustainability appraisal process.

Castle Farm Road (LA/LMAT/015)

Spruce Town Planning Ltd on behalf of Flowers Valley Developments Ltd

- The site lies immediately to the north of Lytchett Matravers, east of Castle Farm Road and west of Flowers Drove. It is stated that the site is well located close to the existing settlement edge of Lytchett Matravers and is within walking distance of shops and services. Development of the land could be undertaken whilst retaining the trees at its edges.
- Development of c. 30 houses could be accommodated. The site is within the Green Belt.
- The site is not liable to flood risk.
- An ecology assessment of the site has also already been undertaken and confirmed that there are no ecological.

Land adjacent to Middle Road (LA/LMAT/001)

Intelligent Land on behalf of Dudsbury Homes

- The site lies to the south-east of Middle Road and south-west of Eldons Drove. It is stated that the site is suitable and deliverable and provides the most centrally located and accessible site available for development in Lytchett Matravers. It is stated that the site is available for development for around 30 dwellings and that it is deliverable within 5 years. The site has already been assessed as suitable in principle and is identified in the Neighbourhood Plan as a potential site. It is stated that it is more centrally located and closer to services at High Street than any of the proposed sites in the consultation document; and that it falls partly within the 400, walking isochrone. The site has two access points and is within the Green Belt.
- It is stated that the Dorset Council SHLAA 2020 is inaccurate and reference to the site being steeply sloping, affected by flooding and that the site extends to sensitive higher slopes is misleading. Evidence was provided regarding mitigation of adverse effects on European sites.
- The Sustainability Appraisal does not explain why the site is not a proposed development site. The Green Belt Assessment scores the release of land adjacent to Middle Road as less harmful than the land that the Council is suggesting should be allocated.

Land east of Foxhills Road (LA/LMAT/009)

Chapman Lily Planning on behalf of Catesby Estates

- The site comprises an area of paddocks situated immediately adjacent to the east side of Foxhills Road on an area of land opposite Foxhills Drive. The site is c3.42ha and it is stated approximately 130 residential properties could be accommodated in the north-western part of the site. A 2.42ha area of multi-functional greenspace and a 7.59ha SANG in the southern portion of the site are also proposed. The site is within the Green Belt.
- It is stated that the site would not represent an uncharacteristic extension beyond the settlement boundary but would be in line with LYMT5 line westwards of the settlement boundary.
- The site slopes however it is stated that development on the sloping part would be the SANG which would provide attractive views to Poole harbour, and SANG would provide containment.

Bulbury Woods Golf Club (LA/LMUP/005)

Avison Young (UK) Limited on behalf of Burry and Knight Limited

- The site is 46ha and is located south-west of Lytchett and north of Slepe. It lies within the Green Belt.

Land south of 204 Wareham Road (LA/LMAT/019)

Gillings Planning on behalf of Testament Land Company and Merryfield Homes Limited

- It is stated that the site could adjoin existing allocations and that if 'left over' it would contribute to Green Belt purposes.
- There are protected trees on site and it is stated that the site could accommodate 4 dwellings outside of the root protection area.

Land to the north of the proposed LYMT7 allocation (LA/LMAT/023)

M Hanham on behalf of P Irving

- LYMT7 should seek to round off development to west of Wareham Road - land allocation excludes obvious parcel to north of allocation.
- Land has a vehicular right of access to Eldons Drove, over the land identified in Policy LYMT7 as "a pedestrian access to link to the existing network of footpaths.....".
- Land should be included within Policy LYMT7 and developed with access via Wareham Road - will enable the vehicular right of way to be extinguished thus making the proposed pedestrian link considerably safer.

2.12. Pimperne

Land at Church Road, Pimperne (LA/PIMP/004)

Wyatt Homes

- Pimperne - located two miles to the north-east of Blandford Forum, on the western side of the A354 which is a main road connecting Salisbury with Weymouth (via Blandford Forum and Dorchester).
- Potential to accommodate growth which would not only support the village's needs, but also provide housing in proximity of the Tier 2 Town Blandford, which provides a wide range of services and employment opportunities.
- Selection of services and facilities within the villages.
- NP provides for 45 homes through to 2031 - local plan stretches to 2038 - any delay to updating the Neighbourhood Plan will frustrate the delivery of housing sites within Pimperne village.
- Current village boundary provides few opportunities for growth as the boundary tightly follows already developed areas - also constrained by Conservation Area - approaches are too restrictive.
- Limiting housing development in Pimperne to existing completions, commitments, Neighbourhood allocations and windfall would be an extremely unsustainable approach with harmful medium and longer term impacts on the sustainability, population structure and economy of the village.
- Explanation of site context - neighbouring permission through NP. Nearby to school, village hall, play areas and other services. Visually contained by road and hedge. Slope down from west to east. Access through adjoining site.
- Technical work undertaken - landscape statement.
- Planning background - considered in SHLAA as part of wider area - overall developable with a potential yield of 15 units as per NP allocation on neighbouring site.

- Planning background in terms of the neighbouring NP allocation and permission - relevant technical work such as Transport Statement, FRA, Ecological appraisal, Tree Survey, Archaeological evaluation.
- Reference to attached concept masterplan - site is positioned to enable significant buffers to the Conservation Area to the south and south-east, site positioned on the lower slopes of the site in order to minimise the impact on the landscape.
- Enhance the hedgerow along the northern boundary of the site and provide a new tree copse to the north-west to help mark the arrival into Pimperne.
- Planting to the west of the site, consistent with the local landscape character, would restore a lost field boundary.

Land north of Down Road, Pimperne (LA/PIMP/001)

Planning Base on behalf of Mr V Carter

- Promotion of land North of Down Road - adjoins the settlement boundary, considered potentially acceptable in the SHLAA.
- Lack of allocations of land for housing in North Dorset villages - potentially unsound approach - villages are proven with Tier 3 status to be able to accommodate a responsible amount of new development and to safeguard the services and facilities of the Tier 3 villages there must be some controlled housing growth.
- Amending the village envelope to allow for smaller sites in acceptable locations will provide certainty to housing numbers and will serve to avoid large scale incursions into the open countryside which is damaging to the natural environment of Dorset.
- NPPF - highlights importance of small/medium sites and development to ensure vitality of rural locations.
- Settlement boundary extends northwards than the proposed site.
- Existing NP allocation for 15 dwellings - proposed site could accommodate a similar amount of development.
- Lack of constraints to the site - not in green belt and heathlands - possible to walk or cycle into Blandford from the subject site using pavements or footpaths.
- General approach in development strategy to under-estimate amount of dwellings required, and over supply new housing - in areas which don't have the same sustainability and accessibility credentials as the site north of Down Road.
- Reference to planning constraints of Dorset, and need to meet unmet needs of neighbouring LPAs.
- Seems logical to include additional housing in Tier 3 villages to meet requirements - existing infrastructure is in place - counter intuitive to propose green belt sites or sites near to heathlands instead.
- Clear opportunity to ensure biodiversity net gain on the proposed site - deliverable immediately as there are no ownership complications.

Land off Salisbury Road, Pimperne (LA/PIMP/002 & LA/PIMP/003)

Savills on behalf of P and D Crocker

- Two land parcels off Salisbury Road, Pimperne are considered appropriate and sustainable locations for housing, which are not subject to heritage and ecological designations or in a flood risk area.

- The sites could deliver mix of about 25 market and affordable houses in the early part of the plan period. The sites are considered suitable because: they are adjacent to the settlement boundary; they are within walking and cycling distance of jobs, schools and services in the village with links to higher grade facilities in Blandford Forum; and vehicular and pedestrian access can be achieved, linking into the strategic road network (A354) and the wider pedestrian network subject.
- The sites have not been identified as a Preferred Option in the draft Local Plan and the SHLAA considers them to be unsuitable with potential for landscape and visual impacts on the Cranborne Chase AONB. However, the sites are well related to the built form and will be viewed in that context in the AONB landscape. Any visual impacts can be mitigated through design and boundary planting.

2.13. Sixpenny Handley

Land off Dean Lane, Sixpenny Handley (LA/SIXP/004)

Savills on behalf of the Trustees of MALF Pitt Rivers

- Promotion of land off Dean Lane, Sixpenny Handley.
- Site can sensitively deliver 40 dwellings whilst mitigating against any potential adverse impact on the surrounding environment.
- The proposed development is of a low density to preserve the existing setting of the surrounding area and character of built form in the village.
- A cluster of 1 ½ and single storey dwellings is located in the south eastern corner of the Site to break up the scale of the development.
- The proposed layout incorporates extensive landscaping to respect the amenity of nearby residential areas and mitigate potential adverse visual impact on the Cranborne Chase AONB.
- Concept sketch also proposes an area of central green space, community green space, and a play area.
- The proposed development is accessed from Dean Lane, with potential for an additional private drive access at Oakley Lane to the north.
- A possible footpath is located to the south of the Site, providing pedestrian access to Keats Meadow.
- Consider that the Site is located in a sustainable location for a mix of market and affordable housing.
- Reference to landscape and visual assessment carried out for the site.
- The report concludes that the proposed development will not have adverse effect upon the key characteristics of the Cranborne Chase AONB and the Dorset Downs and Cranborne Chase National Character Area.
- Reference to a preliminary review of access opportunities carried out for the site.
- Assessment recommends two options. A pedestrian footway can either be taken along the Dean Lane frontage subject to further work to assess the impacts upon root protection zones, or alternatively to the east of the Dean Lane tree screen connecting into Oakley Lane.

Land off The Orchard, Sixpenny Handley (LA/SIXP/005)

Savills on behalf of the Trustees of MALF Pitt Rivers

- Land off the Orchard, Sixpenny Handley - the Site is considered suitable to deliver 30 dwellings.

- The Site is a sustainable site and deliverable in the early part of the Local Plan period.
- An existing field access is located to the east of the Site, which provides access to Dean Lane via The Orchard.
- Mature trees and hedgerows line the northern and western boundaries, with a public footpath running alongside the northern boundary.
- The eastern and southern boundaries are shared with rear gardens of houses at The Orchard and Handley Park. These comprise boundary fencing, hedgerows and occasional mature trees.
- The low density of the proposed development is intended to preserve the existing setting of the surrounding area and character of built form in the village.
- Reference to submitted layout plan - indicates extensive landscaping across the Site, landscaping is intended to soften the impact of the development on the village edge, and impacts on the surrounding countryside.
- The proposed development is on a higher level than the existing residential development at The Orchard due to the topography of the land.
- Proposed landscaping will screen the development, thus protecting the residential amenity of the existing and proposed developments.
- Consider that The Site is located in a sustainable location for a mix of market and affordable housing.
- Reference to landscape and visual impact assessment carried out for the site - the Site has a limited visual envelope and is read in the context of existing residential development.
- The proposed development will not have an adverse effect upon the Cranborne Chase AONB and Dorset Downs and Cranborne Chase National Character Area.
- The proposed development is also considered to have a beneficial effect upon the Landscape and Townscape character.
- Reference to a preliminary review of the access opportunities for the Site that has been carried out – considers that a viable access can be achieved.
- Footway and cycleway connections across the Site (as indicated in Figure 3) are considered to maximise permeability, and shorten walking/cycling to key destination points in the village.

