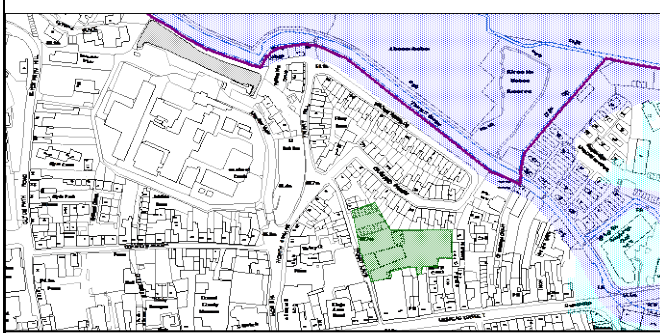


Dorchester - Submitted / Identified Large Sites with Development Potential

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

Site Reference: WD/DORC/001



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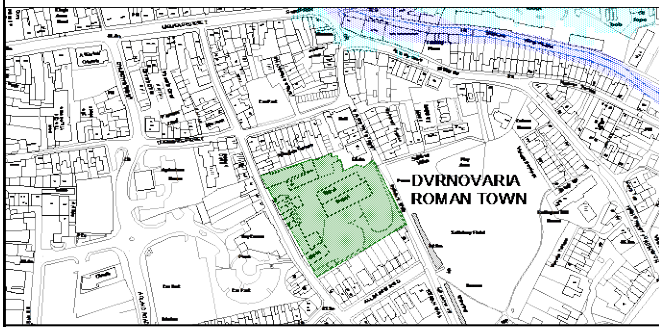
Site name:	Garages and car park		
Site Address:	Friary Lane		
Developable Site Area (ha)	0.28		
Ward/Settlement	Dorchester		
Previously Developed Land?	Yes		
Current Land Use	Car park and garages		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat.	
Flood Risk	Low flood risk	
Access	Existing	
Contamination	Unknown	
Existing Infrastructure/Facilities	Existing	
Townscape/Landscape Character	Partly in Town Centre Area. Conservation area. Adjacent to listed buildings	Would need to maintain element of employment in redevelopment

Relevant Policy Considerations	Within Development Boundary				
Availability (ownership)	Unknown				
Suitability	Yes – dependent on design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	11 units	Potential Density	39 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

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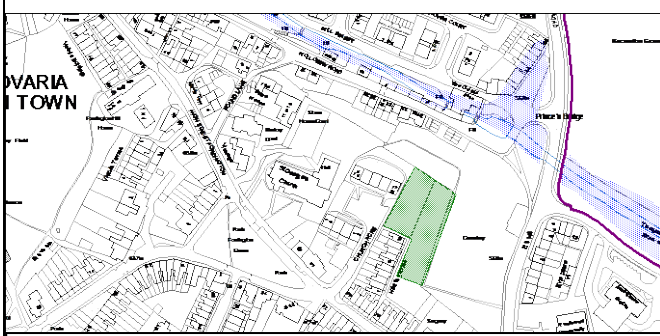
Site name:	Old Industrial Buildings
Site Address:	Salisbury Walk
Developable Site Area (ha)	0.67
Ward/Settlement	Dorchester
Previously Developed Land?	Yes
Current Land Use	Partly employment partly vacant

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Existing	
Contamination	Unknown	
Existing Infrastructure/Facilities	Probably existing	
Townscape/Landscape Character	Within conservation area	Would need sensitive design to protect setting of Salisbury Field. Would need to maintain element of employment in redevelopment

Relevant Policy Considerations	Within Development Boundary				
Availability (ownership)	Unknown				
Suitability	Yes – dependent on design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	30 units	Potential Density	45 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

