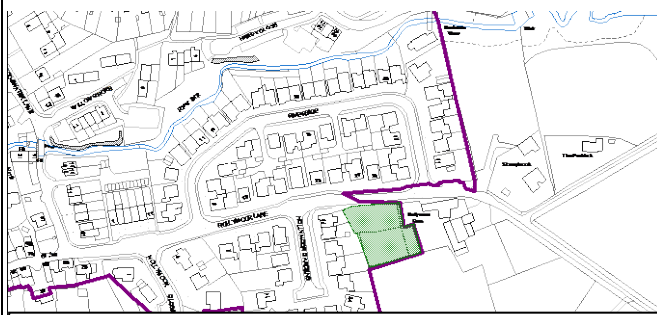


Beaminster - Submitted / Identified Large Sites with Development Potential

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Site Reference: WD/BEAM/001



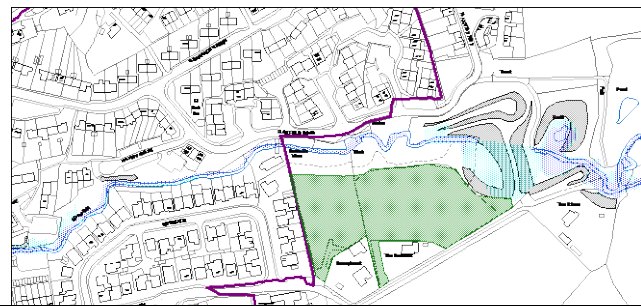
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Site name:	Land at Holly Moor Farm
Site Address:	Holly Moor Lane
Developable Site Area (ha)	0.15
Ward/Settlement	Beaminster
Previously Developed Land?	No
Current Land Use	Agricultural land

Constraints		Possible Mitigation
Topography/Ground Condition	Level	
Flood Risk	Low flood risk.	
Access	Potential highways constraint	Investment to overcome highways constraint
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	AONB. Mature hedge along road frontage.	Is within the AONB so would need sensitive design

Relevant Policy Considerations	Within the Development Boundary				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for up to 5 years				
Suitability	Yes – providing highways constraint can be overcome				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	4 units	Potential Density	27 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

Site Reference: WD/BEAM/002



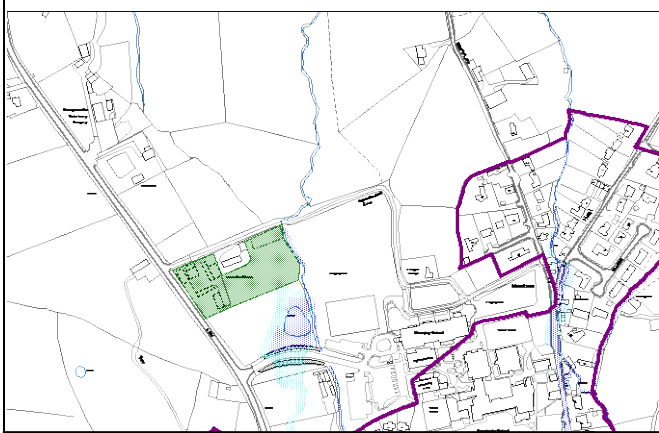
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Site name:	Land east of Riverside
Site Address:	Nr Hollymoor Lane
Developable Site Area (ha)	1.01
Ward/Settlement	Beaminster
Previously Developed Land?	No
Current Land Use	Agricultural land

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes downwards in northerly direction. The steep bank to the river is not suitable for development.	Maintain the northern most section of the site as an undeveloped green corridor to the river.
Flood Risk	Low flood risk. Flood Zone 3 on northern edge but not within site	
Access	Potential highways constraint	Investment to overcome highways constraint
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	AONB	Is within the AONB so would need sensitive design

Relevant Policy Considerations	Outside the DDB				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for up to 5 years				
Suitability	Yes – providing highways constraint can be overcome.				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	30 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/BEAM/008



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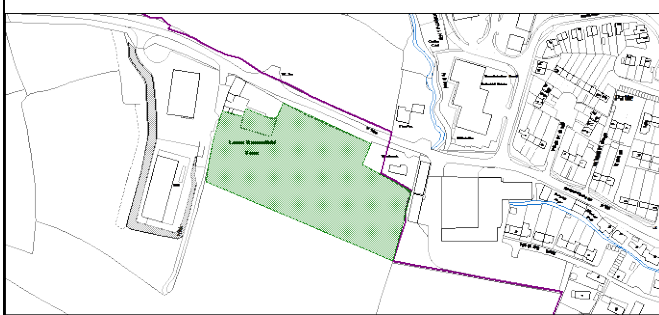
Site name:	Land at Lane End Farm (middle site)
Site Address:	Lane End Farm, Tunnel Road, Beaminster
Developable Site Area (ha)	0.86 ha
Ward/Settlement	Beaminster
Previously Developed Land?	Yes
Current Land Use	Farm complex – including farm shop.

Constraints		Possible Mitigation
Topography/Ground Condition	flat	
Flood Risk	Low flood risk - eastern portion subject to surface water flooding.	On site surface water drainage scheme
Access	From Tunnel Road Public footpath links to town	
Contamination	Unknown	
Existing Infrastructure/Facilities	Walking distance to secondary school,	
Townscape/Landscape Character	Visually isolated from the main settlement, particularly in wider views from surrounding hills. Farm complex outside of the settlement , rural character to buildings.	Low density development; careful design and appearance to retain rural and agricultural character. Would need significant tree canopy within and surrounding built form and retention of open spaces between areas of development to mitigate landscape effects.

Relevant Policy Considerations	AONB, outside DDB				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes - Small development in form of farm complex with rural/agricultural character				
Achievability	Yes development is viable in this location				
Estimate of Potential	8 units	Potential Density	9 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/BEAM/012



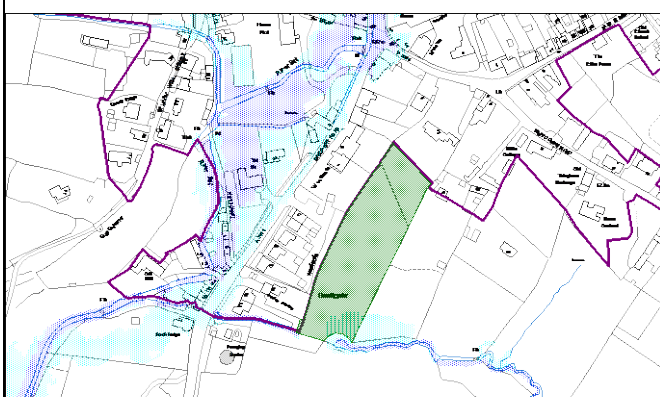
Site name:	Land south of Broadwindsor Road		
Site Address:	Barrowfield Farm, Broadwindsor Road		
Developable Site Area (ha)	1.5		
Ward/Settlement	Beaminster		
Previously Developed Land?	No		
Current Land Use	Agricultural		

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Constraints		Possible Mitigation
Topography/Ground Condition	Site is above road level. Land rises gently to south.	
Flood Risk	N/A	
Access	Off Broadwindsor Road. PROW (bridleway) runs to the south providing alternative route into town. Public footpath along east boundary. No footway along highway.	Provide footway in association with development.
Contamination	Contaminated land buffer to east and west.	Appropriate mitigation needed.
Existing Infrastructure/Facilities	Utilities available adjacent to the site. Within walking distance of schools, shops and town centre facilities.	
Townscape/Landscape Character	Rural edge on western side of Beaminster. There is a mix of commercial and residential properties near by. Land on the northern side of the road is allocated for development. Development at Lower Barrowfield Farm now defines the extent of development in this location to south Broadwindsor Road.	Southern extent of development should not go beyond the 80 metre contour.

Relevant Policy Considerations	Outside DDB, AONB				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes subject to development being contained in the northern part of the site.				
Achievability	Yes, development should be viable in this location.				
Estimate of Potential	52 units	Potential Density	35 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference:WD/BEAM/013



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Site name:	Land adjacent Woodlands
Site Address:	Land adjacent Woodlands, Bridport Road, Beaminster
Developable Site Area (ha)	0.74 ha
Ward/Settlement	Beaminster
Previously Developed Land?	No
Current Land Use	Agricultural field

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Small area in south east corner in flood zone 2	
Access	Through Woodlands or via Wessex Water pumping station	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	On the edge of the settlement abutting open countryside, but well related to existing development. Adjacent to Beaminster Conservation Area. Visually well contained, and well related to the settlement.	Retain and supplement boundary trees (particularly to the south) as part of the setting of the town.

Relevant Policy Considerations	AONB, outside DDB				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes, subject to retention and reinforcing of treed / landscaped boundaries.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	20 units	Potential Density	27 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/BEAM/016



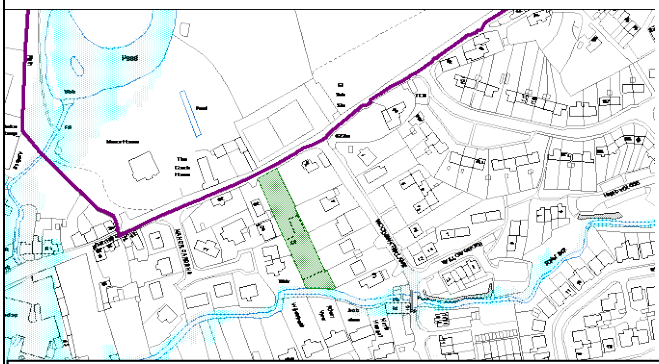
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Site name:	Land to the rear of 111 – 133 Gerrards Green
Site Address:	Gerrards Green, Beaminster
Developable Site Area (ha)	0.18 ha
Ward/Settlement	Beaminster
Previously Developed Land?	No
Current Land Use	Garden

Constraints		Possible Mitigation
Topography/Ground Condition	Gently sloping site	
Flood Risk	Low flood risk	
Access	Existing narrow lane from North Street	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Within settlement. Extensive tree cover within plot that contributes to character of area. Surrounded by mid to late 20 th century estate development on three sides, traditional stone houses and cottages enclosed by stone boundary walls on north west side.	Retain trees within plots

Relevant Policy Considerations	AONB, inside DDB,				
Availability (ownership)	Identified through officer survey				
Suitability	Yes, subject to retention of trees/hedges – suitable for low density				
Achievability	Yes development would be viable in this location				
Estimate of Potential	3 units	Potential Density	17 dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Site Reference: WD/BEAM/017



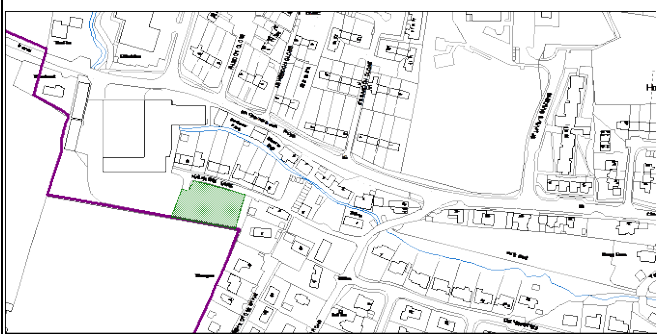
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Site name:	32 North Street		
Site Address:	32 North Street, Beaminster		
Developable Site Area (ha)	0.15 ha		
Ward/Settlement	Beaminster		
Previously Developed Land?	Yes		
Current Land Use	Workshop for shed maker		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	From North Street	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Within settlement, and adjacent to Beaminster Conservation Area. Surrounded by suburban estate of bungalows Trees on southern portion of site.	Retain trees at southern end of site adjacent stream.

Relevant Policy Considerations	AONB, inside DDB, adjacent Conservation & historic park & garden				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes – subject to retention of trees at southern end.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	5 units	Potential Density	33 dph	Unit type	House/bungalow
Anticipated Delivery	11 – 15 years				
Conclusion	A developable site				

Site Reference: WD/BEAM/018



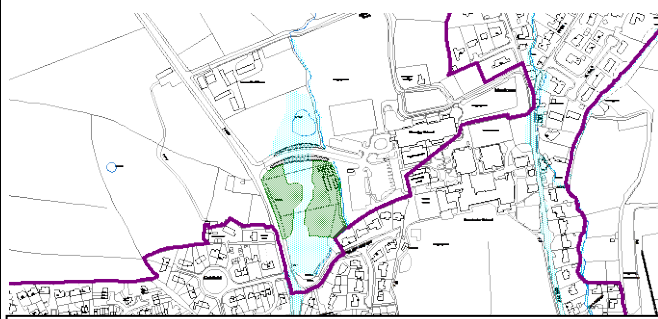
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Site name:	Land off Halfacre Lane
Site Address:	Land off Halfacre Lane, Beaminster
Developable Site Area (ha)	0.16ha
Ward/Settlement	Beaminster
Previously Developed Land?	Yes
Current Land Use	Car park for factory unit

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Half Acre Lane narrow/Existing access through industrial site.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Well related to the settlement, but on edge of open AONB countryside with elevated views from south.	Retain field boundary and trees. Suggest single frontage facing onto Halfacre Lane.