2.14. St Leonards and St Ives

Matchams Stadium (LA/SLSI/oo8)

Inspired Villages

- Recommend land at Matchams Stadium for a Continuing Care Retirement Community. The site represents a suitable location to accommodate growth and meet the specialist needs of the Local Authority Area's ageing population. Development could be delivered in conjunction with improvements to the Special Protection Area (SPA) and Special Area of Conservation (SAC).
- Proposals include 316 Extra Care units of accommodation and a 60-bed care home, equivalent to 59% of the 536 anticipated required Market Extra Care units by 2035. The remaining 36 hectares will be subject to substantial environmental and biodiversity improvements.
- Proposal would provide a village transport service for residents, their visitors and staff reducing car access and egress to the site – suggested amendment to the policy.
- An additional criterion to Policy STSL1 is suggested.

221 Ringwood Road, St Leonards and land adjacent

L Saxby

- Land at 221 Ringwood Road, St Leonards should be released from the Green Belt for the erection of a convenience store and a new dwelling and associated parking and open space.
- The existing property needs to be demolished due to its proximity to the busy A31 and current condition. Neighbours are supportive and there are no Highways issues.
- There is demand for new homes and jobs in St Leonards and St Ives. The site is located just outside the settlement boundary (or within when considering the adjacent Victory Oak scheme). The proposed convenience store will increase local provision and decrease trip lengths.
- The Council has demonstrated there is a need to alter Green Belt boundaries and in the context of the Victory Oaks scheme, this site would no-longer fulfil the purpose of Green Belt policy by maintaining openness, check unrestricted sprawl and prevent neighbouring towns merging.

Brocks Pine (LA/SLSI/013)

Chapman Lily on behalf of WH White Ltd

- The land (67 ha) is suitable for a mixed-use development, comprising up to c.227 residential homes across 7.4 hectares; employment use (principally B8 storage and distribution) across c.11.2 hectares; leisure use (in the form of a surf lagoon); as well as SANG and heathland support area, providing direct mitigation and extending Avon Heath Country Park.
- St Leonards possesses a variety of shops, services, education, employment, and leisure opportunities.
- The land enjoys excellent access to/from the strategic highway network via Brocks Pine.
- There is an opportunity to provide better pedestrian links via the existing pedestrian footbridge at the northern end of the site to help address severance issues.
- A preliminary ecological assessment and phase 2 surveys have been carried out.
- The land is predominantly within flood zone 1 with a negligible risk of surface and ground water flooding.
- The East Dorset and Purbeck Area Landscape and Heritage Study had not identified any overriding landscape or heritage reasons for exclusion.
- The site lies within the South East Dorset Green Belt, however, in isolation, the land does not appear to fulfil any of the five purposes of green belt.
- The mainstay of the land is within 400m of designated heathland sites, within which there is a moratorium on net additional residential development. However, other forms of development could be suitable, including employment and leisure uses, subject to mitigation measure.
- Natural England advice has been sought on environmental matters and has been supplied.

2.15. Sturminster Marshall

Moorside and Bramar Houses, Moor Lane, Sturminster Marshall (LA/SMAR/013)

Pure Town Planning

- The respondent suggests that the site is not appropriate for employment uses (access onto Moor Lane not suitable for commercial vehicles, protected trees, the relationship between the

site and a school and because the council has made an allocation for employment land nearby) and could be re-developed instead with between 8 and 10 new homes.

Omission Site – Dorset Springs (LA/SMAR/001)

Dorset Springs

- Dorset Springs is a tranquil, quiet fishery and the whole business model is based on its undisturbed surroundings, STMR2 proposal directly adjoins all of our boundary, the effects of this development will be negative to our site and business.
- STMR4 is unlikely to gain public support due to the loss of the Golf Club, our site is 22 acres of which 13 acres would represent development space, 10 acres would make up SANG, greenspace & cycleway development. The site could easily host 200 homes on a very spacious ratio of 20 homes per acre.
- Most of the village has come to accept that the larger field within STMR2 is likely to be re-developed due to years of proposals to make it such.

Omission site - Landowner of Moorside and Braemar houses (LA/SMAR/013)

Pure Town Planning / Birchmere Ltd

- Landowner of Moorside and Braemar houses, accessed off Moor Lane. Also own the Bailee Gate Industrial Estate to the south.
- The site contains two detached buildings which comprise a former therapy centre (D1) and office (B1 no Class E).
- Wishes this land to be re-classified for housing delivery, can deliver around 8 to 10 family homes.
- Access along Moor Lane would not be suitable for commercial vehicles associated with industrial units.
- There are three large, protected trees on the site which limit efficient redevelopment of this site.
- This site is located directly adjacent to Sturminster Marshall First School.

2.16. Three Legged Cross

Land at Three Legged Cross (LA/VERW/024)

Developers/Landowners/Agents

- Respondent supports proposals to amend Green Belt boundaries in order to deliver new homes.
- Respondent promotes a site with capacity to deliver around 47 new homes and a 60 bed care home within the 400 metre area around a heathland habitat site.

2.17. Upton

Land east of Watery Lane, Upton (LA/LMUP/007)

Turley on behalf of Wyatt Homes

- In relation to Land east of Watery Lane, this site should be allocated for around 15 dwellings and public open space, with the development layout and design ensuring that the relevant flooding risks are avoided or mitigated.

- Land east of Watery Lane is sustainably located at the edge of Upton, which is Tier 1 settlement with a good range of shops and services and places of employment.
- Wyatt Homes have full control of the Site are committed to the proposals and approach outlined within the Vision Framework for Policemans Lane, Upton.
- Vehicular access would be taken across Watery Lane and through the Policemans Lane development.
- Would allow for improved pedestrian and cycle connectivity.
- As a result of this allocation (and Frenches Farm) Wyatt Homes would be able to extend the Upton SANG- 2.37 hectares.
- Supporting documents submitted include; A range of technical surveys and studies to support the proposals have already been completed; A location plan and indicative land budget showing Land east of Watery Lane (this is referred to on the plan as “Policemans Lane Phase 3”) – see Appendix 1; A Delivery Framework: Land at Policemans Lane, Upton (December 2018) – Available upon request.

Land at Frenches Farm, Upton (LA/LMUP/002)

Turley on behalf of Wyatt Homes

- In relation to Land at Frenches Farm, this site should be allocated for mixed-use development comprising a new 64-bed nursing home for those with advanced dementia or complex needs (and low mobility) and an employment area comprising 1.0 hectares, to provide for small light-industrial units and workshops.
- Land at Frenches Farm is sustainably located at the south-western edge of Upton which is Tier 1 settlement with a good range of shops and services.
- This site represents a valuable opportunity to deliver a well-designed mixed-use development comprising 1.0 hectares of employment space and a 64-bed nursing home for those with advanced dementia or complex needs.
- Between the two local authority areas, up to 241 hectares of new employment land is anticipated to be required by Dorset and BCP Councils to 2038. Much of this requirement will be for industrial workspace and this need will include the need for smaller business units and workshops.
- In addition to the employment area, a nursing home would be developed. This would focus on either those with advanced dementia or the frail elderly with complex needs, rather than a ‘retirement living’ development for the more independent elderly.
- Employment uses are not identified within the Dorset Heathlands SPD as being likely to result in significant adverse impacts on the SPA.
- Appendix B of the Dorset Heathlands SPD (adopted March 2020) confirms that certain types of Use Class C2 accommodation could be acceptable within the 400m buffer zone.
- Whilst the site is within 400 metres of the protected heathlands, the forms of development promoted are not excluded from this buffer zone.
- There is scope to extend the existing Upton SANG which is directly adjacent to both sites and is therefore closer to the proposed development than is the nearest protected heathland area.
- The recent joint Strategic Green Belt Assessment concluded that Parcel UP1 which contains the site made at best a ‘moderate’ contribution to the wider Green Belt and that there is weak distinction between the parcel and the inset area.
- Provide for an extension to the existing Upton SANG to compensate for and ameliorate the loss of Green Belt.
- Supporting documents submitted include; A location plan of Land at Frenches Farm – see Appendix 2; An annotated concept sketch plan for Land at Frenches Farm – see Appendix 3; A coloured sketch plan for Land at Frenches Farm – see Appendix 4; an extract of the Purbeck District Council SHLAA (2019) for Land at Frenches Farm – see Appendix 5.

2.18. Verwood

St Magaret's, off Brickyard Lane, Verwood (LA/VERW/018)

N J Thorne

- Although this site is located adjacent to the Green Belt, it is a brownfield site associated with the former brickworks, which has good road access on to the public highway.
- The single dwelling on the site could be redeveloped with up to 10 residential units, with no impact on anyone else due to its position and the screening around the site.

Crane Valley golf course site promotion (LA/HORT/002)

Avison Young on behalf of Burry and Knight Ltd

- Council should consider further Green Belt release at Verwood at a sustainable location which can deliver specialist retirement homes.
- Land (currently used as a nine hole gold course) at Crane Valley gold course is promoted for park home development for use as a 'retirement village complex'.
- The developer argues that the proposed park homes would support the use and operation of the remaining 18 hole golf course and meet the needs for this type of accommodation (i.e. for older people) in Dorset.

2.19. Wareham

Land at North Wareham (LA/WARE/010 & LA/WARE/011)

Carter Jonas on behalf of Welbeck Land

- Promoting the potential for the development of land at North Wareham and Sandford for residential and associated development acting on behalf of Charborough Estate.
- Two land parcels at North Wareham, as evidenced by discussions and site walkover with senior officials at Natural England, are capable of coming forward independently of each other with suitable ecological mitigation or combined.
- The harm to the significance of 'Scheduled Monument' is considered 'less than substantial' with a clear public benefit of housing delivery and a SANG.
- Landscape impacts are mitigatable.

Land at Sandford Lane (LA/WARE/002)

Ken Parke on behalf of Wessex Water

- Allocate land at Sandford Lane for essential infrastructure for Wessex Water.
- Submitting sites for consideration.
- Would like confirmation that due process was followed.