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

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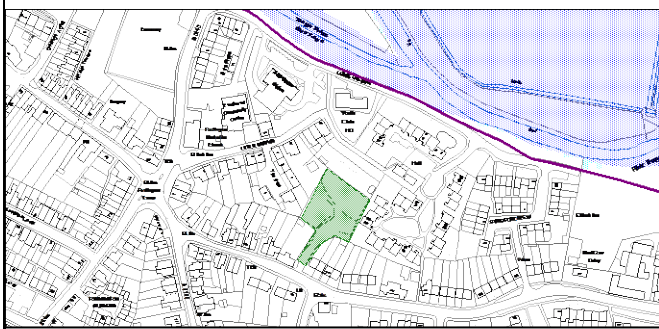
Site name:	Adj St Georges Church Cemetery		
Site Address:	Hillside Terrace		
Developable Site Area (ha)	0.2		
Ward/Settlement	Dorchester		
Previously Developed Land?	No		
Current Land Use	Vacant		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat but on top of hill,	
Flood Risk	Low flood risk	
Access	Potential – would need investigation	
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Conservation area. Issues with visibility and views of St George’s Church.	Sensitive design and protection of important views.

Relevant Policy Considerations	Within Development Boundary				
Availability (ownership)	Unknown				
Suitability	Yes – dependent on design and visibility				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	10 units	Potential Density	47 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

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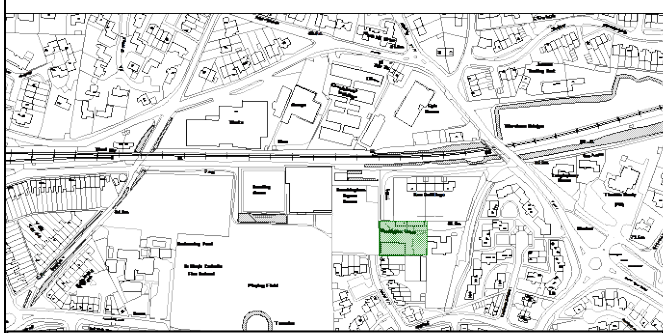
Site name:	Land adjacent The Barn
Site Address:	Little Britain
Developable Site Area (ha)	0.21
Ward/Settlement	Dorchester
Previously Developed Land?	Yes
Current Land Use	Parking

Constraints		Possible Mitigation
Topography/Ground Condition	Flat partially paved. SSSI 400m buffer	
Flood Risk	Low flood risk	
Access	Existing	
Contamination	Unknown	
Existing Infrastructure/Facilities	Residential so existing	
Townscape/Landscape Character		Appropriate design

Relevant Policy Considerations	Within Development Boundary				
Availability (ownership)	Unknown				
Suitability	Yes – dependent on design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	10 units	Potential Density	47 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

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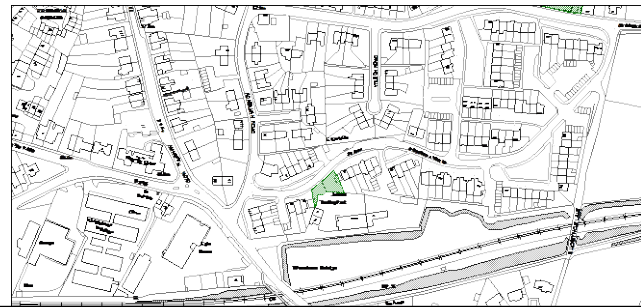
Site name:	Fordington Farm
Site Address:	Armada Way
Developable Site Area (ha)	0.16
Ward/Settlement	Dorchester
Previously Developed Land?	Yes
Current Land Use	

Constraints		Possible Mitigation
Topography/Ground Condition	Flat. Ground Water Source Protection Zone	
Flood Risk	Low flood risk	
Access	Existing	
Contamination	Unknown	
Existing Infrastructure/Facilities	Residential so existing	
Townscape/Landscape Character		

Relevant Policy Considerations	Within Development Boundary				
Availability (ownership)	Unknown				
Suitability	Yes – dependent on design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	7 units	Potential Density	44 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

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Site Reference: WD/DORC/006



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Site name:	6-8 Eddison Avenue, Dorchester		
Site Address:	Eddison Avenue		
Developable Site Area (ha)	0.03		
Ward/Settlement	Dorchester		
Previously Developed Land?	Partly		
Current Land Use	Vacant/Garage		

Constraints		Possible Mitigation
Topography/Ground Condition	Slight slope towards road	
Flood Risk	Low flood risk	
Access	Potential	
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character		Design appropriate to the character of the area.