Relevant Policy Considerations	AONB, Inside DDB, identified as key employment site in emerging WDWP local plan				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes, subject to agreeing access and not required for car parking by industrial unit.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	5 units	Potential Density	31 dph	Unit type	House
Anticipated Delivery	11 – 15 years				
Conclusion	A developable site				

Site Reference: WD/BEAM/020



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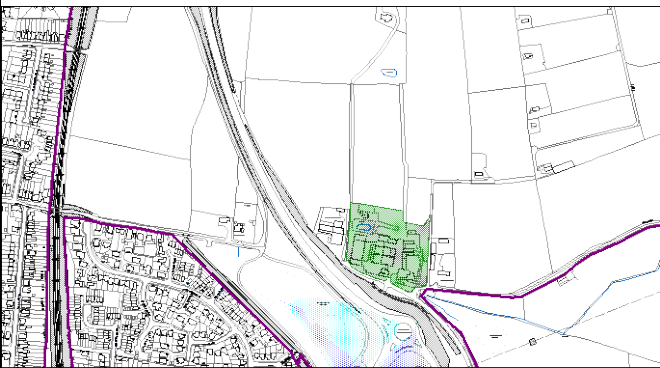
Site name:	Land adjacent Monmouth Gardens
Site Address:	Land adjacent Monmouth Gardens, Beaminster
Developable Site Area (ha)	0.76 ha
Ward/Settlement	Beaminster
Previously Developed Land?	In part
Current Land Use	Workshops & field.

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Partially FRZ22 and FRZ3	Exclude area within flood zone 3
Access	From Monmouth Gardens Footpath links to town centre	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Visually well contained, and well related to the settlement. Bounded by Secondary school car park and residential development with open countryside to north. Cul de sac estate of bungalows and former local authority housing.	Retain and supplement boundary trees where possible as part of the setting of the town. Area in flood zone 2 – linear open space / undeveloped area through site.

Relevant Policy Considerations	AONB, outside DDB,				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes - parts outside flood zones				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	20 units	Potential Density	23 dph	Unit type	House
Anticipated Delivery	Subject to policy change.				
Conclusion	A developable site				

Bincombe - Submitted / Identified Large Sites with Development Potential


Site Reference: WD/BINC/001

	Site name:	Icen Farm, Icen Lane, Bincombe			
	Site Address:	Icen Farm, Icen Lane, Bincombe			
	Developable Site Area (ha)	1.41			
	Ward/Settlement	Bincombe			
	Previously Developed Land?	Yes.			
	Current Land Use	Former agricultural buildings, now in commercial use. Some existing residential – Icen Farmhouse			
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Constraints		Possible Mitigation
Topography/Ground Condition	Rising ground on the lower south facing slopes of the Ridgeway chalk escarpment.	
Flood Risk	Zone 1	
Access	Icen Lane is a cul-de-sac due with good vehicular access onto the Weymouth Relief Road and the Littlemoor Road via a roundabout to the south. A new footway along Icen Lane has been installed.	
Contamination	Not known but in agricultural and commercial use.	
Existing Infrastructure/Facilities	Power and water etc. on site. Community facilities are available in the local centre at Littlemoor.	
Townscape/Landscape Character	Development contained to the existing built area could be accommodated subject to appropriate mitigation.	A comprehensive landscape strategy linked to mitigation from nearby proposed allocation would be required.

Relevant Policy Considerations	Outside DDB, AONB, Employment allocation in emerging Local Plan.				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes subject to comprehensive landscape strategy.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	41 units	Potential Density	30 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/BINC/002

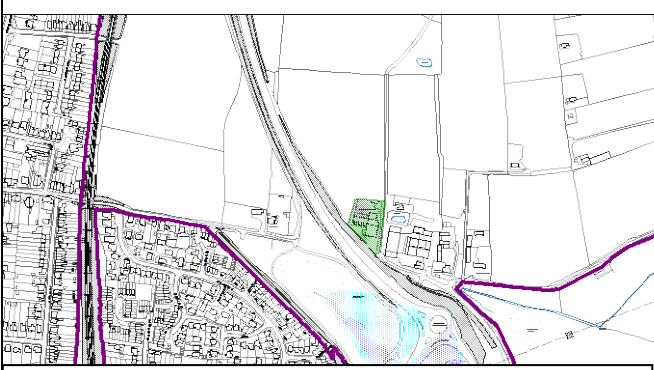
 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	The Willows, Icen Lane, Bincombe			
	Site Address:	Land at the Willows, Icen Lane, Bincombe			
	Developable Site Area (ha)	0.3			
	Ward/Settlement	Bincombe			
	Previously Developed Land?	Partially.			
	Current Land Use	Arable and pasture land. Residential house with outbuildings, possible commercial use.			

Constraints		Possible Mitigation
Topography/Ground Condition	Rising ground on the lower south facing slopes of the Ridgeway chalk escarpment.	
Flood Risk	Zone 1	
Access	Icen lane is now a cul-de-sac due to the construction of the Weymouth Link Road but has vehicular access onto the Link Road and the Littlemoor Road via a roundabout to the south. A new footway along Icen Lane has been installed as part of the Link Road improvements.	
Contamination	Not known but in agricultural and commercial use.	
Existing Infrastructure/Facilities	On site.	
Townscape/Landscape Character	Much of the site would result in unacceptable landscape impacts. However development contained to the existing built area could be accommodated subject to appropriate mitigation.	Constrain development to existing area occupied by built form. A comprehensive landscape strategy linking to mitigation from nearby proposed allocation would be required.

Relevant Policy Considerations	Outside DDB, AONB, Adjacent to employment allocation in emerging Local Plan.				
Availability (ownership)	Submitted site.				
Suitability	The buildings on the site are well located to Weymouth Relief Road and in walking distance of facilities in the local centre in Littlemoor. The wider area is not suitable for residential development due to adverse landscape impacts in the AONB. Development potential is limited to the existing area of buildings. Most of the buildings, including the existing house appear to be 20 th buildings of no architectural merit and are not worthy of retention if residential redevelopment were to go ahead. A comprehensive landscape strategy linking to mitigation from nearby proposed local plan Littlemoor urban extension allocation would be required.				
Achievability	Subject to policy change.				
Estimate of Potential	10 net units	Potential Density	33 dph	Unit type	House
Anticipated Delivery	Subject to policy change.				
Conclusion	The previously developed portion of the site is suitable for re-development for residential only.				

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Site Reference: WD/BINC/003

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	Site Address:	Weyside Farm, Icen Lane, Bincombe			
	Developable Site Area (ha)	0.34			
	Ward/Settlement	Bincombe			
	Previously Developed Land?	Partially			
	Current Land Use	Arable land and agricultural buildings.			

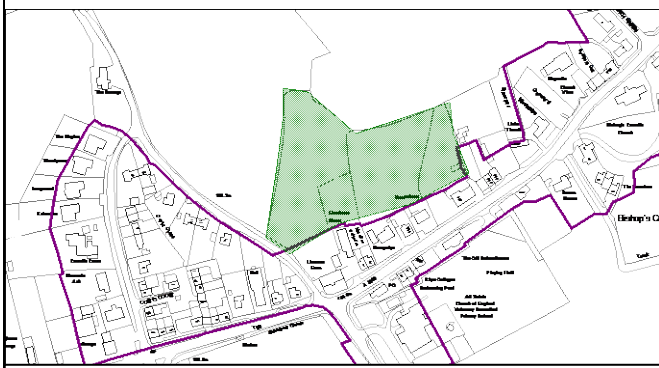
Constraints		Possible Mitigation
Topography/Ground Condition	Rising ground on the lower south facing slopes of the Ridgeway chalk escarpment.	
Flood Risk	None	
Access	Icen Lane has vehicular access onto the Weymouth Relief Road and the Littlemoor Road via a roundabout to the south. A new footway along Icen Lane has been installed.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Utilities on or adjacent to site. Within walking distance of facilities in the local centre in Littlemoor.	
Townscape/Landscape Character	Development contained to the existing built area could be accommodated subject to appropriate mitigation.	Constrain development to existing area occupied by built form. A comprehensive landscape strategy linking to mitigation from nearby proposed allocation would be required.

Relevant Policy Considerations	Outside DDB, AONB, Employment allocation in emerging Local Plan.				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes subject to adequate landscape mitigation				
Achievability	Yes development would be viable in this location				
Estimate of Potential	10 units	Potential Density	29 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Bishops Caundle - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/BISH/001



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Site name:	Fields at Holt Lane
Site Address:	Holt Lane
Developable Site Area (ha)	1.26
Ward/Settlement	Bishops Caundle
Previously Developed Land?	No
Current Land Use	Agricultural land & pony paddocks

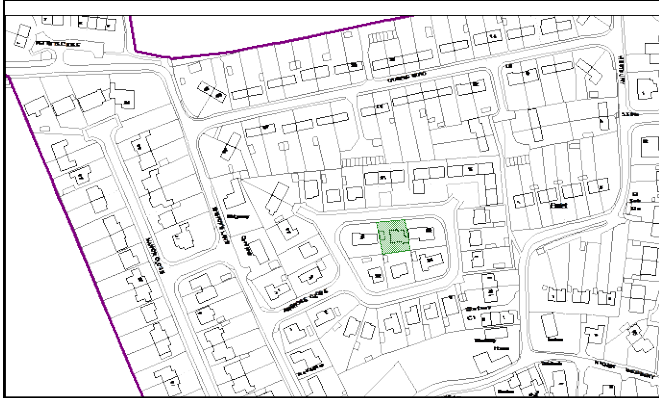
Constraints		Possible Mitigation
Topography/Ground Condition	Land elevated above road. Northern part of site is unsuitable for development because of setting of the village	Restrict development to south eastern part of site
Flood Risk	Low flood risk.	
Access	Potential off Holt Lane – need pedestrian route to shop, bus, school, etc.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Adjoins conservation area. Linear village with development fronting onto roadways.	Would need sensitive design to fit into setting.

Relevant Policy Considerations	Outside the Development Boundary				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for up to 5 years				
Suitability	Yes - only on part of site				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	32 units	Potential Density	25 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Bradford Abbas - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/BRAB/001



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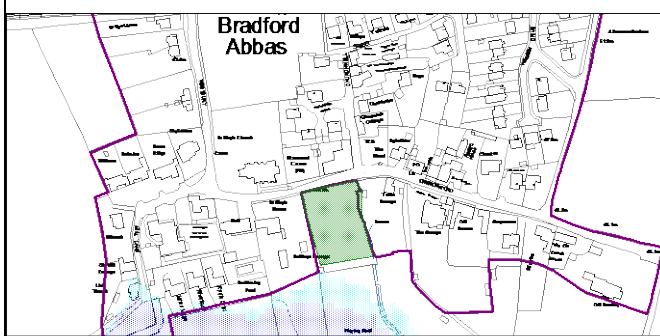
Site name:	36 Ambrose Close
Site Address:	36 Ambrose Close, Bradford Abbas DT9 6RL
Developable Site Area (ha)	0.04
Ward/Settlement	Bradford Abbas
Previously Developed Land?	Yes
Current Land Use	Dwelling and garden

Constraints	Possible Mitigation
Topography/Ground Condition	Lapsed planning consent ref: 1/D/09/001161
Flood Risk	
Access	
Contamination	
Existing Infrastructure/Facilities	
Townscape/Landscape Character	

Relevant Policy Considerations	Within DDB
Availability (ownership)	Yes - Availability known as site subject to lapsed planning permission for residential development.
Suitability	Yes – The principle of development has been established through previous planning permission.
Achievability	Yes – Subject to resubmitted planning application.
Estimate of Potential	1 unit Potential Density 25 dph Unit type
Anticipated Delivery	1-5 years
Conclusion	A developable site

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Site Reference: WD/BRAB/002



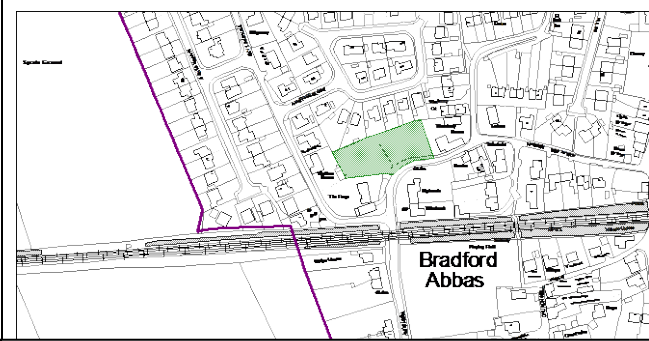
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Site name:	Land at Tudor Cottage
Site Address:	Church Road
Developable Site Area (ha)	0.27
Ward/Settlement	Bradford Abbas
Previously Developed Land?	No
Current Land Use	Open Space

Constraints		Possible Mitigation
Topography/Ground Condition	Flat. Ground Water Source Protection Zone.	Mitigation measures for Ground Water Protection Zone
Flood Risk	Low flood risk.	
Access	Potential – would need investigation	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent to existing residential	
Townscape/Landscape Character	In conservation area and adjoins listed buildings. Well placed within the village, screened from views from the south by existing dense vegetation	Sensitive design essential to protect and enhance conservation area and avoid harm to the setting of listed buildings.