2.20. West Moors

Land north of West Moors

Terence O'Rourke on behalf of Somerston

- The site submitted by Somerston performs poorly against the five purposes of the green belt and as such there is no fundamental need for the land to remain in the green belt.
- Housing here would be sustainable - tier 2 but with limited alternative options.
- Site could use the western edge creating an appropriate buffer to the heath.
- Discounted through SHLAA with no justifiable reason.
- All C2 overlooked and discounted from proper consideration.
- Site could have been subject to the phase 1 landscape and heritage assessment.

2.21. Wimborne and Colehill

Canford Bottom Roundabout

Ken Parke Planning Consultants Ltd on behalf of the landowner

- Promotes a 0.6ha of commercial land at Canford Bottom Roundabout, providing 30,000 sq ft GIA of accommodation or 50,000 sq ft including mezzanine and first floor.
- Reduce out-commuting.

Land on the east side of Canford Bottom Roundabout (LA/COLE/006)

Intelligent Land on behalf of Stapehill Investments Ltd

- Promotes for land east of Canford Bottom Roundabout for mixed retail and residential already considered through the SHLAA COLE/006. The promoter has provided a transport study, consideration of greenbelt and proposes to retain the major TPO'd trees.
- Suggestion that development would result in improvements in both road safety and capacity of the Canford Bottom Roundabout.
- With regard to the land north of the tree belt, this land is as suitable as others that have been identified for residential land release in locations within the Colehill and Ferndown Area.
- Whilst the initial layout plan submitted, for information, showed seventy-five house the submission advised that the numbers would be reduced to avoid the need for a SANG.
- Client offered to make any residential development a social housing scheme and to contract an RSL accordingly.
- Client would also be willing in the alternative to offer one hectare of the land north of the tree belt as a 'small and medium sized site' in accordance with paragraph 68 (a) of the NPPF - for entry-level proposals suitable for first time buyers.

Land at Lonnen Road, Colehill (LA/COLE/025 & LA/COLE/026)

Chapman Lily Planning on behalf of Cawdor Construction Developments Ltd

- Land at Lonnen Road would present a highly credible and deliverable addition or alternative to the Council's current preferred sites on the southern edge of Wimborne/Colehill.
- Capacity to deliver around 165 dwellings (assuming a density of 37dph), together with supporting infrastructure.
- The site is unconstrained by any landscape designations or protected trees.
- Confirms that the site is available, deliverable and developable.

Land at Northleigh Lane (LA/WIMI/004)

Chapman Lily Planning on behalf of WH White Ltd

- Land at Northleigh Lane would present a highly credible and deliverable alternative (South of railway line), located close to Wimborne Town Centre, within flood zone 1 (very low risk), negligible surface water flooding, no heritage assets onsite and the site is separated from the Grade II* Old Manor Farmhouse by the adjacent industrial complex.

Land to the west of the Cranborne Road (LA/COLE/032)

Terence O'Rourke Limited on behalf of Bloor Homes

- Support the allocation of land to the west of the Cranborne Road, to deliver an extension to the existing new Neighbourhood of 160 dwellings, and situated close to the town centre. Previous developments to the west of the site show Bloor Homes' proven track record of housing and infrastructure delivery.
- The Council's own evidence base is flawed and draws inaccurate conclusions which have resulted in the Council's failure to allocate this site.

Land off Willow Drive, Colehill (LA/COLE/014)

Gladman

- Land off Willow Drive, Colehill - land off Willow Drive provides a natural extension of the settlement with existing residential development located to the site's western boundary without merging the settlements of Wimborne and Colehill. The 14.84 ha site has capacity to deliver around 325 net homes.
- Access can be taken from Willow Drive, there are opportunities for net gain in biodiversity and the site is located in Flood Zone 1 (lowest risk)

Stone Park (LA/PAMP003 & LA/PAMP/004)

Intelligent Land

- Stone Park is a large Regency-style dwelling set in over 11 hectares of grounds. The dwelling is listed Grade 2. The grounds have no additional heritage designation. The site is identified as parcel WI 11 in the greenbelt assessment and has little relevance to checking the sprawl of urban areas or preventing towns merging. Some relevance to the historic setting of the town, but the conclusion appears confused. In Greenbelt terms from LUC Stone Park seems to be safeguarding the countryside from encroachment. Some development of the site would also allow safeguarding of the existing listed building associated with the extensive maintenance required.

Wimborne Road, Colehill (LA/COLE/011)

Doug Cramond on behalf of Springvale Environment Ltd

- There should be recognition of the superior merits of the Springvale Environment Ltd site at Wimborne Road, Colehill with adjoining land be up to about 45 dwellings along with allotments and other recreation space.
- Although within a Conservation Area, the land has no heritage value and was not recommended for inclusion within a CA by Council Officers.

Land at Pilford Lane, Colehill

Persimmon Homes

- Promotion of land at Pilford Lane, Colehill for residential development - reference to site delivery statement submitted.
- Colehill is a sustainable and deliverable opportunity for residential development, which should be reconsidered for allocation. A site deliverability statement sets out why the site should be allocated.

Land at Crown Mead, Wimborne (LA/WIMI/001)

Savills Planning on behalf of Nova Crownmead 27 LLP

- Crown Mead is a brownfield site located in the centre of Wimborne and comprises ground floor retail units with ancillary retail space above, associated vehicle access and parking areas, pedestrian routes and a surface level car park.
- The site should be included in the Dorset Local Plan as a small/medium sized site that can make an important contribution to housing numbers.
- Deemed unsuitable in the SHLAA due to being within flood zone 2 - will be necessary for the Council to consider Flood Zone 2 sites and, given that there are flood defences along the edge of the River Allen and residential units would be located at the first and second floors, we consider that this site is capable of being designed to safely accommodate residential units and without increasing the risk of flooding elsewhere.

Land north east of Lake Gates roundabout (LA/PAMP/001)

Planning Base Limited on behalf of Ensors Limited

- The subject site at Lake Gates roundabout has excellent transport and highway links and would result in a housing proposal that would not directly impact upon traffic having to travel in and out of the town.
- This land is deliverable immediately as there are no ownership complications.

Brownfield Sites in Wimborne/Colehill

Public response

- Should include. Pippins, Police Station and Courts, First School, Hanham's Car Park.
- Look at redeveloping shopping centre on Crown Mead.
- Furzehill former EDDC offices not been considered or Wimborne Market site or Flight Refuelling site.
- Queries why we don't consider land north of Colehill.
- Suggestion of developing Canford Bottom, Stapehill; Stone Lane industrial estate; Brook Road; Old Road off of Victoria Road; and the area adjacent to Old Manor Farm.

Other sites in Wimborne/Colehill

Public response

- Less populated parts of the district should be considered in preference to proposed greenfield sites.
- Suggestion of instead looking at Cobhams in Brook Road to sell the large area of unsightly, unused ground they have on the left of their buildings in Brook Road - building here would cause less disruption.

2.22. Winterbourne Kingston

Land to the north of Plumbley Meadows, Winterbourne Kingston (LA/WKIN/oo6)

AAH Planning Consultants

- Suggest that allocations should also support growth in rural areas to maintain their vitality, rural services and as part of a resilient housing land supply (typically rural sites tend to be smaller).
- The land owner has already demonstrated through an earlier planning application (P/OUT/2020/00414) how the Land to the North of Plumbley Meadows could deliver 20 new homes.
- The planning application was submitted with evidence (including Traffic Assessment Plan, Heritage Impact Assessment, Flood Risk Assessment, contamination report and 'Phase 1 Ecological Report) to demonstrate its suitability. The evidence demonstrates that there were no issues that would prevent the sites allocation for new homes.
- The respondent considers that residential development would be achievable (viable), that the site is available and that there are no legal issues relating to the Land to the north of Plumbley Meadows which might restrict development.

2.23. Winterborne Stickland

Land west of Clenston Road, Winterborne Stickland (LA/WSTI/oo1)

Planning Base Limited on behalf of the landowner

- Respondent suggests that the plan should include policy allocations for new homes in north Dorset villages to help support rural services and facilities.
- Policies which support selected housing allocations around Tier 3 villages will help to avoid unplanned speculative development.
- Winterborne Stickland is not constrained by the Green Belt or the requirements relating to habitat sites (the respondent specifically references Dorset heaths habitat sites).
- The respondent considers that the sites to the west of Clenston Road represents a more sustainable option for development than some of those other sites presented in the emerging local plan.
- The respondent considers that his client's site is a more sustainable option for development than some of the proposed policy allocations which are affected by Green Belt, flood risk and are likely to have an effect of Dorset heaths habitat sites.
- The respondent considers that the site to the west of Clenston Road presents an opportunity to achieve a net gain in Biodiversity.
- The respondent states that new homes could be delivered immediately and that there are no ownership complications.

3. Central Dorset

3.1. Broadmayne

Broadmayne: General points

Chapman Lily Planning on behalf of Southern Strategic Land

- There is a concern that the spatial strategy has not been translated into actual strategy.
- Although some growth is proposed at some larger villages, Broadmayne is a larger village that has been ignored.
- Given how unconstrained land has been promoted at Broadmayne, it should have been considered as a reasonable alternative option for growth.

Broadmayne: Land at Broadmead (LA/BRWK/001)

Chapman Lily Planning on behalf of Southern Strategic Land

- Land at Broadmead, Broadmayne could deliver about 120 homes (as an upper end target) or 80 to 120 units with a slightly lower density, an element of employment space and integrated open space.
- The site is nestled between Martel Close and Broadmead to the north, appearing as a very obvious gap in the built form. The site has a strong degree of enclosure by existing development and hedgerows and there are no protected trees on or near the site.
- There is a lack of constraints. There are no heritage assets onsite or nearby that would be affected and there is a low probability of flooding. Any surface water flood risk could be mitigated through SUDs.
- The AONB boundary lies along the site's southwestern edge and this relationship could be respected through strategic planting. The setting of the Heritage Coast to the south could be safeguarded through a sensitive design and landscaping scheme.
- The development could be served by existing infrastructure in Broadmayne and the surrounding area, which includes pubs, a village hall, places of worship, convenience retail, playing fields, allotment gardens, a post office and industrial premises.
- The A352 passes through Broadmayne, providing excellent connections to Dorchester and Weymouth. Buses at Charlmont Cross also provide regular services to Dorchester and Weymouth. A right of way through the site would be retained and the long expanse of frontage along Broadmead presents an excellent opportunity for points of access and links into the village.
- An area to the northwest has potential to create a highly attractive SANG, well connected to the local population.
- The way in which sites are assessed in the SHLAA is inconsistent and there is a concern that this site was only deemed acceptable as an affordable housing exception site.
- There is also a concern that the West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study did not consider the merits of growth at other Tier 3 settlements, including Broadmayne.