Relevant Policy Considerations	Within Development Boundary.				
Availability (ownership)	Yes – submitted site				
Suitability	Yes – dependent on design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	1 unit	Potential Density	33 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

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Site Reference: WD/DORC/013



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Site name:	28 High East Street
Site Address:	28 High East Street, Dorchester, DT1 1HF
Developable Site Area (ha)	0.02
Ward/Settlement	Dorchester
Previously Developed Land?	Yes
Current Land Use	Retail with accommodation above.

Constraints	Lapsed planning consent: 1/D/10/001411	Possible Mitigation
Topography/Ground Condition		
Flood Risk		
Access		
Contamination		
Existing Infrastructure/Facilities		
Townscape/Landscape Character		

Relevant Policy Considerations	Within DDB Listed building. Conservation Area. Historic town centre location.				
Availability (ownership)	Yes - Availability known as site subject to lapsed planning permission for residential development (converting one flat to two).				
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	100 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

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Site Reference: WD/DORC/014

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	Site Address:	7, Icen Way, Dorchester
	Developable Site Area (ha)	0.01
	Ward/Settlement	Dorchester
	Previously Developed Land?	Yes
	Current Land Use	Chiropractic centre.

Constraints	Lapsed planning consent: 1/D/10/000440	Possible Mitigation
Topography/Ground Condition		
Flood Risk		
Access		
Contamination		
Existing Infrastructure/Facilities		
Townscape/Landscape Character		

Relevant Policy Considerations	Within the development boundary. Conservation Area				
Availability (ownership)	Yes - Availability known as site subject to lapsed planning permission for residential development (change of use from chiropractic centre to residential).				
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	100 dph	Unit type	House/flat
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

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Site Reference: WD/DORC/015



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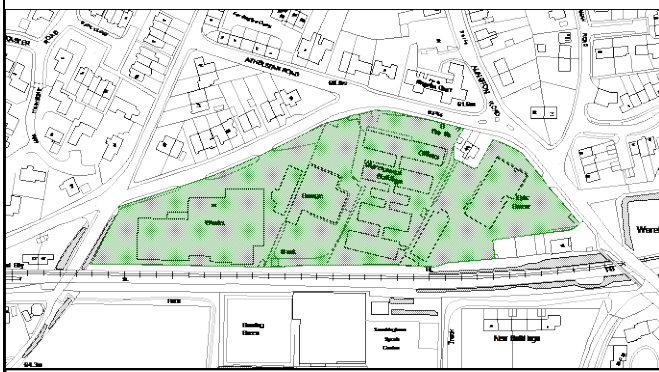
Site name:	Stratton House Campus		
Site Address:	High West Street		
Developable Site Area (ha)	0.59		
Ward/Settlement	Dorchester		
Previously Developed Land?	Yes		
Current Land Use	District Council Offices		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	
Flood Risk	Low flood risk	
Access	Existing	
Contamination	Unknown	
Existing Infrastructure/Facilities	Existing	
Townscape/Landscape Character	Within Town Centre Area. Within Conservation area. Listed buildings.	The need to retain existing buildings would limit the amount of new build housing that could be achieved on site.

Relevant Policy Considerations	Within Development Boundary.				
Availability (ownership)	Yes – Council owned site				
Suitability	Yes – dependent on design and impact on listed buildings using historic townscape analysis. Conversion and re-use of existing buildings – limited potential for new build.				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	37 units	Potential Density	63 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site for mixed use.				