Relevant Policy Considerations	Outside the Development Boundary				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for 0-5 years				
Suitability	Yes – dependent on design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	8 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/BRAB/005



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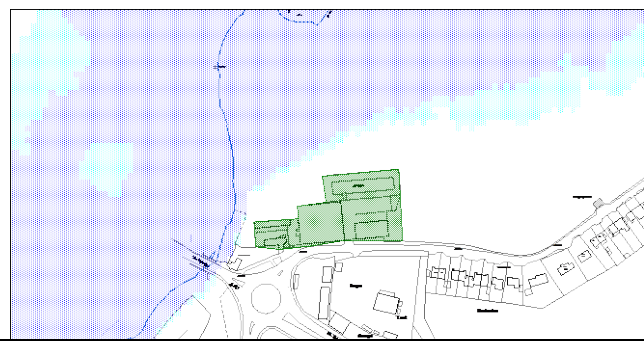
Site name:	Land adjacent Walnut House
Site Address:	Land adjacent Walnut House, Bishop's Lane, Bradford Abbas
Developable Site Area (ha)	0.24
Ward/Settlement	Bradford Abbas
Previously Developed Land?	No
Current Land Use	Garden area

Constraints		Possible Mitigation
Topography/Ground Condition	Level site surrounded by residential development.	
Flood Risk	None	
Access	Fronts onto Westbury. Also access from Bishops Lane but pedestrian only. Vehicular access would require the demolition of the brick outhouse which is a building of local importance.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Available adjacent and on site.	
Townscape/Landscape Character	Within settlement. Mature trees on boundary between The Forge and Westbury House. Hedgerow along Westbury Frontage. Important Local Buildings: Walnut House, The Forge and Westbury House "On the west side, the more characteristic generous gardens of older properties are represented by those of Westbury House and The Forge. " page 9 of CAA	

Relevant Policy Considerations	Within DDB. Conservation Area, Important Local Buildings: Walnut House, The Forge and Westbury House				
Availability (ownership)	Identified through officer survey				
Suitability	Yes subject to the retention of the existing buildings and mature trees on the site.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	4 units	Potential Density	16 dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

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Site name:	Land North of Babylon Hill
Site Address:	Land North of Babylon Hill
Developable Site Area (ha)	0.53
Ward/Settlement	Bradford Abbas
Previously Developed Land?	In part.
Current Land Use	Agricultural buildings and land

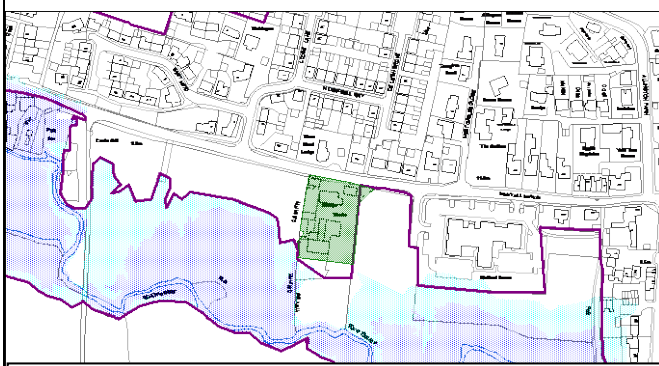
Constraints		Possible Mitigation
Topography/Ground Condition	Farm buildings and adjacent level green field site.	
Flood Risk	Just outside flood zone 3	
Access	Available from Compton Road	
Contamination	Agricultural land. Part in Contaminated land Sites Buffer	
Existing Infrastructure/Facilities	Available on or near the site (housing opposite, farm units on site. Power lines cross the site.	
Townscape/Landscape Character	Outside DDB but existing agricultural unit. Could be replaced with residential without significant landscape impacts. The proposed housing on the greenfield site (edged green) would replicate the sporadic linear form of development on the southern side of Compton Road. Relatively remote location of the edge of Yeovil.	Would need sensitively designed northern edge with planted buffer to visually contain from north.

Relevant Policy Considerations	Outside DDB				
Availability (ownership)	Yes - SHLAA submitted site				
Suitability	Yes - if limited to the replacement of the agricultural buildings.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	15 units	Potential Density	30 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	Developable site				

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Bridport - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/BRID/001



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Site name:	Proton Garage and Works	
Site Address:	West Allington	
Developable Site Area (ha)	0.29	
Ward/Settlement	Bridport	
Previously Developed Land?	Yes	
Current Land Use	Garage and Works	

Constraints		Possible Mitigation
Topography/Ground Condition	Flat. Low lying.	
Flood Risk	Mainly low flood risk but southern end within flood zone 2.	Sequential test. May only be feasible to develop within flood zone 1.
Access	Potential but relatively long way from town centre	
Contamination	Unknown	
Existing Infrastructure/Facilities	Would need to be put in place	
Townscape/Landscape Character	This area appears as infill. In long distance views from the south it is viewed with the existing settlement behind. AONB. Currently used for employment purposes.	Development to be concentrated along the northern part of the site.

Relevant Policy Considerations	Within Development Boundary				
Availability (ownership)	Yes – site has been put forward				
Suitability	Yes – dependent on design and flooding issues				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	10 units	Potential Density	34 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

Site Reference: WD/BRID/002



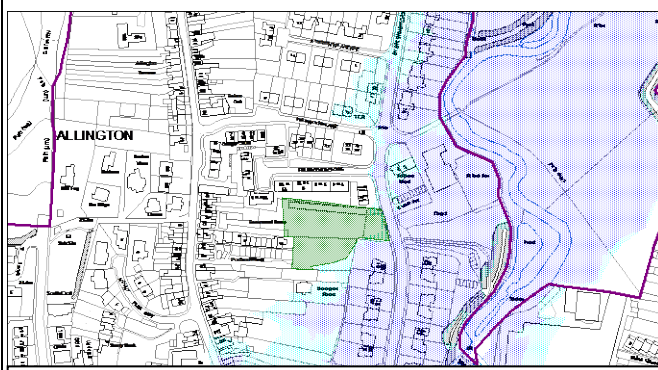
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Site name:	Depot
Site Address:	Church Street
Developable Site Area (ha)	0.20
Ward/Settlement	Bridport
Previously Developed Land?	Yes
Current Land Use	Depot

Constraints		Possible Mitigation
Topography/Ground Condition	Flat.	
Flood Risk	Low flood risk.	
Access	Highways Authority has no objection in principle to this site	
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential and employment uses	
Townscape/Landscape Character	Listed building within site. Within Conservation Area. Is an underused site and there is the opportunity to enhance the character of this area.	Relocation of depot to new premises. Measures would need to be taken to preserve listed building and ensure that design enhances the appearance of the Conservation Area.

Relevant Policy Considerations	Within the DDB.				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for up to 5 years				
Suitability	Yes - subject to design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	6 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

Site Reference: WD/BRID/003



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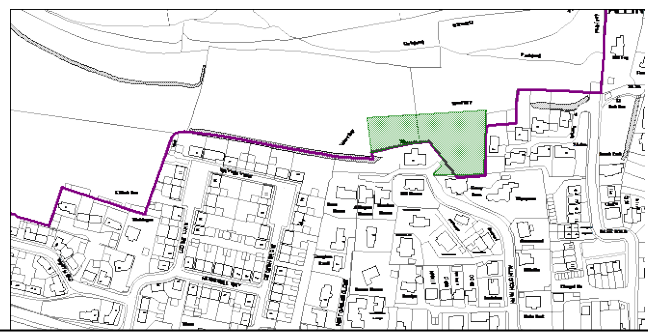
Site name:	St Swithins Road, Bridport		
Site Address:	Land to south of Fullbrooks Close, Bridport.		
Developable Site Area (ha)	0.304		
Ward/Settlement	Bridport		
Previously Developed Land?	In part.		
Current Land Use	Vacant site with some built structures.		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site.	
Flood Risk	N/A but frontage on to St Swithins Road is within FRZ 2 & 3.	
Access	From St Swithins Road.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Utilities on adjacent land. Within walking distance of town centre facilities.	
Townscape/Landscape Character	Mixed character residential flats and houses with some commercial. Backland area with access onto St Swithins Road. Trees and other vegetation on the site.	

Relevant Policy Considerations	Within the Development Boundary. AONB..				
Availability (ownership)	Previously allocated site. Policy WA15. Planning permission on part: 1/D/13/000533				
Suitability	Yes subject to appropriate design and access arrangements.				
Achievability	Yes development should be viable in this location.				
Estimate of Potential	20 units	Potential Density	72 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

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Site Reference: WD/BRID/007



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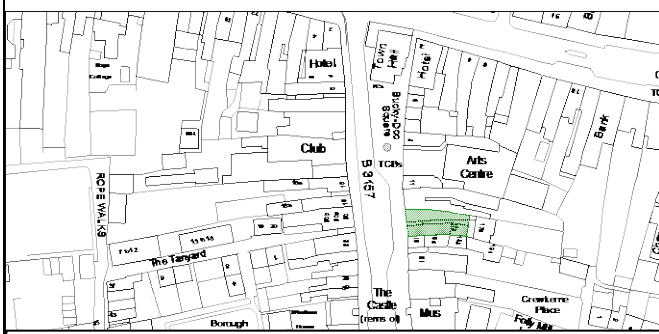
Site name:	Land adjoining Allington Park
Site Address:	Allington Park
Developable Site Area (ha)	0.35
Ward/Settlement	Bridport
Previously Developed Land?	No
Current Land Use	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Very elevated and steeply sloping	
Flood Risk	Low flood risk	
Access	Potential from Allington Park cul-de-sac but very steep	Would need investigation
Contamination		
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Elevated position which potentially would be visible from the wider area. AONB	Development of this site could be visually contained from views to the north by designing a layout which respects the existing sloping landform and the retention or addition of effective screen planting. Similarly development of the southern part of the site could be designed and screened in order to minimize landscape impacts when viewed from distant southern viewpoints. Would need sensitive design as in AONB and prominent.