3.2. Chickerell

Land east of Putton Lane (LA/CHIC/019)

James Cain, Planning Base Limited representing Mr V Carter

- 2.65ha available for a mix of uses.
- Free from the principle planning constraints, this site is more sustainable than other Chickerell sites – existing infrastructure, a new road planned, doesn't require the release of greenbelt and not located close to heathland.

Fields between 523 and 525 Chickerell Road (LA/CHIC/002)

Public response

- Could a small amount of the site be suitable for housing development as infilling between 523 and 525 Chickerell Road.

Land at Camp Road, Weymouth (LA/CHIC/011)

Pegasus Group on behalf of Persimmon Homes

- Promote the site as a suitable one for new homes to be allocated through the Dorset Council Local Plan.
- Reference to submitted 'Site Delivery Statement' for the site.
- Promotes 7.9 ha - A technical assessment shows that the site could deliver around 115 dwellings and provide a number of environmental benefits.
- Whilst it is acknowledged that not all of the land would be suitable for housing it could be brought forward as part of a comprehensive proposal with appropriate public open space and landscaping, providing a development of around 130 new homes.
- It could deliver a range of homes in terms of type, size and tenures (including a meaningful amount of affordable housing) which taken together, can assist in meeting the needs of Chickerell and the wider needs of Weymouth in a sustainable and accessible location.
- At this stage, the main considerations have been identified as follows: Landscape and Visual Impact; Ecology; and Access & Movement.
- These surveys and assessments are provided.
- Key facilities would be within easy walking and cycling distances, or accessible by public transport, meaning that residents would not be reliant upon the use of a private car.
- With the implementation of a successful mitigation strategy, the overall residual impact on the landscape is considered to have a moderate adverse overall effect on the surrounding landscape character and moderate adverse residual visual effects as a worst case.
- The Site is considered to be of moderate ecological value, due to the semi-improved grassland and bat-roosting potential on four of the buildings. A number of ecological enhancements have been proposed for the Site, which are referred to in the accompanying Ecological Appraisal.
- Dwellings within the proposed development would be afforded opportunities to adopt sustainable travel patterns for various purposes.

Land off Mandeville Road (LA/CHIC/016 & LA/CHIC/017)

Planning Base Limited on behalf of Ensors Ltd

- Promotes land off Mandeville Road for development as suitable, available and achievable immediately.
- Will complement recent developments in the area.
- Provides landscape and wildlife corridors.
- Plan underestimates amount of land needed (taking into account unmet need from neighbouring areas) and provides for too much development in constrained areas. No objection to CHIC1.

3.3. Compton Valence

Compton Valence: Compton Valence Farm (LA/COVA/001)

Compton Valence Farms

- This locally run family farm in West Dorset could be an early ‘windfall site’. It would be a community-led development, which would provide income to the Parish, whilst also meeting the increased demand for those wanting to live remotely in the countryside. The site could be delivered in the short term: 2 to 5 years from adoption of the Local Plan.
- It would deliver houses for local residents looking to get onto the property ladder, which would be a positive, given the significant drop in sites coming to the market due to a range of factors. It would also provide employment space for local services, aligning it with the Government’s agenda to help rural communities whilst supporting SMEs.
- More bespoke units than on larger mainstream housing developments, would create a potentially mixed demographic. The development would make other positive contributions, such as an improvement to the local school bus service.
- The conclusions of the recent SHLAA submission are challenged. It is considered that the site could support a sustainable rural development as: it is accessible; there are hedgerow boundaries and visual impacts could be mitigated; and there is scope for community orchard or playing fields. The stated heritage impacts should be reconsidered as the buildings within the site are unlisted. The stated contamination impact should also be reconsidered.

3.4. Crossways/Moreton Station

Upper Woodsford, Crossways (LA/WOOD/001)

Nexus Planning on behalf of Hallan Land Management

- Upper Woodsford constitutes a highly sustainable location to meet the Plan area’s housing needs.
- Although it is recognised that the majority of the new settlement will be delivered beyond the Plan period, a significant amount of housing (approximately 1,000 dwellings) can be delivered along the southern boundary of the site as an early phase of development within the Plan period.
- Hallam Land Management will provide a detailed trajectory for the potential delivery of housing at Upper Woodsford as part of its response to the Council’s upcoming supplementary consultation.

- The approximately 500 hectare site is in single landownership, which provides a unique opportunity to deliver large-scale strategic growth without the need for any complex landownership agreements.
- The Plan's Sustainability Appraisal (January 2021) concludes that Upper Woodsford scores well against the majority of its objectives.
- Upper Woodsford should be identified as an Area of Search within the Plan to meet housing needs towards the end of the Plan period.
- The Area of Search will be refined into a formal allocation through either an Area Action Plan or a Local Plan Review.
- Free from any designated landscape constraints.
- Upper Woodsford is located outside of the Green Belt.
- There are no listed buildings on the site.
- The site is also located within Flood Zone 1 (other than the northern parcel).
- Free from any ecological designations (although it does lie within the 400m-5km buffer of the Dorset Heathlands Special Protection Area, requiring mitigation through Suitable Alternative Natural Greenspace).
- Its location straddling the River Frome (which flows into Poole Harbour Special Protection Area – which is particularly sensitive to increases in nitrates) provides a valuable opportunity to extract nitrogen from the river through appropriate water filtration methods.
- The removal of a significant amount of land from intensive agricultural use - Natural England, who is, in-principle, supportive of this opportunity.
- A substantial biodiversity net gain together with a net benefit to nitrate infiltration.
- Crossways / Moreton Station area is suitably located to sustainably meet the housing requirements of both the South Eastern Functional Area, in addition to the Central Functional Area.
- 76% of Dorset's jobs are located within 3.5 miles of the stations along the London – Weymouth rail corridor.
- The following supporting documents were supplied; SHLAA form, Representation to the West Dorset, Weymouth & Portland Preferred Options, Landscape and visual appraisal, Heritage Appraisal, Preliminary Ecological Appraisal, Surface Water Drainage Strategy, Transport and Accessibility Appraisal, Services appraisal, Concept Framework, Report on the Examination of the Hart District Council Local Plan and Infographic – Stations / employment.

3.5. Dorchester

Charlton Down - land north-west of Herrison Road (LA/CHTR/009)

AAH on behalf of Land Allocations Ltd

- A 'call for sites' submission (under separate cover) has been made together with an outline application and supporting documents.
- The site is deliverable, available and developable now and there are no on-site issues or major infrastructure requirements.

Charlton Down - The Sewage Field (LA/CHTR/007)

Public response

- The Sewage Field (SHLAA reference - LA/CHTR/007) could be a suitable site for development. It has access from the north-east and development could be sympathetically designed to minimise impact on a nearby listed building.

Charminster - land east of Charminster (LA/CHTR/015)

Origin3 on behalf of Obsidian Strategic

- Land east of Charminster could deliver about 100 dwellings within 5 years helping to support the delivery of housing in the Dorchester housing market area. It is a sustainable location and development would support sustainable movements via modes such as walking, cycling and public transport.
- The site is free from environmental designations and in Flood Zone 1. A small SNCI lies immediately west of the site and a right of way is to the east of the site. The southern boundary is defined by the rear garden boundaries associated with properties off Ellerslie Close and York Close, which is a harsh edge to the settlement.
- There is a Scheduled Monument to the north-west of the site, but the site is well screened along its northern and western edges. The Conservation Area extends up to the western site boundary. There are two possible views into the site from the Conservation Area along North Street, but views are heavily screened. Listed buildings are in proximity to the site.
- The local landform and mature vegetation structure provide a degree of separation between the site and the more open landscape to the north and east.
- Views of the site are limited to internal views from footpath S14/2; the southern site boundary; and the higher ground of the Frome Valley, which includes the urban areas of Dorchester and Poundbury within the wider landscape to the south.
- Development of the site will adopt a high quality, landscape-led approach ensuring that the proposals can be successfully integrated without significant adverse effects upon the receiving landscape character or visual environment.
- The proposed landscape treatment, when combined with the existing retained vegetation structure, would ensure that the proposals benefit from a high degree of physical and visual integration. This would reflect the local landscape character and provide a high level of visual containment.
- The West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study 2018 suggests that land to the east and west of Charminster perform similarly in terms of heritage impact (medium sensitivity) and landscape impact (medium-high sensitivity). It is considered that development on the land east of Charminster would be less visible in the landscape than the recent Charminster Farm development off Weir View / Wanchard Lane.
- The Local Plan's sustainability appraisal shows that land to the east of Charminster performs the same as land to the west, except for the community objective where land to the east performs better.
- The site was excluded from the SHLAA, but the reasons given are not justified or accurate. There is an established footpath to the south-west of the site, it is well-screened with the ability to minimise impacts, and there is an opportunity to improve biodiversity.

Charminster - land south-east of Westleaze (LA/CHTR/005)

Wyatt Homes

- There is an opportunity for sustainable development on this site to contribute to the required level of growth in the Central Dorset functional area. There is a lack of constraints, as the site is outside the Dorset AONB, green belt, or any habitat sites.
- The setting of the Conservation Area and Wolfeton House would remain open and rural in character and development would not 'cascade down the slopes' as indicated in the SHLAA

assessment of the larger 6.125ha site. Preliminary landscape work shows there is potential to extend the treed character to address landscape concerns.

- A planning application is in the system for land adjacent to the west, which was previously refused and dismissed at appeal for a higher quantum. The application is now for ‘up to 89 dwellings’ and takes account of the Conservation Officer's comments regarding impact on listed buildings.
- The promoted site responds to comments made on the adjacent site. It would also provide a good opportunity to contribute towards the Council's ‘small sites’ requirement, as outlined at paragraph 68 of the NPPF.

Dorchester - County Hall

Public response

- The County Hall site should be considered for development as it is an untidy complex of 90-year-old buildings, including two redundant Crown Courts. By using the modern South Walks House and with increasing numbers of staff working from home, Dorset Council could offer this brownfield site for housing development to inject life into the town centre. Developing County Hall would provide an opportunity for a second access to the former Prison site, which has planning permission for 185 homes, but is limited to a narrow entrance via North Square. Together these sites could provide a substantial number of affordable homes to rent, including homes for health workers and care staff.

Dorchester - Fordington Farm (LA/DORC/005)

Public response

- SHLAA site LA/DORC/005 (Fordington Farm) should be allocated.

Dorchester - Land off Maiden Castle Road (LA/DORC/002)

Duchy of Cornwall

- Support to develop part of a sports pitch relating to Dorchester Thomas Hardy School for Performing Arts and Sport.