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Site Reference: WD/DORC/017



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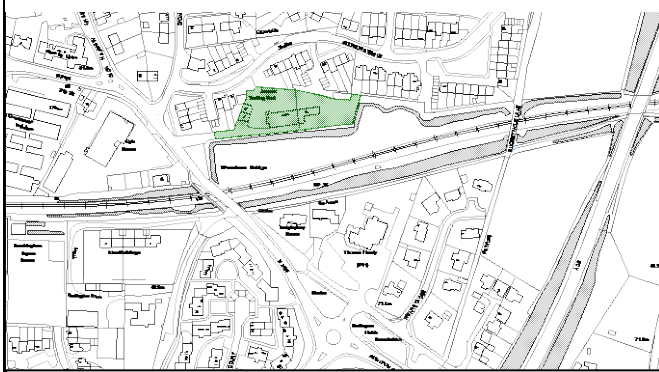
Site name:	Government Buildings – Enlarged site
Site Address:	Government Buildings, Prince of Wales Road
Developable Site Area (ha)	1.95
Ward/Settlement	Dorchester
Previously Developed Land?	Yes
Current Land Use	Former adult education centre and employment uses – printing works, car sales and car repairs

Constraints		Possible Mitigation
Topography/Ground Condition	Set above road. Level site.	
Flood Risk	N/A	
Access	Direct vehicular and pedestrian access from Prince of Wales Road	
Contamination	Part is contaminated land site as is the railway line to the south.	
Existing Infrastructure/Facilities	Power, water and sewerage services on site.	
Townscape/Landscape Character	Within settlement. Mixed character on northern side of Prince of Wales Road. Frontage development of 2 – 2.5 storey housing & flats Small electricity substation and Victorian cottages immediately adjacent to the north-eastern corner of the site. The site is in commercial use. Railway line to south.	2 - 2.5 storey housing fronting onto Prince of Wales Road. Possibly taller flat development adjacent to the railway line

Relevant Policy Considerations	Within DDB. GWSPZ. Loss of employment but not a Key Employment Site. Telecom mast to rear of car showroom/servicing premises.				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes – subject to closure or relocation of existing businesses and contaminated land remediation				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	Units 136	Potential Density	70dph	Unit type	Houses & flats
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

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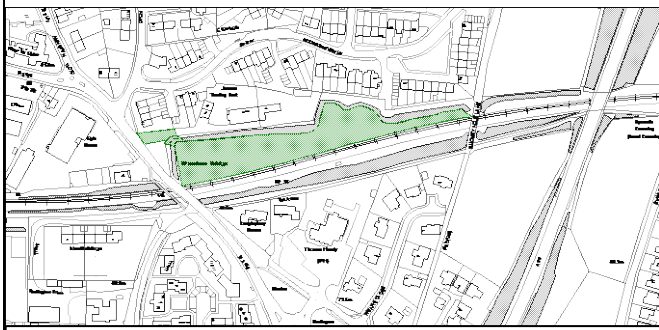
Site name:	Jonson Trading Park		
Site Address:	Jonson Trading Park, Allington Road, Dorchester		
Developable Site Area (ha)	0.29ha		
Ward/Settlement	Dorchester		
Previously Developed Land?	Yes		
Current Land Use	Appear to be former railway buildings, now commercial units and open storage with car parking and circulation space.		

Constraints		Possible Mitigation
Topography/Ground Condition	Elevated but level site	
Flood Risk	N/A	
Access	Vehicular road access off Allington Road. Visibility to south restricted by Wareham Bridge but in 30mph zone. Footway available northwards from site access into town.	
Contamination	Next to Contaminated Land Site – adjacent to railway	
Existing Infrastructure/Facilities	Utilities on site. Within walking distance from town centre facilities and local convenience store in Fordington.	
Townscape/Landscape Character	Site occupied by businesses Elevated above surrounding residential to the west and north. Vacant railway sidings to the south and east.	Residential development could improve the street scene and the outlook for the nearby residential properties.