Relevant Policy Considerations	Outside Development Boundary				
Availability (ownership)	Yes – site has been put forward for SHLAA study for up to 5 years				
Suitability	Potential – providing landscape objections can be overcome and access is acceptable				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	6 units	Potential Density	17 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/BRID/008



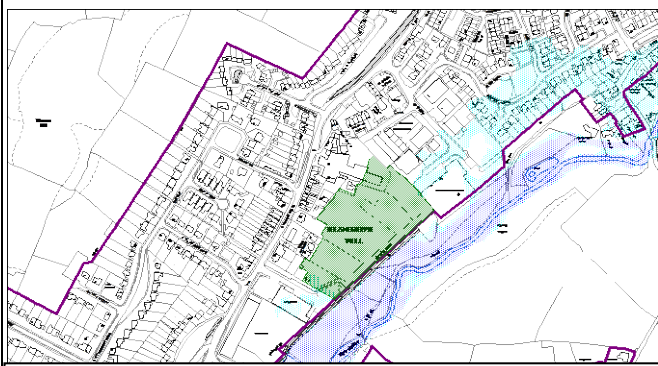
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Site name:	15-17B South Street
Site Address:	15-17B South Street, DT6 3NR
Developable Site Area (ha)	0.02
Ward/Settlement	Bridport
Previously Developed Land?	Yes
Current Land Use	Commercial

Constraints	Possible Mitigation
Topography/Ground Condition	Lapsed planning consent ref 1/D/10/000279
Flood Risk	
Access	
Contamination	
Existing Infrastructure/Facilities	
Townscape/Landscape Character	

Relevant Policy Considerations	Within DDB, Conservation Area. Listed Building.				
Availability (ownership)	Yes - Availability known as site subject to lapsed planning permission for residential development.				
Suitability	Yes – The principle of development has been established through previous planning permission.				
Achievability	Yes – Subject to resubmitted planning application and Listed Building consent.				
Estimate of Potential	2 units	Potential Density	100 dph	Unit type	House/flat
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

Site Reference: WD/BRID/009



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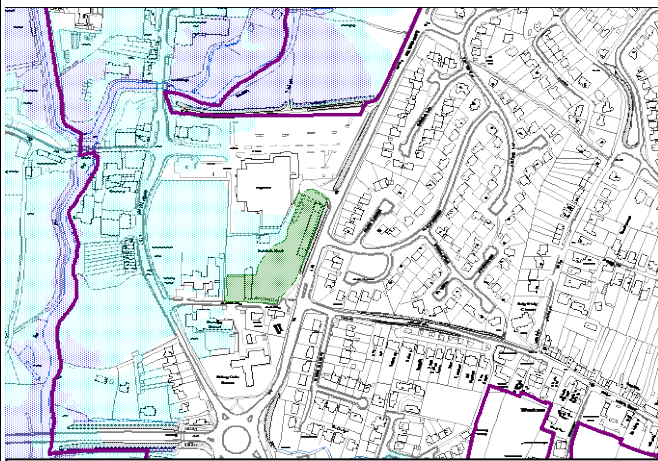
Site name:	St Andrews Trading Estate		
Site Address:	St Andrews Trading Estate, Bridport		
Developable Site Area (ha)	2 ha		
Ward/Settlement	Bridport		
Previously Developed Land?	No		
Current Land Use	Green space		

Constraints		Possible Mitigation
Topography/Ground Condition	Relatively flat	
Flood Risk	Very small area in south east corner within Flood zone 2, remainder low flood risk	
Access	Via Shoe Lane through industrial estate or Lydll access. Good footpath links	
Contamination	Area in south east corner & along former railway line contaminated land.	Contaminated land study & any mitigation measures required.
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Tree canopy in this area forms important part of character and setting of settlement.	Retain trees within and bordering the site.

Relevant Policy Considerations	AONB, inside DDB,				
Availability (ownership)	Officer identified				
Suitability	Yes subject to retaining trees within and bordering site.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	80 units	Potential Density	40 dph	Unit type	House/flat
Anticipated Delivery	1 - 10 years				
Conclusion	A developable site				

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Site Reference: WD/BRID/013



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Site name:	Bradfords Builders Merchants		
Site Address:	Bradfords Builders Merchants, Sea Road South, Bridport		
Developable Site Area (ha)	0.66 ha		
Ward/Settlement	Bridport		
Previously Developed Land?	Yes		
Current Land Use	Builders Merchants		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Partially FRZ2	
Access	Directly off A35 & from Flood Lane Good pedestrian links	
Contamination	Unknown	
Existing Infrastructure/Facilities	Existing use, adjacent to supermarket, walking distance of town centre	
Townscape/Landscape Character	Flood lane - remnants of traditional residential street including listed cottage. Now surrounded by mix of commercial and public sector uses in large stand alone buildings and car parking. Main A35 runs along eastern boundary.	

Relevant Policy Considerations	AONB, inside DDB,				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes – if exclude flood risk areas.				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	34 units	Potential Density	50 dph	Unit type	House/flat
Anticipated Delivery	11 - 15 years.				
Conclusion	A developable site				

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Site Reference: WD/BRID/017



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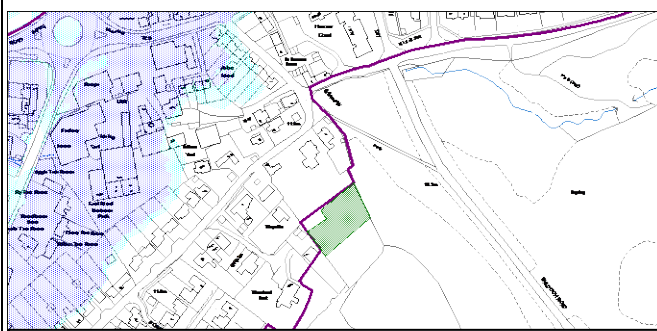
Site name:	Gardens at Links View		
Site Address:	Wych Hill		
Developable Site Area (ha)	0.15		
Ward/Settlement	Bridport		
Previously Developed Land?	No		
Current Land Use	House and gardens		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Potential from Wych Hill	
Contamination	Unknown	
Existing Infrastructure/Facilities	Residential - so existing	
Townscape/Landscape Character	Area is characterised by large plot sizes which would have an effect on density. AONB	Low density

Relevant Policy Considerations	Within Development Boundary				
Availability (ownership)	Possibly – site has history of planning permission				
Suitability	Yes – dependent on design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	2 units	Potential Density	13 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

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Site Reference: WD/BRID/018



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Site name:	Land at 3 Crock Lane
Site Address:	3 Crock Lane
Developable Site Area (ha)	0.14
Ward/Settlement	Bridport
Previously Developed Land?	Yes
Current Land Use	Gardens

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping	Development higher up the slope would not be appropriate
Flood Risk	Low flood risk	
Access	Highways Authority object due to no suitable access	Potential access from existing dwelling
Contamination	Unknown	
Existing Infrastructure/Facilities	Surrounded by residential so probably existing	
Townscape/Landscape Character	Adjacent to conservation area so would need sensitive design. Large plot sizes surrounding site which would have an effect on density. Part of woodland area that may need to be protected. In AONB.	Dense vegetation along the north-eastern and south-eastern site boundary to be maintained.

Relevant Policy Considerations	Outside DDB				
Availability (ownership)	Yes – site has been put forward for SHLAA study for up to 5 years				
Suitability	Yes – if designed appropriately and highways issues resolved				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	2 units	Potential Density	14 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/BRID/019



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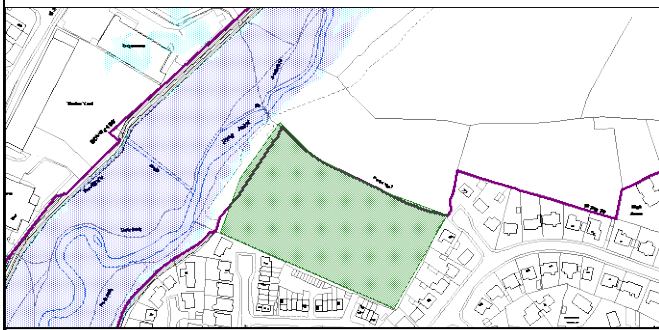
Site name:	Land East of Wychside Close
Site Address:	Wychside Close
Developable Site Area (ha)	2.8
Ward/Settlement	Bridport
Previously Developed Land?	No
Current Land Use	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Site is very steeply sloping and visible. Only part of site may be suitable. Site is raised above road.	Development limited to area north of existing driveway.
Flood Risk	Low flood risk	
Access	Potential to use existing access off Burton Road.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	The site is on edge of the settlement and is remote from services. There is some visual containment provided by the boundary treatments of the field enclosure for example established hedgerows and tree planning strip. Site is adjacent to nature conservation site to the east. Existing development to West is very low density.	Would need sensitive design as in AONB and prominent. Subject to assessment of views from West Bay. Any development should not be detrimental to nature conservation site.

Relevant Policy Considerations	Outside Development Boundary				
Availability (ownership)	Yes – site has been put forward for SHLAA study for up to 5 years				
Suitability	Yes – only on part of the site				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	20 units	Potential Density	7 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/BRID/020



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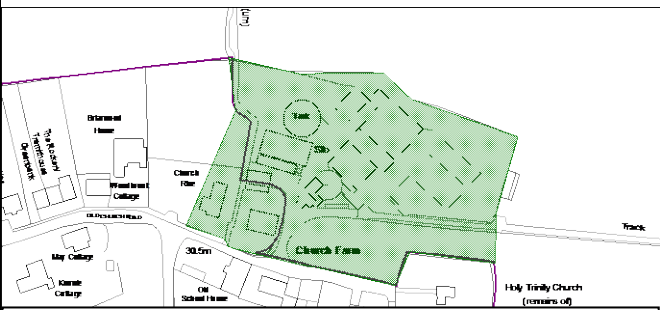
Site name:	Land adjacent to Happy Island Way
Site Address:	Jessopp Avenue
Developable Site Area (ha)	1.37
Ward/Settlement	Bridport
Previously Developed Land?	No
Current Land Use	Agricultural land

Constraints		Possible Mitigation
Topography/Ground Condition	Northern part of site is unsuitable for development because of landscape impact	Development restricted to southern part of site
Flood Risk	Low flood risk. Flood zone 3 on western edge	Development to take place outside flood zone
Access	Potential from Happy Island Way (South) and Jessops Avenue (East)– would need investigation	
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Neighbouring development is relatively high density. In AONB	Appropriate design and landscaping

Relevant Policy Considerations	Within the Development Boundary				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for up to 5 years				
Suitability	Yes - only on part of site				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	50 units	Potential Density	36 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	Developable site				

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Site Reference: WD/BRID/031

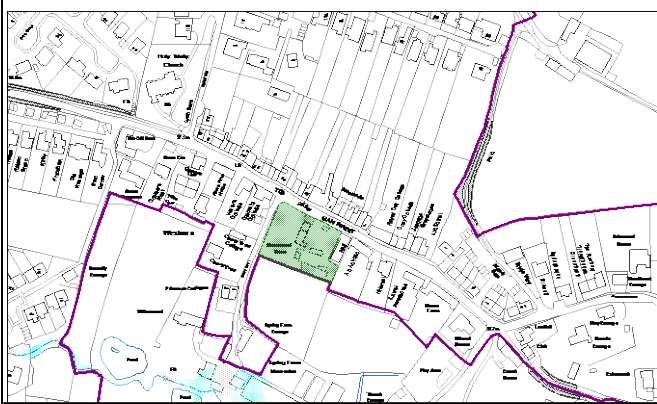
 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Church Farm and Church Rise			
	Site Address:	Old Church Road, Bothenhampton			
	Developable Site Area (ha)	1.08			
	Ward/Settlement	Bothenhampton			
	Previously Developed Land?	Yes			
	Current Land Use	Farm			

Constraints		Possible Mitigation
Topography/Ground Condition	Relatively level site, gentle slope up to north and south - east.	
Flood Risk	N/A. Some localised surface water flooding.	
Access	Via Old Church Lane, leading to Main Street. Existing use has the potential for significant vehicle movements HGVs and farm vehicles. Housing would generate less. Current PD rights would allow residential conversion. Footway along Main Street.	Link the site to the existing footway.
Contamination	None recorded.	
Existing Infrastructure/Facilities	Utilities on site	
Townscape/Landscape Character	Portal framed agricultural buildings clad in fibre cement and weather boarding. Galvanised feed hoppers / silos. Open silage clamps and slurry lagoon. Woollaway bungalows immediately adjacent. Some stone built traditional cottages near by and historic church (disused).	Contain development to the footprint of the existing agricultural buildings on the site. Redevelop bungalows Provide structural planting along north and eastern boundaries. A well designed quality residential development could secure improvements to local character.