Dorchester - Land off Maiden Castle Road (LA/DORC/001)

Duchy of Cornwall

- Land off Maiden Castle Road, Dorchester was previously included in a Local Plan and is now being promoted for 45 new homes. The site is suitable, available and deliverable and although it forms part of Thomas Hardy School grounds, the land is surplus to requirements and does not form part of the playing fields.
- Safe and secure access could be provided off Maiden Castle Road and discussions have taken place with Highways Officers to discuss vehicular circulation in the vicinity of the site.
- Housing in this location would provide an opportunity to soften the landscape facing the playing fields from the existing development.
- Proceeds of the sale would fund improvements to the Thomas Hardy Theatre and enhanced sports facilities. This would also benefit the wider community as evidenced in a draft Development Strategy for Performing Arts and Sport. Funding for further ongoing capital improvements at the school would help to deliver:
 - Six high quality, competition standard covered tennis courts;
 - Six netball courts, with the capacity for a local netball league;

- All-year round use, including lighting for evening coaching and competition;
- Community use and the potential for new club development in conjunction with existing Town clubs;
- Coaching through partnerships with national sporting federations;
- The cost and experience benefits of co-location provision;
- Improved facilities for the teaching of PE and extra-curricular activity; and
- The health benefits that will come from increased physical activity of both students and the community.

Dorchester - Land at the bottom of Dorchester Thomas Hardy School

Public response

- The bottom field of Thomas Hardy School should be included for development.

3.6. Martinstown

Martinstown: Land to the east of Martinstown (LA/WSTM/002)

Public response

- Suggest that development of around 30 new homes to the east of Martinstown would improve the sustainability of the village through improvement to existing facilities.

Martinstown: Land on the west side of Duke Close (LA/WSTM/004)

Greenslade Taylor Hunt on behalf of Morrish Homes

- A SHLAA submission has been made alongside a local plan representation.
- The site is unconstrained and in a village with more than two key services and access to more.

3.7. Milborne St Andrew

Milborne St Andrew: West of Milton Road Close (referred to as Land to the North of Dorchester Road) (LA/MILB/001)

Macra Land on behalf of Nicola Pye

- Land north of Dorchester Road, Milborne St Andrew is a suitable location for 35-40 dwellings. The site could provide a range of accommodation types and sizes, including open market and affordable housing (or possibly an affordable housing scheme), in a high quality development.
- The site is in a sustainable location within convenient walking and /or cycling distance of services, facilities, and the limited employment opportunities within the village. The village and site are connected with sustainable transport options, allowing access to other more significant settlements.
- Although Milborne St Andrew is classified as a Tier 3 settlement, it does have a reasonable number of facilities. Modest levels of growth would support those facilities, helping to protect the future sustainability of the village.
- Much of Dorset is constrained by AONB, Green Belt or other designations and land should only be removed from the Green Belt in exceptional circumstances. The unconstrained land in Milborne St Andrew should be allocated before any Green Belt land is released.

Milborne St Andrew: Homefield (LA/MILB/003)

Alder King on behalf of Wessex Strategic

- Promotes a development site at Homefield, Milborne St Andrew as delivering 80 new homes, a suitable alternative natural greenspace, a new pre-school facility and open space.
- Considers that earlier issues relating to the site can be overcome.
- Considers that the site will make a positive contribution to housing delivery in general and specifically affordable homes.

Milborne St Andrew: Land to the north of Blandford Road (LA/MILB/005)

Savills on behalf of Wyatt Homes

- The proposed development site is well related to the existing village and new homes would support the viability of this settlement.
- The site could deliver around 47 new homes (including affordable homes, comprising 40% of the total development) and community facilities (including doctors surgery and pre-school).
- Planning applications have been made, which together with support evidence (including planning statement, design and access statement, ecological appraisal, biodiversity mitigation plan, landscape and visual appraisal, transport statement, historic environment desk based assessment, flood risk assessment, utilities and geotechnical/contamination reports), demonstrate that new homes could be delivered at the site.
- There is an opportunity to deliver a strategic SANG to the north of the site with capacity to mitigate the impacts from homes on this and other sites within/around the settlement.

3.8. Milton Abbas

Milton Abbas: Land at St Catherines Well (LA/MILT/004)

Terence O'Rourke Limited on behalf of Gleeson Strategic Land

- Gleeson's site at Milton Abbas could accommodate 50-60 homes without significant landscape or heritage impacts arising and needs to be properly considered as part of the local plan process.

3.9. North of Dorchester

Higher Burton Farm (LA/STLB/005)

Strutt & Parker on behalf of the Salisbury Diocesan Board

- The boundaries of the allocation need to be softened as part of a landscape-led approach rather than reflecting land ownership. Salisbury Diocesan Board of Finance can make more land available at Higher Burton Farm, if needed, in order to achieve best long-term planning and design solution.

Stinsford Hill House (LA/STLB/004)

Enterprise Park 2017 Ltd on behalf of Landowner

- 1.2 hectares at Stinsford Hill House should be included in the DOR13 allocation, or as an extension to the settlement boundary of Dorchester. The site would provide a logical rounding off of the DOR13 boundary.

- The Historic England website does not identify any heritage assets within the site, although it does record a milestone on the adjacent service road, but not in situ.

3.10. Piddlehinton

Piddlehinton: Land to the north east of the Enterprise Park (LA/PIWL/003)

Public response

- Notes that the land to the north east of the Enterprise Park appears to be ‘unproductive’, and considers that this land would be suitable for allocation as employment land used in association with the park.

Piddlehinton: Bourne Park/Farm, (LA/PIWL/001)

Sibbett Gregory Wright & Coles on behalf of the landowner

- Bourne Park has expansion scope which could provide green energy for the DOR13 allocation.
- Plans to attract an energy intensive activity (eg data storage) on to the Bourne Park campus which would be facilitated by a supportive local plan.
- Bourne Park can offer:-
 - Immediate availability
 - Low landscape impact even though closer to the AONB
 - Lower site coverage and the potential to deal with surface water run-off without impacting downstream
 - An existing low cost renewable energy infrastructure which can be readily expanded.
 - Access to super-fast fibre broadband.
 - Private drainage and water supply.
 - Seclusion from domestic habitation.
 - Scope for expansion within 20ha ring fence.
- Bourne Park has the potential for energy self-sufficiency.
- It currently has circa 10MW of varied, on site renewable electricity generation, c/w storage which is integrated with the national grid.
- Hanford are seeking to use as much as is possible of this “local” power for local use and to that end any future development at the parks could have potential access to this utility.

3.11. Portland

Stone Firms, Portland

A2A Consulting

- The Stone Firms Masonry Works should be included in the settlement boundary and the employment site designation to the north.

3.12. Puddletown

Puddletown: Land south of Athelhampton Road (LA/PUDD/001)

Turley on Behalf of Wyatt Homes

- Puddletown has the potential to accommodate growth to meet village needs and provide housing in proximity to the Tier 1 'large built-up areas' in Dorset. There is a range of services and facilities in the village and there are good connections to main roads and neighbouring counties.
- Table A2 of Appendix 2, which sets out neighbourhood plan housing requirements, results in an inconsistent approach to the distribution of development across the Tier 3 villages. Settlements with neighbourhood plans have lower housing requirements than those with allocations in the draft local plan. This approach is unsustainable. The approach is also flawed in relation to Puddletown, as the calculation of 7 dwellings per year may not reflect the local housing need and the community's aspirations beyond 2031.
- The area of land promoted by Wyatt Homes would represent an expansion of a neighbourhood plan site on the adjoining part of the field. However, as the site straddles two parish boundaries, some of it has not been considered through the neighbourhood planning process. The site proposed for allocation in the Puddletown Neighbourhood Plan is for 18-22 dwellings. It is appropriate that the remaining 5.7 hectares should be considered for allocation through the Dorset Council Local Plan.
- The Conservation Area, wider constraints and the tightly drawn current village boundary provide few opportunities for growth. This focus on infill is not consistent with community aspirations and there are concerns that this will impact on services and facilities in Puddletown, worsening affordability and accelerating the ageing of the population as families move elsewhere.
- Puddletown is less constrained by landscape and ecological designations and future growth could contribute towards the required level of growth in Central Dorset. A reliance on the large-scale allocation of land north of Dorchester (DOR13) may result in delays to housing delivery in the area. This site provides the opportunity to deliver a high-quality housing development in a sustainable location adjacent to an emerging Neighbourhood Plan allocation site.
- Site has no overriding constraints, is close to services and facilities and could be accessed from Athelhampton Road.
- Much technical work and significant community engagement were undertaken for the neighbourhood plan process. Landscape, archaeological and heritage, and ecological surveys have been prepared and the intention is to review and update this work for the larger site.
- The site was submitted for SHLAA assessment and was considered suitable subject to policy change.

3.13. West Stafford

West Stafford: Land to the east of Wynd Close (LA/WSTA/001)

Land Value Alliances

- The respondent considers that the site is suitable for development with 10 new homes (including 3 self-build homes and 3 affordable homes).
- Planning permission has been granted for new homes on an adjacent site.

- The respondent considers that West Stafford is a sustainable location for further residential development.

3.14. Weymouth

Wyke Oliver Farm (LA/WEYM/012)

Sibbett Gregory Planning on behalf of Morrish Homes

- Land at Wyke Oliver Farm is a sustainable location (because of its relationship to services/facilities) for a housing allocation through the local plan.
- Homes at Wyke Oliver Farm are deliverable in the first five years of the local plan period.