Relevant Policy Considerations	Within DDB. Loss of employment but not a Key Employment Site.				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes subject to the relocation of the existing businesses				
Achievability	Yes development would be viable in this location.				
Estimate of Potential	12 units	Potential Density	40dph	Unit type	Flats and houses
Anticipated Delivery	6 – 10yrs				
Conclusion	A developable site				

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Site Reference: WD/DORC/019



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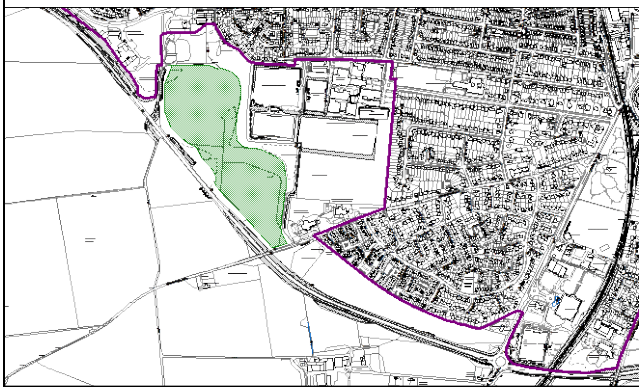
Site name:	Land to east of Wareham Bridge
Site Address:	Allington Road Dorchester
Developable Site Area (ha)	0.55ha
Ward/Settlement	Dorchester
Previously Developed Land?	Yes
Current Land Use	Vacant. Former railway sidings.

Constraints		Possible Mitigation
Topography/Ground Condition	Level site but set below surrounding ground levels in a railway cutting. A steep embankment runs along the north and west boundary.	Access will need to accommodate the change in level between the street and the site.
Flood Risk	None.	
Access	Vehicular road access via entrance to the Jonson Trading Park off Allington Road. Visibility to south restricted by the Wareham Bridge but in 30mph zone. Footway along Allington Rd.	There may be potential to include a pedestrian/cycle link through to the east to connect with Smokey Hole Lane.
Contamination	Contaminated Land Site – adjacent to railway	
Existing Infrastructure/Facilities	Utilities in adjacent trading park. Within walking distance from town centre facilities and local convenience store in Fordington.	
Townscape/Landscape Character	Railway cutting set below surrounding development. Site cleared recently of vegetation.	Suitable flats and apartments as per Bridge House at the Culliford Road bridge; and Poets' Way on the former railway sidings adj to Dorchester West railway station.

Relevant Policy Considerations	Within DDB.				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes – subject to access and contaminated land being addressed.				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	50 units	Potential Density	91 dph	Unit type	Flats and town houses
Anticipated Delivery	6 – 10yrs				
Conclusion	A developable site				

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Site Reference: WD/DORC/020



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Site name:	Land West of Thomas Hardy School playing fields Dorchester	
Site Address:	Land West of Thomas Hardy School playing fields Dorchester	
Developable Site Area (ha)	11.83	
Ward/Settlement	Dorchester	
Previously Developed Land?	In part	
Current Land Use	Mix of agricultural, informal amenity space and spoil disposal.	

Constraints		Possible Mitigation
Topography/Ground Condition	Overall slope down to south with changes in local ground levels due to spoil disposal and land re-shaping.	
Flood Risk	N/A. May be surface water issues.	
Access	Direct vehicular and pedestrian access from maiden castle Road to the south, Holmead Walk and Middle Farm Way to the north.	
Contamination	None recorded but used for spoil disposal from elsewhere on the Poundbury development site.	
Existing Infrastructure/Facilities	Power, water and sewerage services available close to the site.	
Townscape/Landscape Character	Open undeveloped area between the existing urban area of Dorchester and the A35 by-pass. Currently used for spoil disposal and informal amenity space with an agricultural area in the centre. The playing fields to Thomas Hardy School are located to the east. Well related to the built form of the settlement. Within walking distance of schools and local facilities.	

Relevant Policy Considerations	Outside DDB, GWPZ, not in AONB.				
Availability (ownership)	Identified through Officer survey.				
Suitability	Yes – subject to satisfactory settlement of filled areas				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	473 units	Potential Density	40 dph	Unit type	Houses and flats
Anticipated Delivery	Subject to policy change				
Conclusion	Developable site.				