Relevant Policy Considerations	Part within DDB, part outside.				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes subject to cessation or relocation of existing agricultural business and landscape planting.				
Achievability	Yes, development should be viable in this location.				
Estimate of Potential	38 units	Potential Density	35 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/BRID/055



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Site name:	Homestead Farm		
Site Address:	Homestead Farm, Main Road, Bridport		
Developable Site Area (ha)	0.22 ha		
Ward/Settlement	Bridport (Bothenhampton)		
Previously Developed Land?	Yes		
Current Land Use	Partially derelict farm buildings		

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes down to south.	
Flood Risk	Low flood risk	
Access	Potential off Main Street , Duck Street - limited	
Contamination	Unknown – farmyard	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Bothenhampton Conservation Area, Locally important buildings on site. Located within heart of the village, along Main St. Venacular stone farm buildings perpendicular to road, low stone walls and hedging along highway edge of northern & western boundaries. Provides green breaks along southern side of Main street in contrast to continuous built frontage on northern side.	Convert and / or refurbish existing buildings. Retention of boundary walls/ hedging/landscaping to maintain green edge to Main st.

Relevant Policy Considerations	AONB, Conservation Area, inside DDB
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Availability (ownership)	Identified through officer survey
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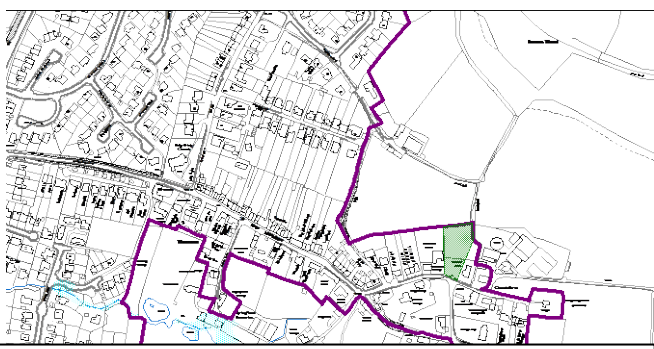
Suitability	Yes – sensively designed conversion and limited infill.
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Achievability	Yes development would be viable in this location
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Estimate of Potential	6 units	Potential Density	27 dph	Unit type	Houses
Anticipated Delivery	6 - 10 years				
Conclusion	A developable site				

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Site Reference:WD/BRID/056

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	Site Address:	Land adjacent Church Rise, Old Church Road, Bridport		
	Developable Site Area (ha)	0.23 ha		
	Ward/Settlement	Bridport		
	Previously Developed Land?	No		
	Current Land Use	Garden		

Constraints		Possible Mitigation
Topography/Ground Condition	Relatively flat	
Flood Risk	Low flood risk	
Access	From Old Church Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential , electricity lines crossing site.	
Townscape/Landscape Character	Adjacent to Bothenhampton Conservation Area. Important trees to north of the site which should be retained as part of town setting.	

Relevant Policy Considerations	AONB, Inside DDB, adjacent to Conservation Area				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes – subject to tree retention				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	3 units	Potential Density	13 dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	Developable site – potential to develop comprehensively with adjoining site (outside DDB) as well which may produce greater yield.				

Site Reference: WD/BRID/057



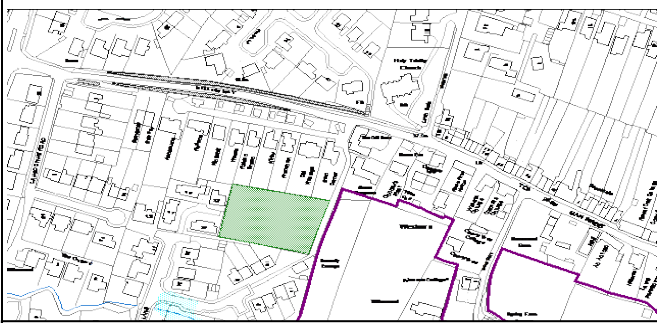
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Site name:	Land adjacent Foxglove Way
Site Address:	Land adjacent Foxglove Way
Developable Site Area (ha)	0.19 ha
Ward/Settlement	Bridport
Previously Developed Land?	No
Current Land Use	Gardens

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping site	
Flood Risk	Low flood risk	
Access	Off Foxglove Way	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Within settlement Rear gardens with mature planting – hedging /trees.	

Relevant Policy Considerations	AONB, Inside DDB				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes subject to retention of significant trees.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	8 units	Potential Density	44 dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Site Reference: WD/BRID/058



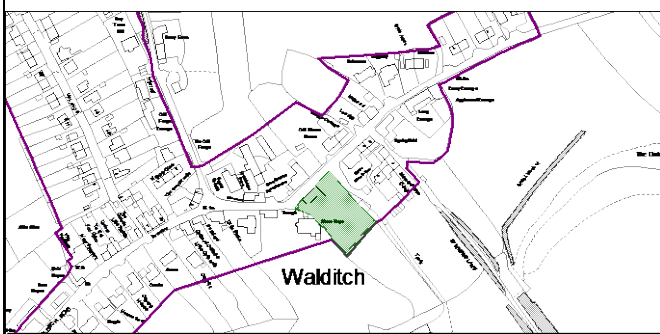
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Site name:	Land to the rear of Lake Lane
Site Address:	Lake Lane
Developable Site Area (ha)	0.28 ha
Ward/Settlement	Bridport
Previously Developed Land?	No
Current Land Use	Garden/greenspace

Constraints		Possible Mitigation
Topography/Ground Condition	Gently sloping	
Flood Risk	Low flood risk	
Access	Potential off Lake Lane Good footpath links	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Within settlement. Green space surrounded by residential development. Suburban cul de sac estate of 1970's detached bungalows on three sides, 1930's houses in generous plots off private drive to north. Public footpath runs along eastern boundary.	

Relevant Policy Considerations	AONB, Inside DDB				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes – suitable for development.				
Achievability	Yes development is viable in this location.				
Estimate of Potential	8 units	Potential Density	28 dph	Unit type	Houses / bungalows
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site.				

Site Reference: WD/BRID/059



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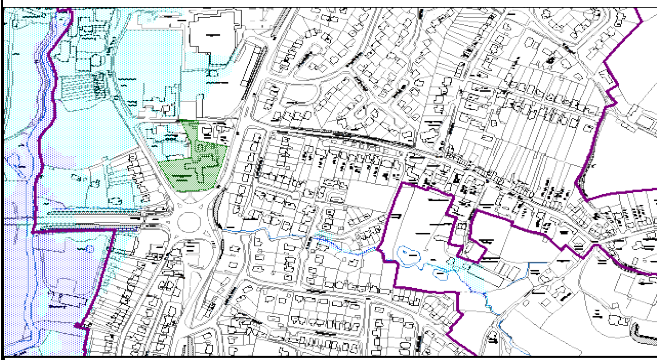
Site name:	Shute Haye		
Site Address:	Shute Haye, Walditch		
Developable Site Area (ha)	0.20 ha		
Ward/Settlement	Bridport		
Previously Developed Land?	No		
Current Land Use	Allotment garden		

Constraints		Possible Mitigation
Topography/Ground Condition	Relatively flat	
Flood Risk	Low flood risk	
Access	From Walditch	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Within Walditch Conservation Area. Important local building on site.	Retain and reuse existing buildings and walled frontage.

Relevant Policy Considerations	AONB, inside DDB, Conservation Area				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes - potential for conversion and new carefully designed units				
Achievability	Yes development would be viable in this location				
Estimate of Potential	5 units	Potential Density	25 dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

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Site Reference: WD/BRID/060



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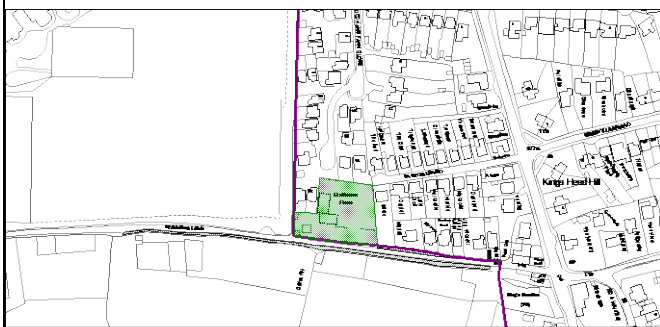
Site name:	Flood Lane, Bridport
Site Address:	Flood lane, Bridport
Developable Site Area (ha)	0.59 ha
Ward/Settlement	Bridport
Previously Developed Land?	Yes/no
Current Land Use	Former school, training centre &, residential home.

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Small area on northern portion in flood zone 2 majority Low flood risk	
Access	Flood Lane	
Contamination	Potential noise from A35.	Noise mitigation measures
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Series of standalone 1960's flat roofed buildings – former school, training centre and residential home. Adjacent - Supermarket, Builders centre and three cottages in Flood Lane, two of which are listed. A35 runs along eastern boundary and Crown roundabout Trees around southern road frontage that add to amenity of the area & provide screen to A35.	Retain trees around road frontage

Relevant Policy Considerations	AONB, inside DDB,				
Availability (ownership)	Officer identified				
Suitability	Suitable for redevelopment for houses and flats. Opportunity to improve street scene of Flood lane. Potential for comprehensive scheme with adjacent builders merchants.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	30 units	Potential Density	50 dph	Unit type	House/flat
Anticipated Delivery	1 – 5 Years				
Conclusion	Developable site				

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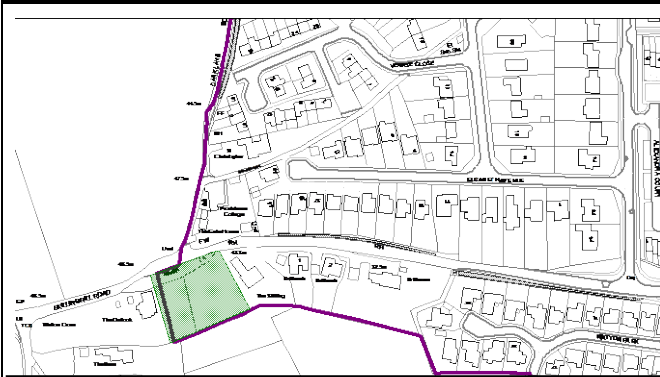
Site name:	Dodham's Farm, Bradpole
Site Address:	Dodham's Farm, Dodham's Lane, Bradpole
Developable Site Area (ha)	0.26ha
Ward/Settlement	Bridport
Previously Developed Land?	In part – farm buildings
Current Land Use	Underused/semi derelict farm site

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping	
Flood Risk	Low flood risk	
Access	Dodham's Lane – narrow lane - no through road and existing use credit. Dodham's Farm Close- cul de sac Banton Shard – narrow residential street	
Contamination	Unknown – former farmyard	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Within settlement. Existing farm buildings on site, extensive tree cover mainly around perimeters - some in centre. Surrounded by cul de sac estate residential development of varying ages (1930's/60s/90s). Predominantly detached houses and bungalows adjacent to site. Trees contribute to rural character of Dodham's lane and 'green' backdrop to existing dwellings.	Retain existing trees – subject to arboricultural report.

Relevant Policy Considerations	AONB, inside DDB				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes subject to retention of existing trees				
Achievability	Yes development would be viable in this location				
Estimate of Potential	7 units	Potential Density	27 dph	Unit type	Houses
Anticipated Delivery	6- 10 years				
Conclusion	A developable site.				

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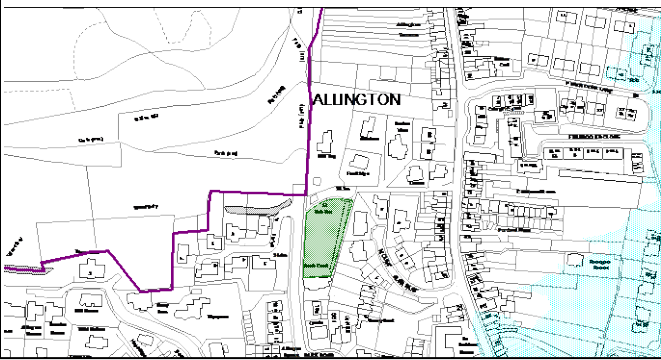
Site name:	Land adjacent The Outlook
Site Address:	Skilling Hill, Bridport
Developable Site Area (ha)	0.23ha
Ward/Settlement	Bridport
Previously Developed Land?	No
Current Land Use	Garden

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping	
Flood Risk	Low flood risk	
Access	Skilling Hill Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Open to south with expansive views towards the coast. Large detached houses and bungalows in extensive plots. Trees within site contribute to rural/green character of Skilling Hill Road.	Retain tree canopy within site and on road edge.