Land at Budmouth Avenue (LA/WEYM/003)

Chapman Lily Planning on behalf of Bellway Homes Ltd

- Bellway strongly believes that land at Budmouth Avenue would present a highly credible and deliverable alternative to the Council's current preferred sites
- It has established vehicular access points capable of serving new development
- An SSE electricity substation frames the northern side of the access off Budmouth Avenue and would need to be upgraded and re-incorporated as part of any development
- Utilities (gas, electricity, potable water and sewers) are present within the surrounding roads
- The elevation means that the site lies entirely within flood zone 1
- The risk of surface water flooding is negligible
- Bellway is cognisant that the development of the site could have potential to exacerbate the risk of flooding elsewhere unless attenuation and SuDs form an integral part of any scheme
- Owing to the geology, they envisage that gravity fed attenuation basins and/or attenuation tanks would be employed
- The site has been previously assessed through the West Dorset, Weymouth & Portland Local Plan Review (2018) and supporting SA
- Bellway confirms that the site is both deliverable and developable
- The site has been considered in the West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study under area G: Wyke Oliver Farm and considered under stage 2 of the assessment under 'Weymouth 5'
- It is important to note that the assessment looked at a significantly larger area than Bellway is promoting for development
- Bellway wishes to point out that the most sensitive areas are to the north
- The intention is to screen the appearance of the dwellings and the roofscapes associated with these properties so that the natural appearance to the skyline would continue
- An extensive area of open space would provide an effective buffer between the ecological sensitive area of the nature reserve to the west and the proposed residential area within the site
- Weymouth sits at the top of the settlement hierarchy
- There are only two allocations, both of which are highly constrained
- Land at Budmouth Avenue therefore offers a realistic option to deliver up to 250 new homes.
- The site is in close proximity to Mount Pleasant Business Park
- Significant public benefit in terms of opening up additional land for public access to the west and expanding the local green infrastructure network

East Hill Farm, Friar Waddon Road, Weymouth (LA/WEYM/017)

Savills on behalf of Yuill Farms Ltd

- Savills on behalf of Yuill Farms Ltd promote East Hill Farm, Friar Waddon Road, Weymouth as a housing allocation. Savill's reference:
 - that a sensitive scheme can be developed on brownfield land that protects and enhances the setting of the AONB
 - that development would not have detrimental impacts on the Upwey Conservation Area (Savills)
- Appendix 3; Savills on behalf of Yuill Farms Ltd notes that the homes provided on small and medium sized sites will not meet the requirement in Paragraph 68 of the NPPF (Savills).

Park and ride site

Weymouth Town Council

- Suggest that the park and ride site should be brought back into use - high season Park & Ride, should also be land given over to bicycle and electric vehicle hire, further housing provision for homeless people or for business use as an extension of the Mount Pleasant Business Park or for solar energy or carbon offset.

Land north of Wyke Road

Public response

- Land to the north of Wyke Road provides an undeveloped buffer between the existing settlement and planned development at Markham and Little Francis.
- The land to the north of Wyke Road has wildlife interest (Red Kites nest on the land and deer abound) and is an attractive green space and used for walking.

Value House

Persimmon Homes

- The settlement boundary of Weymouth should be redrawn to include the 'key site' of Value House.

Other sites

Weymouth Town Council

- There may be opportunity for further employment growth on the rarely-used overflow carpark and overnight camping/solar farm/tree planting on the adjacent tip which has good views over Two-mile Copse, Lorton Valley Nature Park and Radipole Bird Reserve – these could be better connected by footpaths/cycleways.

4. Northern Dorset

4.1. Child Okeford

Land off Hayward Lane, Child Okeford (LA/CHOK/008)

Greenslade Taylor Hunt on behalf of Messrs J C, R I and M J Drake and Mrs S A Dean

- Site is unconstrained and in walking distance to numerous local services.
- Site should not have growth limited to the same extent as a more constrained site in a much less self-sufficient and sustainable location.
- Site would be capable of addressing both local and districtwide housing needs - development potential should not be arbitrarily limited based on a binary and over-simplified planning policy.

Land East of Gold Hill Business Park, Lower Common Road, Child Okeford (LA/CHOK/004)

Rural Solutions on behalf of Leaper Land Promotion Ltd

- Leaper has promoted the site for a housing allocation through the 2019 Call for Sites process and submitted an outline planning application (2/2020/0749/OUT).
- Develop land by the erection up to 65 No. dwellings (Custom and Self-Build homes (plots)) including a 40% provision of affordable housing; form vehicular access, public open space with play space and landscaping. (Outline application to determine access).

4.2. Gillingham

Land north of Bay Road (LA/GILL/002)

Terence O'Rourke on behalf of Bargate Homes

- Further allocations at Gillingham are needed as southern extension has yet to deliver homes and the anticipated delivery rate is lower than when originally allocated.
- Land North of Bay Road should be considered for inclusion as an additional allocation to help guarantee a continuous supply of homes at the town.
- The site has the capacity to accommodate c. 230-300 homes.
- There is an excellent opportunity to deliver further multifunctional green and blue infrastructure in Gillingham along the Sheen corridor.
- The site is in good proximity to the town centre and can be connected to the footpath and cycle network. There is a bus stop located 250m to the west and the Station is located 1 mile away.
- In respect of landscape, the site can be developed whilst avoiding the higher, more sensitive slopes.

Land at Chantry Field, Le Neubourg Way (LA/GILL/004)

Royal Mencap Society, British Heart Foundation, Clic Sargent, Dorset County Hospital Charity, Cancer Research UK

- Land at Chantry Field (9.96 ha) could be available for development for approximately 200 dwellings.

- Odour mitigation measures can be put in place to mitigate against odour nuisance, by utilising specialist equipment.
- Intuitive planning to minimise the visual impact and flood alleviation works to mitigate risk of flooding.

Land to the west of Colesbrook Farm (LA/GILL/006, 007 & 008)

Vortal Homes

- Should be allocated for landscape-led residential development including self-build and custom housebuilding development with associated community facilities.
- Suggestion that a scheme to the north of the town on all or part of SHLAA Ref 006/007 and 008 could mitigate against all of the identified issues and could also satisfy the requirement for sports pitches (GNP Policy 17,19 & 22).
- Pitches could be situated to the north of the site giving a permanent protected open gap between Gillingham and Milton on Stour.
- Straightforward access - abuts the existing highway network.
- Allocation of smaller and medium sized sites which could be delivered more quickly, instead of a substantial urban extension, can help make an important contribution to meeting the local housing needs.
- Reference to attached location plan.
- Approximately a mile from the town centre of Gillingham, is available for development.
- Could also help to make provision for care facilities alongside helping to meet the demand for housing in the wider area.

Land south of Bay Road (LA/GILL/012)

Persimmon Homes

- Land south of Bay Road is a sustainable and deliverable opportunity, which should be reconsidered for allocation, for the reasons in the deliverability statement.
- We believe that the net developable area of the site is around 10.3ha, which provides a potential capacity of about 350 dwellings.
- The site benefits from its proximity to a range of local services by foot, cycle and public transport including jobs, shopping, leisure facilities and community services.
- The site can be accessed from Bay Road.
- The site can be developed without giving rise to any material landscape or visual effects.
- The scheduled monument (SM) of Kings Court Palace (a moated site) is located approximately 350m to the south. This monument is screened from the site by the railway line and significant landscaping in the form of mature tree belts.
- A new SM was recently designated within the site boundary. Discussions are ongoing with Historic England to accommodate the SM.
- An Ecological Impact Assessment has been carried out and as part of the proposals a biodiversity management plan will be produced.
- The site lies outside of the River Lodden Flood Plain, except for a small part of the Southeast corner of the site.
- The site is suitable, available, and achievable. The opportunities and influences have informed an indicative masterplan.
- The deliverability statement shows that Land south of Bay Road is a less constrained, more sustainable site than Peacemarsh, with a greater chance of delivery in the plan period. It could

also deliver the community uses described with the Peacemarsh proposal, but in the short to medium term.

Land at Mere Road (LA/GILL/019)

Savills on behalf of Sampson Properties

- Land at Mere Road, Gillingham (LA/GILL/019) should be allocated for housing - suitable to deliver 15-20 dwellings and can help with the supply of small and medium sized sites.
- The existing commercial use has been marketed without interest for two years.
- The Site is well located adjacent to existing residential development to the south and would therefore not adversely impact the existing landscape and townscape character.

Land south of the Southern Extension (LA/GILL/021 & 022)

Sturt & Company on behalf of Lagan Farms

- Gillingham is a sustainable settlement, and these housing numbers are the minimum.
- Should be considered for more housing in the future.
- The site is a natural extension to the settlement and will benefit from the infrastructure being proposed.

Land South of Wyke Road (LA/GILL/024)

Land Value Alliances

- Land South of Wyke Road, Gillingham should be allocated for residential development.
- A link road through the area should be provided to connect Wyke Road and Common Mead Lane and can substantially enhance the public right of way network in this area.
- This will provide key highway infrastructure improvements to the western side of Gillingham, helping to relieve additional traffic pressures on the town.
- The site allocation at Common Mead Lane has limited capacity to provide the policy infrastructure – this site is therefore required to support delivery of Policy GILL3.
- The site can be delivered in a highly attractive manner, providing an aesthetically pleasing point of entrance from the B3081 into the growth area that is complimentary to the nearby conservation area.

4.3. Hazelbury Bryan

Land off Frizzel's Hill, Hazelbury Bryan (LA/HAZE/001)

Planning Base Limited on behalf of the landowner

- Promotion of land at Frizzel's Hill for residential development - could amend village envelope to allow for smaller sites in acceptable locations, providing certainty to housing numbers - NPPF highlights benefits of small and medium sized sites.

4.4. Land Adjacent to Yeovil

Land adj to Yeovil (LA/BRAB/001)

David Lock Associates

- A sustainable location for growth that would help to reduce in-commuting to Yeovil and provide homes where job opportunities are clearly available.

4.5. Longburton

Land at Longburton (LA/LONG/004)

Greenslade Taylor Hunt

- For residential development - an unconstrained site in a village with more than two key services.

4.6. Manston

Land at Manston (LA/MANS/001)

Land Value Alliances

- Clear example of an infill site.

Land at Manston (LA/MANS/002)

Paul Newman

- Is available and suitable for the use of a care hub. It is close to Shaftesbury, Marnhull, Gillingham and Sturminster Newton.

4.7. Mappowder

Land at Styles Farm, Mappowder

Savills on behalf of C G Fry and Son Ltd

- Land at Styles Farm, Mappowder represents a sustainable development opportunity and can provide small scale residential development on an incremental basis to meet identified need.
- The Site should be allocated to help ensure certainty of delivery over the plan period, and to help tackle both the current lack of five year housing land supply crisis in North Dorset, as well as to help deliver homes to account for Dorset's duty to cooperate and provide for neighbouring authorities unmet housing needs.

4.8. Marnhull

Land at Butts Close, Marnhull (LA/MARN/002)

Savills on behalf of P and D Crocker

- Promotion of the site as available and developable to make an important contribution towards meeting the future growth needs of the village as well as making a contribution towards the wider housing needs of the Dorset Local Plan area.
- The site is adjacent to an existing village settlement boundary, within reach of jobs, schools, services and other facilities.
- There are good, realistic vehicular access opportunities.
- Efficient pedestrian access can be achieved, with connectivity into the wider pedestrian network.
- A range of local services and facilities are located within a reasonable walking and cycling distance in the village. There are linkages to higher grade facilities and services in Stalbridge, Sturminster Newton, Shaftesbury and Gillingham.
- The settlement hierarchy background paper recognises that Marnhull is the largest village in the northern Dorset functional area and is the 7 largest by population of the defined 'larger villages'.
- The adjacent B3092 provides links to the strategic road network in this part of the northern functional area.
- Landscape and Visual Impact Assessment and Heritage Assessment have been carried out.