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Site Reference: WD/DORC/021



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Site name:	Former Thales Building, Paceycombe Way		
Site Address:	Paceycombe Way and Stowey Street, Poundbury, Dorchester		
Developable Site Area (ha)	0.55		
Ward/Settlement	Dorchester		
Previously Developed Land?	Yes		
Current Land Use	Industrial building with associated service, parking and circulation area. The building has been vacant for over 5 years.		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site.	
Flood Risk	N/A	
Access	Direct vehicular and pedestrian access from Peverall Avenue East, Highdown Avenue, Stowey Atree and Paceycombe Way. Within walking distance of local and town centre facilities.	
Contamination	None recorded but industrial use on site.	
Existing Infrastructure/Facilities	Power, water and sewerage services on site. Within walking distance of local services and facilities.	
Townscape/Landscape Character	Large modern (neo traditional) portal framed industrial building with brick cladding and ornate windows. Large open yard area to east. Well related to settlement. Surrounded by residential and office-type uses as part of the Poundbury Urban extension	Suitable for residential development – more so than the previous industrial use. The existing building could be retained and the parking area used more efficiently. However, given the surrounding uses – predominantly residential, it would be preferable to relocate the large commercial building out to Parkway Farm and use the site for housing and flats

Relevant Policy Considerations	Within DDB, GWPZ. Loss of Employment				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes – a suitable site for development				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	22 Units	Potential Density	40 dph	Unit type	Houses and flats
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

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Site Reference: WD/DORC/022



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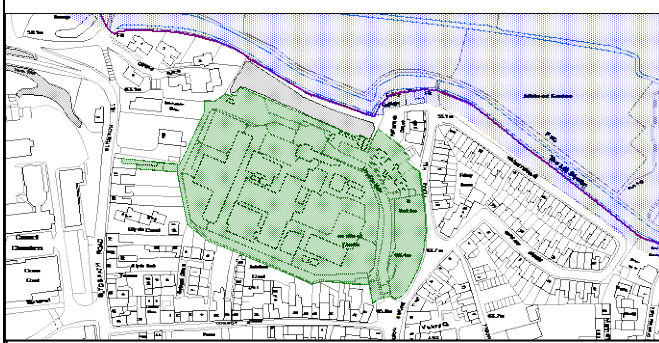
Site name:	Damers School Site		
Site Address:	Damers School, Damers Road		
Developable Site Area (ha)	1.5		
Ward/Settlement	Dorchester		
Previously Developed Land?	Yes		
Current Land Use	Educational (First School)		

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes. Higher at the northern end.	
Flood Risk	N/A	
Access	Frontage onto Damers Road with direct vehicular access. Footway along Damers Road leading into town centre and to Dorchester West Station. Public footpath running along eastern boundary linking Damers Rd with Bridport Rd.	
Contamination	None recorded	
Existing Infrastructure/Facilities	On site. Within walking distance of local shops, town centre and health care	
Townscape/Landscape Character	Within the built up area of Dorchester. Mixed character residential properties to the south and west. Dorset County Hospital to the east. Henchard House to north, fronts onto Bridport Rd.	Development predominantly 2 – 2.5 storey. Positive frontages onto Damers Road and other public areas. Allow for re-development of site to north.

Relevant Policy Considerations	Ground Water Protection Zone. Within DDB. Damers Rd is a Green Corridor.				
Availability (ownership)	SHLAA submitted site. (School to be relocated to Poundbury).				
Suitability	Yes – a suitable site for development				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	68 units	Potential Density	30-45dph	Unit type	House/flat
Anticipated Delivery	1 to 5 years				
Conclusion	A developable site.				