Relevant Policy Considerations	AONB, inside DDB.				
Availability (ownership)	Identified through officer survey				
Suitability	Yes – low density development retaining tree cover.				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	2 units	Potential Density	9 dph	Unit type	Houses
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

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Site Reference: WD/BRID/063

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land adjoining Allington Hill		
	Site Address:	Allington Hill		
	Developable Site Area (ha)	0.15 ha		
	Ward/Settlement	Allington		
	Previously Developed Land?	No		
	Current Land Use	Amenity space		

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes away to east	
Flood Risk	Low flood risk	
Access	From Park Road Footpath severs site at northern end.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential, electricity sub station on northern end of site.	
Townscape/Landscape Character	There is only potential at southern-most extent (below Electricity sub station). Majority of site would encroach onto the slopes of Allington Hill with significant landscape impacts. This smaller area would be very open, but is well related to the settlement and could accommodate development without significant impacts. Loss of local amenity space. Row of trees on southern end of site.	Retain trees within site.

Relevant Policy Considerations	Inside DDB, Loss of open space – subject to Green Infrastructure review				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes – subject to retaining trees				
Achievability	Yes – development is viable in this location.				
Estimate of Potential	4 units	Potential Density	26 dph	Unit type	Houses
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

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Site Reference:WD/BRID/064



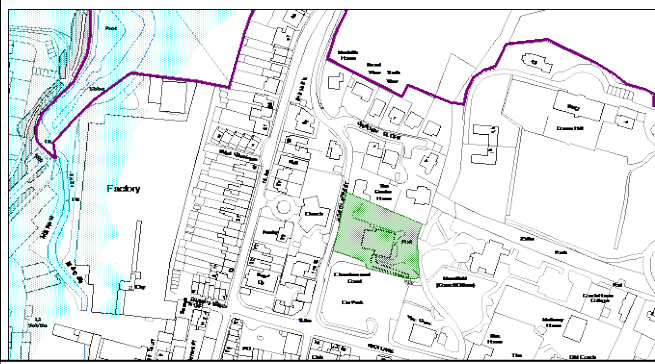
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Site name:	Land to the rear of 23 – 33 Burton Road		
Site Address:	Land to the rear of 23 – 33 Burton Road		
Developable Site Area (ha)	0.18 ha		
Ward/Settlement	Bridport		
Previously Developed Land?	No		
Current Land Use	Garden / undeveloped land		

Constraints		Possible Mitigation
Topography/Ground Condition	Site slopes down to west	
Flood Risk	Low flood risk	
Access	From Wych Ridge	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Within settlement. Extensive tree cover that provides green backdrop to housing and footpath/ cycleway along old railway line to west. Suburban houses and bungalows	Retain landscape buffer/tree screen along footpath/cycleway

Relevant Policy Considerations	AONB, inside DDB				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes – subject to retention of tree screen				
Achievability	Yes – development would be viable in this location.				
Estimate of Potential	4 units	Potential Density	22 dph	Unit type	House/ bungalow
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Site Reference: WD/BRID/065



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Site name:	The Courthouse		
Site Address:	The Courthouse, Moutfield, Rax Lane		
Developable Site Area (ha)	0.26 ha		
Ward/Settlement	Bridport		
Previously Developed Land?	Yes		
Current Land Use	Vacant courthouse		

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping site - rising northwards, significant trees within site.	
Flood Risk	Low flood risk	
Access	Private drive from Rax Lane	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within town centre, adjacent to primary shopping area,	
Townscape/Landscape Character	Within settlement. Substantial historic buildings set within parkland setting where mature trees contribute significantly to setting and wider townscape. Listed building and important local buildings surround site. Redevelopment of the 1960's Courthouse provides opportunity for positive enhancement of the area.	Retention of mature trees to protect parkland setting.

Relevant Policy Considerations	AONB, Conservation Area, inside DDB,
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Availability (ownership)	Identified through Officer survey
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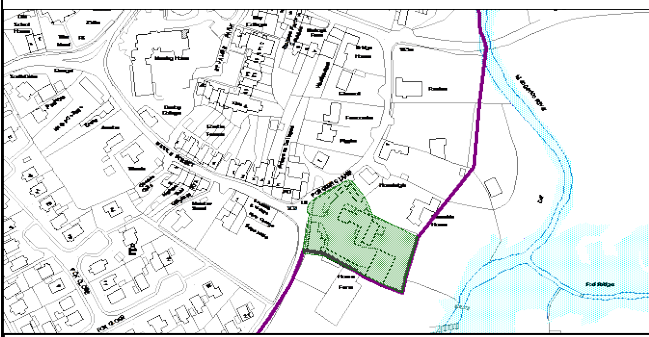
Suitability	Yes – subject to retention of mature trees.
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Achievability	Yes development would be viable in this location
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Estimate of Potential	25 units	Potential Density	96 dph	Unit type	Flats
Anticipated Delivery	1 – 5 years				
Conclusion	Developable site.				

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Site Reference: WD/BRID/066



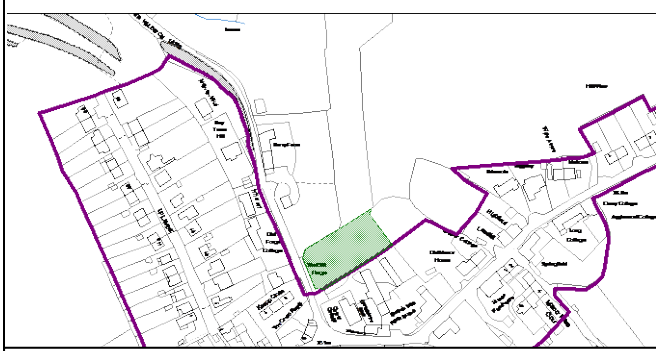
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Site name:	Land at Home Farm
Site Address:	Home Farm, Bradpole, Bridport
Developable Site Area (ha)	0.36 ha
Ward/Settlement	Bradpole
Previously Developed Land?	Yes
Current Land Use	Farm yard

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Area adjacent to river flood zone 2 & 3 & 20m from river bank, remainder low flood risk .	
Access	Caley Way	
Contamination	Part contaminated	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Potential for further conversion of existing buildings to residential. Extension beyond footprint of farmyard would affect important and distinctive green edge to settlement. Unacceptable landscape impact of further expansion. Farmhouse - listed building, within a conservation area, on edge of settlement.	Constrain development to re-use of existing buildings, or replacement on existing footprint. Design needs to be sensitive to Heritage Assets with & surrounding site.

Relevant Policy Considerations	AONB, within DDB and Conservation Area.				
Availability (ownership)	SHLAA submitted site				
Suitability	Potential for conversion or replacement of farm buildings.				
Achievability	Development is viable in this location				
Estimate of Potential	3 units	Potential Density	8 dph	Unit type	House
Anticipated Delivery	1 -5 years.				
Conclusion	A developable site				

Site Reference: WD/BRID/067



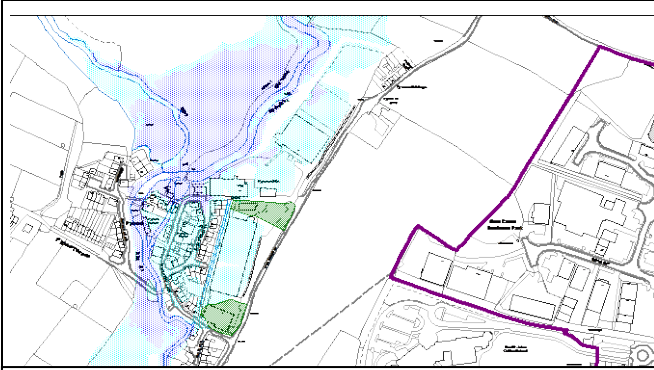
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Site name:	The Old Forge		
Site Address:	The Old Forge, South end of Lower Walditch Lane		
Developable Site Area (ha)	0.17 ha		
Ward/Settlement	Bothenhampton		
Previously Developed Land?	No		
Current Land Use	Agricultural field		

Constraints		Possible Mitigation
Topography/Ground Condition	Relatively flat site	
Flood Risk	Low flood risk	
Access	Off Lower Walditch Lane	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Visually contained and well related to settlement, but within the Conservation Area and abutting open countryside. May require removal of some trees for access. Adjacent listed buildings.	Sensitive design necessary, appropriate to historic rural setting. Retention/ reinforcing of trees & hedges around perimeter of site.

Relevant Policy Considerations	AONB, outside DDB, Conservation area				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes – subject to design and retention of perimeter hedgerows.				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	6 units	Potential Density	35 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/BRID/068



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Site name:	Land off Pymore Road
Site Address:	Pymore Road, Pymore, Bridport, DT6
Developable Site Area (ha)	0.36 ha
Ward/Settlement	Bridport
Previously Developed Land?	Yes
Current Land Use	Industrial

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Majority of the site within flood zone 2.	Exclude area liable to flooding
Access	Pymore Road, Thread Mill Lane Existing footpath links to town.	Cessation of industrial use.
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential/ industrial	
Townscape/Landscape Character	Potential for small area to north and area to south adjacent to existing housing outside flood risk area. Good links to existing footpaths. Adjacent listed building, trees and hedging provide contribute to character of rural lane.	Retain perimeter trees and hedging.

Relevant Policy Considerations	AONB, outside DDB				
Availability (ownership)	SHLAA submitted site				
Suitability	Parts of site outside flood zone – for affordable housing or open market housing subject to policy change.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	8 units	Potential Density	22 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/BRID/069



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Site name:	Coach Station Square, Bridport
Site Address:	Coach Station Square, Tannery Road, Bridport
Developable Site Area (ha)	1.0 ha
Ward/Settlement	Bridport
Previously Developed Land?	Yes,
Current Land Use	Coach Station, car park, cafe

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Within flood zone 2 & 3, existing flood defence protection to enable town centre regeneration	Existing flood defences
Access	Tannery Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Surface car parks and coach station adjacent to main shopping streets and historic rope making area with river Brit running along western boundary. Opportunity to create positive edge to river frontage and Tannery Road.	

Relevant Policy Considerations	Within DDB, Bridport Conservation Area, adopted local plan allocation for mixed uses, identified as extension to town centre in emerging WDWP local plan,				
Availability (ownership)	Adopted WDDC local plan 2006 allocation WA3				
Suitability	Yes – as part of mixed use scheme retaining coach facilities.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	50 units	Potential Density	50 dph	Unit type	Flats /House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

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Site Reference: WD/BRID/070



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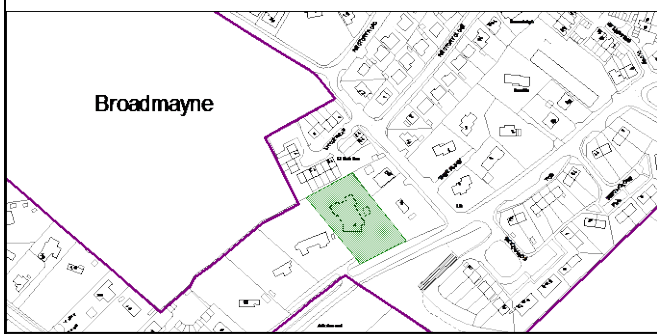
Site name:	Rope Walks car park, Bridport
Site Address:	Rope Walks car park, Bridport
Developable Site Area (ha)	0.40 ha
Ward/Settlement	Bridport
Previously Developed Land?	Yes
Current Land Use	Car Park

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Small area on eastern frontage within flood zone 2 & 3.	Existing flood defences
Access	St Michael's Lane /Rope Walks	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Surface car park within town centre to rear of main shopping streets. Development could provide positive frontages for St Michael's lane and Rope Walks. Adjacent to historic rope making area, long thin plots, close knit terraces of cottages amidst industrial/commercial buildings.	