Land off Church Hill, Marnhull (LA/MARN/004)

Savills

- Land promoted as an appropriate and sustainable location for mixed use development (including: housing, employment, commercial, community facilities and public open space).
- The site is well positioned relative to existing services and facilities (including schools), and within reach of jobs.
- Appropriate connections can be formed between the site and the existing village.

Land off Salisbury Street, Marnhull (LA/MARN/005)

Savills

- The Site is located in a sustainable location for a mix of market and affordable housing.

4.9. Motcombe

Shorts Green Farm, Motcombe (LA/MOTC/003)

Chapman Lily Planning Ltc on behalf of Mr and Mrs Bailey and Bracken Developments Ltd

- The site at Shorts Green Farm could deliver around 40 new homes (at a density of 25 dwellings per hectare).
- The site is well connected to Motcombe, and would be viewed in the context of the existing settlement from considered from wider vistas.
- The site is otherwise suitable for development (the respondent advises that safe access can be formed to and from the site).

Land south of Motcombe Road, Motcombe (LA/MOTC/004)

Wyatt Homes

- The respondent considers that Motcombe is a sustainable location for growth referencing a number of services and facilities (including memorial hall and play area, community shop/café/post office, churches, public house, showground and school).
- The site is not subject to any overriding constraints that would restrict delivery of new homes.
- The land south of Motcombe Road could deliver around 12-15 new homes.

4.10. Okeford Fitzpaine

Land West of Castle Lane, Okeford Fitzpaine (LA/OKEF/007)

AAH Planning Consultants

- Site is located at a Tier 3 village, forms a natural extension settlement, is not subject to any major constraints or subject to any viability matters that would prejudice the development of the site for housing. The site is also deliverable, available and developable now.

4.11. Pulham

Land at Lipgate Farm, Pulham (LA/PULH/001)

Land Value Alliances

- The village of Pulham (containing a public house, church and village hall) and the site is well related to a larger business park.
- There is an opportunity to form good connections between the site and the village.

4.12. Shaftesbury

Land south of Salisbury Road (LA/SHAF/008)

Chapman Lilly on behalf of WH White Ltd

- Site promoted for 135 new homes and employment uses (comprising flexible commercial space and industrial starter units).
- The allocation of this site for new homes would be consistent with the council's strategy to encourage growth in or around those higher ranked settlements in its hierarchy.
- The proposed development could be delivered alongside sports pitches and public open space.

Land adjacent to Wincombe Business Park, Shaftesbury (Wiltshire)

Gleeson

- Gleesons are promoting 11ha of land on the north-eastern edge of Shaftesbury which falls within Wiltshire for development (up to 250 homes).
- The land is fairly unconstrained with moderate landscape sensitivity and low to moderate heritage asset sensitivity.
- Shaftesbury is a Tier 2 settlement and therefore should be the focus for growth - 190 units currently proposed is not considered adequate to achieve the objectives.

- Dorset and Wiltshire Councils should work under the DtC to consider the scope for expansion in this location in order to meet the vision for Shaftesbury and distribute development across a wider number of main settlements in the Northern Area.

4.13. Stalbridge

Land north of Station Road, Stalbridge (LA/STAL/004)

Gladman Homes

- Promotion of Land North of Station Road alongside proposed allocation South of Station Road for residential development, as shown within the Vision Document provided.
- Site A, the northern site extends to 11.6 hectares and is capable of delivering up to 210 dwellings.
- It is stated that the site is sustainably located in relation Stalbridge's existing range of services and facilities and the ability to access these by non-car modes of transport.
- The sites offer large amounts of Public Open Space.
- Overall, the proposals can achieve a net gain in biodiversity.
- Appropriate contributions will be made to local education, medical and library facilities.
- Any impact on St Mary's Church from the northern site will be minimised with suitable landscape buffering on the western boundary.

Land to the west of Stalbridge (LA/STAL/006)

Lightwood Strategic

- The council should consider land to the west of Stalbridge (between Thornhill Road and Wood Lane) for development because of issues around delivery of the southern part of the allocation at STAL3.

4.14. Sturminster Newton

Land South of the A357, Sturminster Newton (LA/SNEW/004)

Grassroots Planning on behalf of Land Value Alliances

- Promotion of Land South of the A357, Sturminster Newton for development of approximately 50 homes.
- Site is unconstrained in a sustainable location with good connections to the town centre.
- Reference to attached masterplan.
- Vehicular access can be obtained directly from the A357 to the north.
- Pedestrian links to the town centre could be improved and enhanced through simple measures such as traffic calming measures and crossing points.
- The principle of housing development in this location has also effectively been accepted by the Neighbourhood Plan site designation (policy 39: land adjacent Barton Farmhouse) adjacent to the east of the site.
- Proposed measures would minimise any potential landscape impact to an acceptable degree.
- The redevelopment of this site would effectively comprise "rounding off" of the settlement boundary.
- Site is located within flood zone 1 and therefore has a low level of risk from flooding.

- The site is not located within, or close to, heritage assets (i.e. listed buildings or conservation area) which would impact on the setting or significance of such assets.
- The existing site, which comprises agricultural land is likely to have a low overall value in ecological terms, but could provide ecological enhancements.
- Disagreement with the conclusion of the Sustainability Appraisal in respect of site STNW E.
- Disagreement with the conclusion of the SHLAA in respect of Land South of the A357, Sturminster Newton.

Land On the East Side Of Manston Road, Sturminster Newton (LA/SNEW/003)

Greenslade Taylor Hunt on behalf of South West Strategic Developments Limited

- Promotion of the site as suitable, available and achievable for housing development.
- The land is available for residential development within a period of 1 to 5 years.
- The site's boundaries are well formed by mixed species hedgerows with post and wire fence, along with an intermixture of trees.
- There is a small watercourse to the eastern boundary that is lined with tree cover.
- The site extends, in total, to approximately 9.11-acres (3.69-hectares).
- The site is currently in agricultural use and benefits from an extant access to/from the site from the B3091.
- A new access would be formed in order to provide suitable capacity and visibility splays to serve the proposed form and scale of development, retaining as much of the roadside hedgerow as possible.
- The land does not present any obvious physical or planning constraints that would limit its development.
- The entirety of the site falls within Flood Zone 1 save for the margin of the water course to the east.
- There do not appear to be any local issues with surface water flows that might otherwise prevent development from taking place. Conversely, we are unaware of any issues that would prevent the site from managing its surface water in compliance with SUDS principles.
- There appear to be limited heritage sensitivities, with no nearby Conservation Areas.

4.15. West Stour

Dorset Showground, West Stour (LA/WSTO/002)

Proctor, Watts, Cole Rutter Ltd

- West Stour has community facilities (e.g. shop) and this site can provide housing and employment, along with recreation land and opportunities for re-wilding.

4.16. Yetminster

Site north of Chapel Meadow, Yetminster (LA/YETM/002)

D2 Planning Ltd

- Achievable, deliverable, little ecological merit, outside of flood plains, transport suitability.

- 3.95 hectares and available for housing, as shown in the Council's SHLAA: Ref. No. WD/YETM/03) is ideally placed for housing.
- The settlement boundary should be altered and the site should be shown as a residential allocation.

Land east of Thornford Road, Yetminster (LA/YETM/001)

Land Value Alliances

- The subject site should be regarded as sustainable and LVA encourage Dorset Council to allocate the site for a phased development.
- The site is not constrained by environmental or landscape designations. The land lies generally flat and is within Flood Risk Zone 1.
- A right of way travels through the site, which can be retained and enhanced.
- There are a number of existing facilities and services in Yetminster.
- The collective size of the two plots of land allows for a particularly high quality, well-designed development that responds positively to the character of the existing village, with plenty of open spaces and a healthy biodiversity net gain provision.
- A diverse mix of housing products could be delivered on the site including, but not restricted to, serviced self-build plots, live/work units and integrated co-housing opportunities and affordable housing.
- LVA are of the view that the site could be delivered in two phases.
- Open to considering the provision of community benefits on the site and would welcome the opportunity to discuss this with both the local planning authority and local community.

5. Western Dorset

5.1. Beaminster

Extension to Land to the West of Tunnel Road (LA/BEAM/004)

Gladman

- Gladman are promoting land at Tunnel Road, Beaminster (Policy BEAM3) for residential development and associated community infrastructure. The Vision Document demonstrates that the site has the potential ability to deliver up to 170 dwellings including an extension to land to the West of Tunnel Road beyond the proposed allocation.

Further Land to the West of Tunnel Road (LA/BEAM/006)

Boyer on behalf of Markfield Investments

- Further Land West of Tunnel Road offers an opportunity to create a new high quality residential / specialist care accommodation development.
- This proposal would make an important contribution to local housing need, whilst providing wider benefits to the local community in a way that cannot be achieved through smaller piecemeal development.
- The topography of the site is predominantly flat and located in Flood Zone 1.
- There are public transport stops within a 5-minute walk from the site, as well as two schools located in the nearby vicinity.
- There are some existing employment units on the opposite side of Tunnel Road.

- Although the site is located beyond the defined settlement boundary and is in an Area of Outstanding Natural Beauty (AONB), most of the Dorset area lies entirely within the Dorset AONB.
- Development of up to 120 dwellings could be delivered on site, with the built form focused within the eastern part of the Site to protect views of the wider landscape.
- Publicly accessible open space (of approximately 2.5ha) could also be delivered on-site, where existing mature trees and hedgerows can be retained and protected.
- The site is screened from view by intervening vegetation, settlement, and landform.
- The main access into the Site shall be from Tunnel Road, providing a direct route to existing facilities in the town. Alternative pedestrian and cycle connections through the Site to the wider surrounding area shall provide quieter routes.
- The majority of public open space would be retained as meadowland with opportunities to increase wildlife diversity and deliver biodiversity net gain.
- An appropriate range of high-quality house types, tenures and densities would be provided to reflect local needs. As well as the inclusion of specialist housing for the elderly with care needs.

Land off Monmouth Gardens, Beaminster (LA/BEAM/003)

Impact Planning Services Ltd on behalf of Mr Adam Fox

- The site comprises a fenced paddock of approximately 1.16 ha in extent located to the north of Beaminster.
- The site is well related to Beaminster and visually discreet.
- It is not clear that the proposed allocations (BEAM1 & BEAM3) are suitable / deliverable.
- The land off Monmouth Road is suitable/deliverable as evidenced through a planning permission for re-development of part of the site (WD/D/20/000228).
- The site lies mostly within Flood Zone 1 however some parts lie within Zones 2 and 3.
- The site is within the Dorset Area of Outstanding Natural Beauty (AONB), albeit Beaminster is entirely within this designation.
- The promoters have drawn up an indicative layout which takes account of the key planning issues relating to the site (including flood risk and landscape).
- The site could deliver up to 20 dwellings, meeting housing mix and affordable housing policy requirements.
- The respondent has included an appendix with the case officer recommendation for WD/D/20/000228, a copy of SHLAA assessment LA/BEAM/003, a flood risk and drainage review dated March 2021 and a landscape assessment dated March 2021).