Relevant Policy Considerations	Within DDB, Bridport Conservation Area, adopted local plan allocation for extension to car parking, identified as extension to town centre in emerging WDWP local plan,				
Availability (ownership)	Adopted WDDC local plan 2006 allocation WA5				
Suitability	Yes – as part of mixed use scheme including car parking				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	20 units	Potential Density	50 dph	Unit type	House/ Flats
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Broadmayne - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/BRWK/001



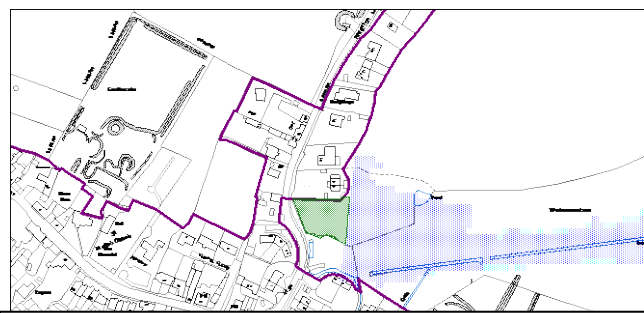
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Site name:	4 Chalky Road
Site Address:	4 Chalky Road, Broadmayne, DT2 8PJ
Developable Site Area (ha)	0.26
Ward/Settlement	Broadmayne
Previously Developed Land?	Yes
Current Land Use	Residential

Constraints	Possible Mitigation
Topography/Ground Condition	Lapsed planning consent ref: 1/D/10/001408
Flood Risk	
Access	
Contamination	
Existing Infrastructure/Facilities	
Townscape/Landscape Character	

Relevant Policy Considerations	Within the Development Boundary				
Availability (ownership)	Yes - Availability known as site subject to lapsed planning permission for residential development.				
Suitability	Yes – The principle of development has been established through previous planning permission.				
Achievability	Yes – Subject to resubmitted planning application.				
Estimate of Potential	2 units	Potential Density	8 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

Site Reference: WD/BRWK/002



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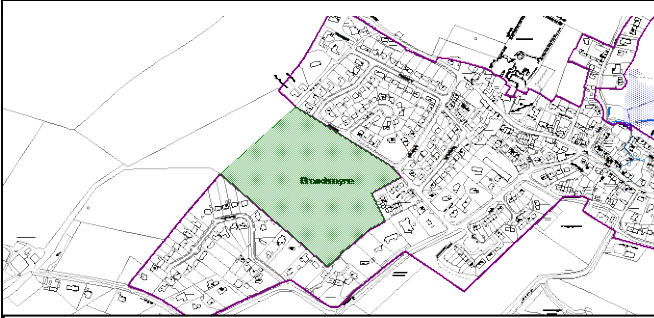
Site name:	Land south of 6 Knighton Lane
Site Address:	Broadmayne
Developable Site Area (ha)	0.13
Ward/Settlement	Broadmayne
Previously Developed Land?	Yes
Current Land Use	Grassland

Constraints		Possible Mitigation
Topography/Ground Condition	Level. Within GWSPA.	
Flood Risk	Eastern half is flood zone 3.	Exclude Eastern half of site.
Access	Potential from Knighton Lane	
Contamination		
Existing Infrastructure/Facilities	Adjacent to residential so existing	
Townscape/Landscape Character	The included part of the site is relatively well hidden from wider view by the surrounding existing buildings and vegetation.	Design sympathetic to character of the area.

Relevant Policy Considerations	Outside the DDB (5km heathlands consultation)				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for up to 5 years.				
Suitability	Yes – dependent on design and contribution to heathlands mitigation				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	2 units	Potential Density	16 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site - approx 1 year to develop				

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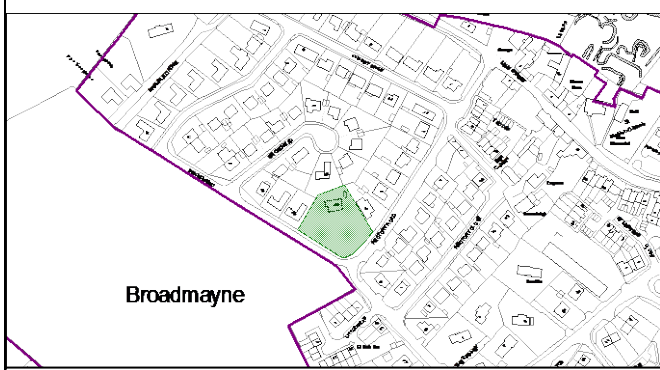
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	Site Address:	Land adjoining Broadmead, Broadmayne
	Developable Site Area (ha)	5.03
	Ward/Settlement	Broadmayne
	Previously Developed Land?	No
	Current Land Use	Agricultural grassland

Constraints		Possible Mitigation
Topography/Ground Condition	Land slopes down to east. Surface water may be an issue in the lowest areas.	
Flood Risk	N/A (FRZ 1) surface water flooding recorded at foot of slope.	
Access	Onto Broadmead. There is a footway along the northern side. Highway Authority concerns over the capacity of the highway to serve further development.	Limit development to 30 units. Investigate whether it is possible to undertake off-site highway improvements to allow more units – possibly up 150 @ 30dph.
Contamination	Nothing recorded	
Existing Infrastructure/Facilities	Adjacent to site. Within walking distance of the village hall, shop and the school.	
Townscape/Landscape Character	The site is an undeveloped pasture with housing on 3 sides. This is characterised by low, medium and high density mid to late 20 th Century housing. Visually contained by the topography and existing residential development. PROW along western boundary	Create strong vegetative boundary to western edge.

Relevant Policy Considerations	Outside DDB. GWSPZ. Article 4 (1971)				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes subject to adequate landscape proposals and addressing highway issues.				
Achievability	Yes development would be viable in this location.				
Estimate of Potential	30 units	Potential Density	6 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site.				

Site Reference: WD/BRWK/019



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Site name:	16 Rectory Road
Site Address:	16 Rectory Road, Broadmayne
Developable Site Area (ha)	0.21ha
Ward/Settlement	Broadmayne
Previously Developed Land?	House and garden
Current Land Use	Residential

Constraints		Possible Mitigation
Topography/Ground Condition	Gentle slope up to north west. Mature ornamental trees and shrubs.	
Flood Risk	N/A	
Access	Fronts directly onto Rectory Road and Broadmead.	
Contamination	Unlikely	
Existing Infrastructure/Facilities	Services on site	
Townscape/Landscape Character	Well located within settlement pattern.	

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Available. Current planning application for 5 units under consideration.				
Suitability	Surrounding development is low density mid-20 th century predominantly single storey although there is currently a two-storey house positioned at the back of the site. To maintain this character, development on the site would need to be limited to three single storey or chalet-style units on the frontage (as per the eastern side of Rectory Road. This could allow the retention of the existing house subject to overlooking not being a problem.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	3 units	Potential Density	14 dph	Unit type	House/bungalow
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

Site Reference: WD/BRWK/020



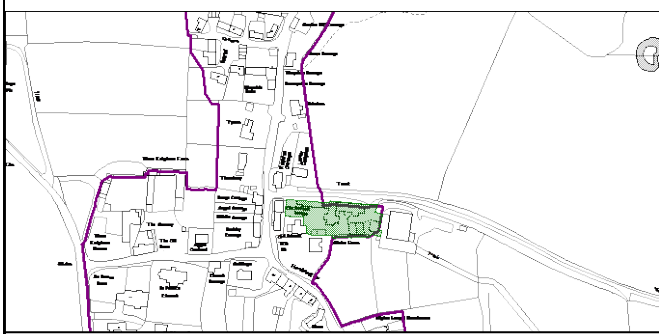
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Site name:	24 Chalky Road		
Site Address:	24 Chalky Road, Broadmayne		
Developable Site Area (ha)	0.19		
Ward/Settlement	Broadmayne		
Previously Developed Land?	Partially		
Current Land Use	House and Garden		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	
Flood Risk	N/A	
Access	Direct access available from Chalky Road	
Contamination	Not known	
Existing Infrastructure/Facilities	On site	
Townscape/Landscape Character	Rural village context.	Retain boundary vegetation. Low density in keeping with surrounding development pattern.

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Identified through Officer survey				
Suitability	Surrounding character is of low density residential, with houses or bungalows set centrally in large plots. On this basis, it would be difficult to redevelop the site and retain the existing house. The site would only deliver two additional units.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	2 units	Potential Density	15 dph	Unit type	House/bungalow
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Site Reference: WD/BRWK/ 021



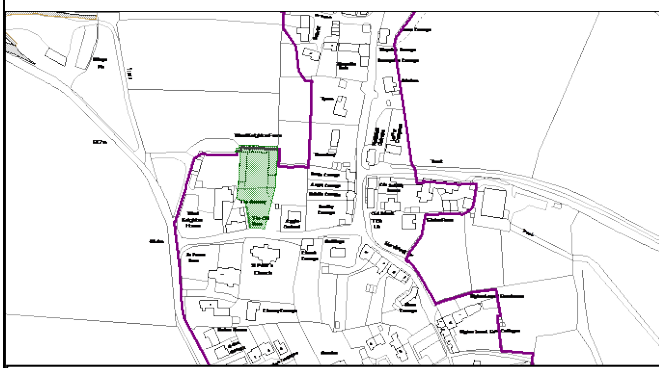
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Site name:	Glebe Farm
Site Address:	Glebe Farm, West Knighton
Developable Site Area (ha)	0.18ha
Ward/Settlement	Broadmayne
Previously Developed Land?	Yes
Current Land Use	Agricultural

Constraints		Possible Mitigation
Topography/Ground Condition	Appears level.	
Flood Risk	N/A	
Access	Unmade track from adopted highway	
Contamination	Agricultural	
Existing Infrastructure/Facilities	Electricity and water on site.	
Townscape/Landscape Character	Within Broadmayne and West Knighton Conservation Area. Important Local buildings on site.	

Relevant Policy Considerations	Within DDB. Within Conservation Area. Locally Important buildings on and adjacent to the site. Listed buildings directly to the west.				
Availability (ownership)	Officer identified site. Still in agricultural use.				
Suitability	Range of traditional farm buildings. May be suitable for residential conversion and/or replacement. Would need to preserve or enhance local character. New accommodation will be next to working farm building used for livestock.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	6 units	Potential Density	33 dph	Unit type	House/flat
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Site Reference: WD/BRWK/022



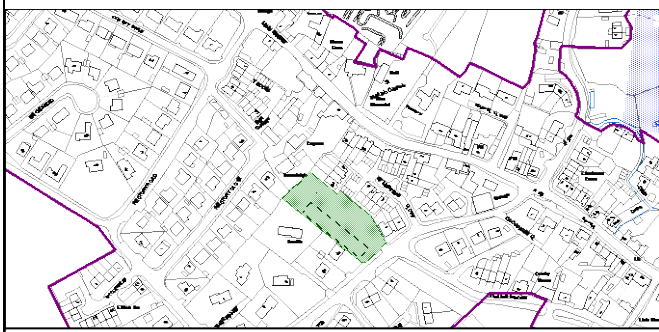
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Site name:	Land adjacent The Granary
Site Address:	Land adjacent The Granary, Knighton Lane, West Knighton
Developable Site Area (ha)	0.17ha
Ward/Settlement	Broadmayne
Previously Developed Land?	Yes
Current Land Use	Former agricultural buildings with yard and hard surfaced area.

Constraints		Possible Mitigation
Topography/Ground Condition	Level. Some made-up land	
Flood Risk	N/A	
Access	Direct from adopted highway	
Contamination	Former agricultural. Suggestion that waste & hardcore has been deposited in the past.	
Existing Infrastructure/Facilities	Water and electricity on or close to site	
Townscape/Landscape Character	Within Broadmayne and West Knighton Conservation Area. Important Local buildings on site.	

Relevant Policy Considerations	Enforcement notice 418. Within DDB. Within Conservation Area. Locally Important Buildings on and adjacent to the site. Will affect the setting of listed buildings. TPO tree at entrance to the site. Opposite listed church.				
Availability (ownership)	Identified through Officer survey				
Suitability	Within built form of the village. Suitable for new frontage development and conversion (and possible extension) of agricultural buildings. Subject to acceptable impact upon the character and appearance of the conservation area and setting of listed and locally important buildings.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	5 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

Site Reference: WD/BRWK/023



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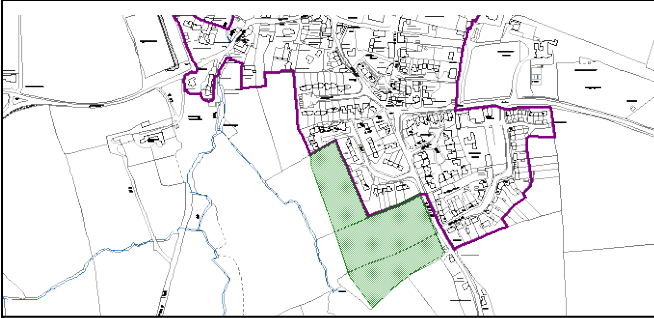
Site name:	Land off Chalky Road
Site Address:	Land off Chalky Road, Broadmayne
Developable Site Area (ha)	0.27
Ward/Settlement	Broadmayne
Previously Developed Land?	Yes
Current Land Use	Employment

Constraints		Possible Mitigation
Topography/Ground Condition	Land slopes upwards to west. Site is raised above road.	
Flood Risk	N/A	
Access	Direct from Chalky Road	
Contamination	Commercial use	
Existing Infrastructure/Facilities	Electricity and water on site	
Townscape/Landscape Character	Within settlement form.	

Relevant Policy Considerations	S106 no. 209 (in connection with development of St Martin's Close) Loss of employment but not a Key Employment site. Within DDB				
Availability (ownership)	Identified through Officer survey				
Suitability	Good location for residential.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	12 units	Potential Density	45 dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Broadwindsor - Submitted / Identified Large Sites with Development Potential


Site Reference: WD/BROA/001

	Site name:	Land adjacent to Redlands and Folly Farm	
	Site Address:	B3162	
	Developable Site Area (ha)	1.21	
	Ward/Settlement	Broadwindsor	
	Previously Developed Land?	No	
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Constraints		Possible Mitigation
Topography/Ground Condition	Mainly level, some slope. Fields adjoining Bridport Rd are elevated in relation to the road.	
Flood Risk	Low flood risk.	
Access	Would need to establish footway links back to village from site along Bridport Road (B3162)	
Contamination	Historic Landfill buffer	Investigation into potential land contamination
Existing Infrastructure/Facilities	Adjacent to existing residential	
Townscape/Landscape Character	AONB. The north- western area is visible from several public routes in the wider landscape. The south eastern portion (as defined by the 175m contour) is more appropriate for development as it is flatter.	Development to be limited to south eastern portion

Relevant Policy Considerations	Outside the DDB				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for 0-5 years				
Suitability	Yes – dependent on design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	37 units	Potential Density	31 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/BROA/003

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	Site Address:	B3162			
	Developable Site Area (ha)	0.41			
	Ward/Settlement	Broadwindsor			
	Previously Developed Land?	No			
	Current Land Use	Agricultural Land			

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes from east to west	
Flood Risk	Low flood risk.	
Access	Potential – would need investigation	
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	AONB	Would need sensitive design as in AONB. The northern site boundary would benefit from appropriate landscape planting to screen views of the built edge and reinforce landscape character. A buffer should also be maintained alongside the stream in the interest of screening views and conserving landscape character and wildlife value.

Relevant Policy Considerations	Outside the DDB				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for up to 5 years				
Suitability	Yes – providing landscape and visibility issues are addressed				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	10 units	Potential Density	24 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/BROA/012



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Site name:	Broadwindsor Craft Centre		
Site Address:	Broadwindsor Craft Centre		
Developable Site Area (ha)	0.40		
Ward/Settlement	Broadwindsor		
Previously Developed Land?	Yes		
Current Land Use	Craft Centre and car park		

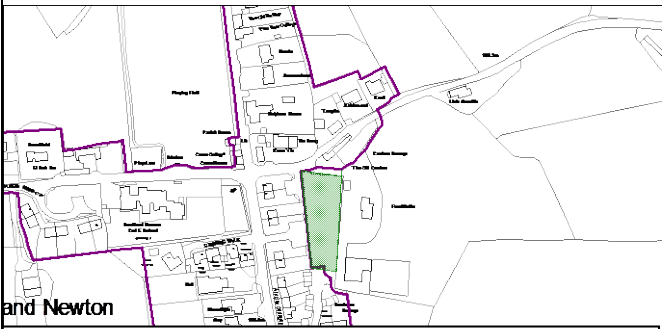
Constraints		Possible Mitigation
Topography/Ground Condition	Level site rising to south.	
Flood Risk	Low flood risk	
Access	Existing vehicular access off Redlands Lane. Need to maintain access to Redlands Farmhouse. Footway along B3163 to village centre.	
Contamination	Within Contaminated Land Sites Buffer 36.	Appropriate remediation if necessary.
Existing Infrastructure/Facilities	Utilities on or adjacent to the site.	
Townscape/Landscape Character	Mix of traditional and neo traditional development, residential and commercial. Redlands Farmhouse is listed – enclosed behind leylandii hedge. Former traditional farm buildings in use as a craft centre. Young trees along Redlands Lane frontage lack wider landscape impact. Cypress within the car park area is of little merit..	Keep stone-built former barns and convert to residential. Demolish buildings which lack architectural merit. Introduce frontage development onto B3163 and onto Redlands Lane.

Relevant Policy Considerations	Within DDB, AONB, adjacent to Listed Building				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes – subject to Craft Centre closing or car parking arrangements being rationalised.				
Achievability	Yes – development should be viable in this location.				
Estimate of Potential	16 units	Potential Density	40 dph	Unit type	House/flat
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

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

Buckland Newton - Submitted / Identified Large Sites with Development Potential

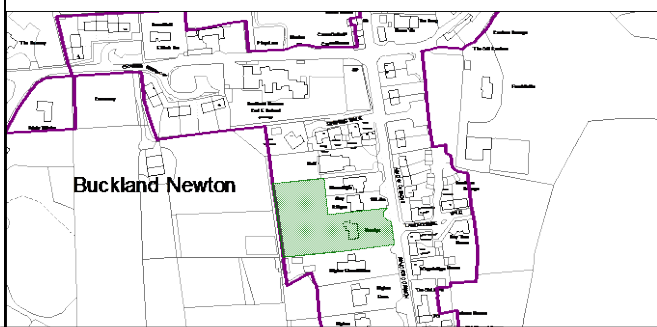
Site Reference: WD/BUCK/004

 <p>and Newton</p> <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land adjacent to Freshfields
	Site Address:	Freshfields, Castle Lane, Buckland Newton
	Developable Site Area (ha)	0.204
	Ward/Settlement	Buckland Newton
	Previously Developed Land?	No
	Current Land Use	Agricultural grassland

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	
Flood Risk	Low flood risk	
Access	Direct vehicular access onto Castle Lane with other opportunities for pedestrian links via Landscombe Vale and the rear access to the cottages along Majors Common. Very close to the primary school.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	On site.	
Townscape/Landscape Character	Well related to existing built development in the village and visually contained. This is an obvious infill site. Mature hedgerows along eastern and western boundaries should be retained to preserve the local character.	Retain boundary vegetation.

Relevant Policy Considerations	Outside DDB				
Availability (ownership)	Submitted site				
Suitability	Previous highway objection on the basis that there is no footway link to the village centre but this is not unusual in rural locations and has been accepted in more isolated locations elsewhere in the district. This is not an insurmountable problem. The development could deliver highway improvements and/or a traffic management scheme.				
Achievability	If the landowner is still willing to dispose of the land, development should be readily deliverable, subject to addressing the highway concerns.				
Estimate of Potential	6 units	Potential Density	30 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site.				

Site Reference: WD/BUCK/008



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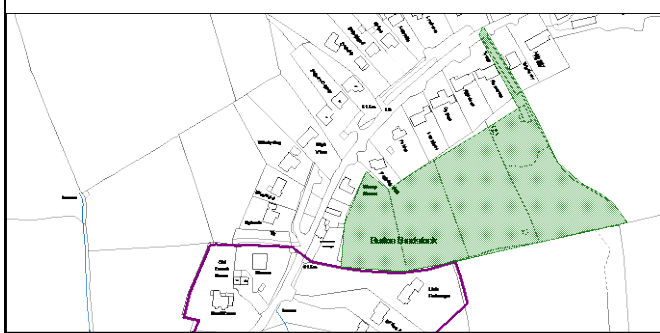
Site name:	Land at Newlyn
Site Address:	Newlyn, Majors Common, Buckland Newton
Developable Site Area (ha)	0.40
Ward/Settlement	Buckland Newton
Previously Developed Land?	In part
Current Land Use	House and garden with rear paddock.

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	
Flood Risk	N/A FRZ1	
Access	Direct vehicular access onto Majors Common with other opportunities for pedestrian links via the village hall site to the north	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Adjacent to the site.	
Townscape/Landscape Character	Large 20 th house with generous mature gardens and a paddock to the rear. Well related to existing built development in the village and visually contained. This is an obvious infill site. Mature hedgerows and trees along western, southern and eastern boundary (with Majors Common B3143) which should be retained to preserve the local character.	Retain boundary vegetation where possible.

Relevant Policy Considerations	Within DDB. AONB				
Availability (ownership)	Not submitted previously but is in one ownership so land assembly is not a problem				
Suitability	Yes – Within DDB. Within easy walking distance of the village shop, hall and school.				
Achievability	Yes – No significant on-site constraints.				
Estimate of Potential	12 units	Potential Density	30 dph	Unit type	House
Anticipated Delivery	6 - 10 years				
Conclusion	A developable site				

Burton Bradstock - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/BURT/001



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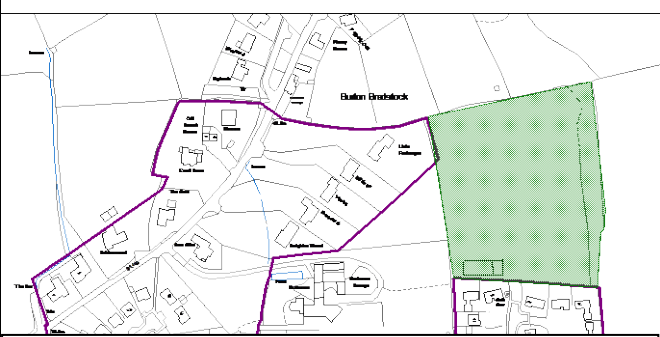
Site name:	Land east of Plenty House
Site Address:	Shipton Lane
Developable Site Area (ha)	1.72
Ward/Settlement	Burton Bradstock
Previously Developed Land?	No
Current Land Use	Agricultural land

Constraints		Possible Mitigation
Topography/Ground Condition	Land quite steep with facing slope but houses above are at a higher level	
Flood Risk	Low flood risk.	
Access	Highways objection – no footway on Shipton Lane. 1/022/0018 could provide access into this site but Annings Lane is a single track road with no pavement.	Suitable highways access. Investment required to overcome highway constraints.
Contamination		
Existing Infrastructure/Facilities	Adjacent to existing residential	
Townscape/Landscape Character	AONB. Field is visually contained by hedgerows to the east.	

Relevant Policy Considerations	Outside the DDB				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for 0-5 years				
Suitability	Yes – subject to highways issues being overcome				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	51 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/BURT/002

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	Site Address:	
	Developable Site Area (ha)	1.87
	Ward/Settlement	Burton Bradstock
	Previously Developed Land?	No
	Current Land Use	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Land quite steep with facing slope but houses above are at a higher level.	
Flood Risk	Low flood risk.	
Access	From Northover Close to the south. Potential link with site to the north with access onto Sipton Lane. Highways objection – no footway. Annings Lane is a single track road with no pavement.	Suitable highways access. Investment required to overcome highway constraints.
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	AONB. Field is contained by hedgerows to the east.	

Relevant Policy Considerations	Outside the DDB				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for up to 5 years				
Suitability	Yes – subject to highways issues being overcome				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	56 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/BURT/006



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Site name:	Land west of Burton Bradstock
Site Address:	Land west of Burton Bradstock
Developable Site Area (ha)	0.9 ha
Ward/Settlement	Burton Bradstock
Previously Developed Land?	No
Current Land Use	Agricultural field.

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes up to north	
Flood Risk	Low flood risk	
Access	Available from B3157	
Contamination	None recorded	
Existing Infrastructure/Facilities	To south and east of the site (in existing residential areas).	
Townscape/Landscape Character	Open undeveloped field on the north western edge of the village. Situated immediately adjacent to existing built form. Potential for narrow strip to southern extents.	No opportunity for additional planting as mitigation due to surrounding open character. Upper slopes of the field should remain as open pasture field.

Relevant Policy Considerations	Outside the DDB, in AONB. Occupies part of a field that has been identified as an appropriate location for flood attenuation measures for the village (surface water run-off could be diverted into a swale). However, the developable area is in the lower portion of the field so there is space available for the measures to be put in place in the remaining portion.
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Availability (ownership)	Not known – officer identified site.				
Suitability	Yes – Well related to existing development. No continuous footway to provide safe pedestrian access to shops and school.				
Achievability	Yes – Greenfield site, so no significant constraints on development.				
Estimate of Potential	36 units	Potential Density	40 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site, pedestrian access will need to be addressed.				