5.2. Bridport

Land at Dottery Road, North Allington (LA/ALLI/003)

Gladman

- Land at Dottery Road, North Allington, Bridport - sustainable location in which to deliver further housing to meet Bridport's and wider authority's future housing needs, with good access to the wider highway network and public transport links.

Happy Island Way, Bridport (LA/BRAD/001)

A G Jessopp Ltd

- An area of land that numerous Planning Inspectors have concluded could be developed in a sustainable manner. The Inspector for the aborted 2006 West Dorset Local plan gave this site a higher priority for housing than any of the other allocations currently being put forward around Bridport.
- The site could easily accommodate approximately between 70 and 100 houses and the associated recreational space.
- The services and highway access are in place from adjoining development and could easily be used.
- The Landowners are aware of and happy to meet their affordable housing obligations and believe that development could be done in a sympathetic and appropriate manner.

Public response

- Odd that land to the south of Shoe Lane is identified as having potential for development despite it being described as of questionable deliverability.

Jessopp Avenue, Bridport (LA/BRAD/005)

A G Jessopp Ltd

- The site is 0.7 hectares in size and we believe could provide approximately 20 houses if built at an appropriate density.
- It could be developed without impacting on the river valley or green corridor.
- In the 2006 plan inspectors report the Inspector praised the sites good access to the towns facilities and noted its “suburban context”.
- The site was however given a low priority for housing as it was mistakenly shown as being in the flood plain.

Watton Village Project (LA/BRAD/007 & 008)

Public response

- Up to 235 affordable homes, both rented and shared ownership.
- Super eco construction means that solar panels will generate twice the power that the whole development will need.
- There is an in-principal agreement with the County Highways department for a traffic light-controlled junction that will comfortably cope with village traffic without causing congestion on the surrounding roads.
- A new Pelican crossing will improve safe access to the Colfox Academy.
- There will be no vehicular access to Pymore Road.
- This project will carry very low visual impact. On the eastern side only the end of the spine road will be visible from the Kings Head. The western end of the development will be screened by trees.
- Watton Village will be managed by a housing association on behalf of the owners of the development which is likely to be a City institution.
- The properties will remain affordable in perpetuity.
- The landowners will not receive full recompense for the land for a generation.

- Generate a significant sum of Council Tax revenue and substantial funds from the UK Government under the New Homes Bonus Scheme.
- The Watton Village scheme has been dropped, but if such schemes were pursued, developments such as Vearse Farm would not be needed.
- Query why the Watton Village proposed development of 200 energy-efficient affordable homes in Bradpole is not mentioned – would be affordable in perpetuity.

Land at Metz Farm, Higher Street, Bradpole (LA/BRAD/009)

Symonds & Sampson LLP on behalf of Mr John Norman

- Approximately 2.1 hectares.
- This land has access via Metz Farm with a junction onto Higher Street, as well as access via the roadway a short distance to the west between Barrow House and Steeple View.
- Both access routes are within the freehold ownership of our client.
- The land is currently used as farm land and immediately abuts the built up area with development having recently taken place at Metz Farm including new build and conversion.
- Land provides an opportunity for a number of dwellings, including affordable housing, as a natural extension to the village.

Land adjoining Lower Walditch Lane, Firch Lane and A35 Dorchester Road, Walditch, Bridport (LA/BOTH/006)

Symonds & Sampson LLP on behalf of Mr John Norman

- This land extends to approximately 11.15 hectares with direct frontage to the A35 along the majority of its northern boundary, together with access from Lower Walditch Lane and Firch Lane to the south and east respectively.
- The land is in agricultural use and abuts housing on part of its southern boundary and to the west.
- This land would be a logical extension to the existing urban boundary.

Land at Walditch Road, Walditch, Bridport (LA/BOTH/007)

Symonds & Sampson LLP on behalf of Mr John Norman

- This parcel of land extends to about 2.5 hectares, situated a short distance from Walditch with frontage to Walditch Road.
- The land is in agricultural use, level and accessible.
- Deliverable as land for housing with associated mixed uses, being suitable, available and achievable.
- All of the land is in hand and unencumbered by tenancy agreements.
- All of the land has road access and good lengths of frontage, with an opportunity to combine market housing, affordable housing and associated amenity areas with the opportunity for habitat creation and enhanced public access where none presently exists.

Land at Broomhills (LA/SYMO/009, 010 & 011)

Savills (Uk) Ltd on behalf of Melvyn and Sally Sparks

- Land at Broomhills (SHELAA Sites: LA/SYMO/009, LA/SYMO/010, LA/SYMO/011) should be included within the plan as land that is capable of accommodating mixed use development.

- The land and buildings edged red in the enclosed plan (Land at Broomhills, Bridport, Dorset DT6 5LB OS grid reference: SY 46245 91729) is in a single ownership and is immediately available for development. Excellent highway connectivity to A35 It extends to approximately 12.5 acres.
- Potential heritage and landscape issues can be addressed through sensitive design strategy.
- The majority of the site falls within flood zone 1.

Land at Wych Farm (LA/BOTH/004 & 005)

C G Fry and Son Ltd

- Land at Wych Farm, Bothenhampton (SHLAA refs: LA/BOTH/004 and LA/BOTH/005), which is considered less constrained and less technically difficult to deliver. These sites would be easier to deliver and help with housing need.
- The draft Dorset Council Local Plan does not propose to allocate any new strategic development sites in Bridport. This approach is contested. Given that Bridport is a Tier 2 settlement and a location identified for future growth the lack of new strategic sites in Bridport in the draft DC LP should be reassessed.
- Residential development at Wych Farm, Bothenhampton would achieve the following list of benefits and the Site is therefore an ideal candidate for allocation.
- It is suitable, available, and deliverable as demonstrated above.
- Provides sustainable open market and affordable housing provision positioned close to existing services and facilities in and around Bridport.
- Contribute around 105 dwellings towards Dorset Council's housing targets and land supply.
- Proposes easy pedestrian and cycle access routes into Bridport thereby offering connectivity to services and sustainable transport links.
- Offer significant potential to provide interconnected natural space offering a multitude of public and environmental benefits.
- Preserves the settings of adjacent heritage assets.
- Preserve the landscape setting whilst offering substantial landscape planting, ecological net gain and public open space.

Land North of Gore Lane, Bradpole (LA/BRAD/006)

C G Fry and Son Ltd

- Land North of Gore Lane, Bradpole (SHLAA ref: LA/BRAD/006), which is considered less constrained and less technically difficult to deliver, should be identified as a new site.
- The draft Dorset Council Local Plan does not propose to allocate any new strategic development sites in Bridport. As set out in the accompanying Local Plan representation, this approach is contested. Given that Bridport is a Tier 2 settlement and a location identified for future growth the lack of new strategic sites in Bridport in the draft DC LP should be reassessed.
- Residential development at Land North of Gore Lane, Bradpole would achieve the following list of benefits and the Site is therefore an ideal candidate for allocation. It is suitable, available, and deliverable as demonstrated above.
- Provides sustainable open market and affordable housing provision positioned close to existing services and facilities in and around Bridport.
- Contribute around 300 dwellings towards Dorset Council's housing targets and land supply.
- Proposes easy pedestrian and cycle access routes into Bridport thereby offering connectivity to services and sustainable transport links.

- Offer significant potential to provide interconnected natural space offering a multitude of public and environmental benefits.
- Preserves the settings of adjacent heritage assets.
- Preserve the landscape setting whilst offering substantial landscape planting, ecological net gain and public open space.

5.3. Burton Bradstock

Land off Common Lane, Burton Bradstock (LA/BURT/001)

Savills on behalf of The Trustees of MALF Pitt Rivers

- Considered suitable to deliver 40 dwellings.
- Strategic road access to Dorset and Devon via A35.
- Agricultural land adjacent to the existing settlement boundary.
- Existing field access connects the north-eastern corner of the Site to Common Lane.
- Mature trees and hedgerows delineate the Site boundary - possible to sensitively incorporate the existing vegetation into the design of future development on the site.
- Reference to SHLAA submission and conclusion.
- Consider that the Site is in a sustainable location - within reach of jobs, schools, services, and other facilities in the nearby principal settlements - range of local services and facilities are located within a reasonable walking and cycling distance in the village.
- Technical reports can be prepared to inform future stages of the Local Plan making process and would be produced to support any future planning application.
- Assessment of landscape and heritage impacts and environmental designations.

5.4. Lyme Regis

Land at Charmouth Road, Lyme Regis (LA/LYME/006)

Ken Parke Planning Consultants on behalf of Mr & Mrs Wellman

- Land parcel is located on the northern side of Lyme Regis, gently sloping to the west, with access from the A3052 road from Charmouth to Lyme Regis.
- The site area is 4.67 hectares and is currently used as a park and ride.
- Access onto the A3052 with wide site splays.
- Within the Dorset AONB and within the Wootton Hills Landscape Character Area.
- Within flood zone 1 - no risk of flooding and land stability zone 1 – suitable for development.
- Outside the development boundary. With an existing footpath link to the town.
- There is potential for residential development, or a mixed development including a Park and Ride element that may be reduced or relocated within a comprehensive scheme.

Strawberry Fields (Timber Hill), Lyme Regis (LA/LYME/001)

Lyme Regis Town Council

- The allocation of the site at Strawberry Fields (Timber Hill) for leisure is supported.

The Lyme Regis Society

- Strawberry Field to potentially be released to provide affordable housing.

The Three Cups, Lyme Regis

The Lyme Regis Society

- The Three Cups redevelopment.

land off Talbot Road, Lyme Regis

The Lyme Regis Society

- Bloor homes own land off Talbot Road which they have still to develop as housing.

Land at Sidmouth Road, Lyme Regis (Devon)

Developers/Landowners/Agents

- Land at Sidmouth Road, Lyme Regis is also a sustainable and viable development opportunity to increase the housing provision to meet the acute need for housing in the town.
- The site is located on the western edge of the coastal town of Lyme Regis (Devon).
- Within the Area of Outstanding Natural Beauty (AONB).
- The site could provide approximately 120 new homes, with 50% of these being affordable.