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Site Reference: WD/DORC/023



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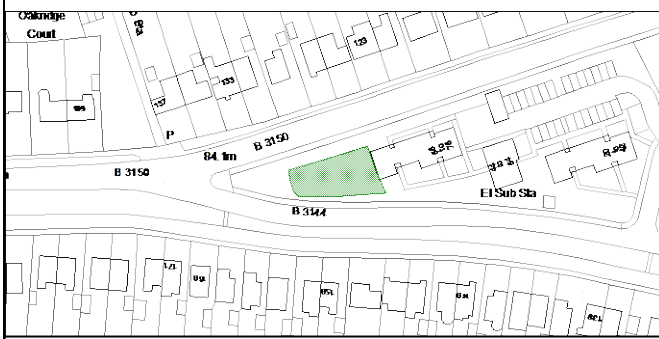
Site name:	Former HMP Dorchester		
Site Address:	Former HMP Dorchester, 7 North Square, Dorchester, DT1 1JD		
Developable Site Area (ha)	1.74		
Ward/Settlement	Dorchester		
Previously Developed Land?	Yes		
Current Land Use	Former Prison now vacant.		

Constraints		Possible Mitigation
Topography/Ground Condition	Elevated but level within walls. Steep escarpment along northern edge.	
Flood Risk	In northern portion of site	
Access	Existing vehicular access from North Square, from High East St via the Bow. Constrained in width. Footways into town centre.	Vehicular access is a major constraint on the type of housing that could be accommodated. Car free development such as student or elderly accommodation.
Contamination	None recorded	
Existing Infrastructure/Facilities	Utilities available on site. Close to town centre facilities.	
Townscape/Landscape Character	High density urban development. A number of listed buildings and locally important buildings are situated around the site. The purpose-built Victorian prison is an important landmark building in the town and in views to the north..	

Relevant Policy Considerations	Within DDB. Archaeology (site of former castle), Listed Building (gatehouse) and walls, Conservation Area, restricted vehicular access via The Bow and North Square..				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes – subject to vehicular access and highways issues being addressed satisfactorily.				
Achievability	Yes – development would be viable in this location.				
Estimate of Potential	130 units	Potential Density	75 dph	Unit type	House/flat
Anticipated Delivery	1 to 5 years				
Conclusion	A developable site.				

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Site Reference: WD/DORC/024



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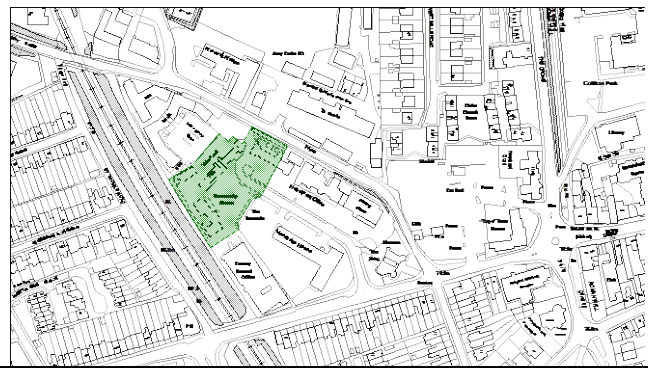
Site name:	Fourgates
Site Address:	Fourgates, Dorchester, DT1 2NL
Developable Site Area (ha)	0.04 (outside tree canopy – equivalent to tree protection area)
Ward/Settlement	Dorchester
Previously Developed Land?	No
Current Land Use	Garden/communal amenity space to existing residential properties

Constraints		Possible Mitigation
Topography/Ground Condition	Steeply sloping to west	
Flood Risk	N/A	
Access	Triangular site with frontage onto Bridport and Damers Roads –however unsuitable for creation of new access through mature and well established roadside hedge and trees. Site could not accommodate on-site parking.	Pedestrian access only via existing Fourgates development.
Contamination	None recorded	
Existing Infrastructure/Facilities	Utilities on site. Within walking distance of shops and schools.	
Townscape/Landscape Character	Mature trees and hedges around the site subject to TPO. Existing early 1970s(?) 2 x 3 storey blocks of flats and bedsits are immediately adjacent.	6 units in each. The site could possibly accommodate another 6 unit block. Retain boundary vegetation and trees.

Relevant Policy Considerations	Within DDB, GWPZ, TPO, Bridport and Damers Roads are both Green Corridors.				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes – subject to tree protection.				
Achievability	Yes – development would be viable in this location.				
Estimate of Potential	6 units	Potential Density	150 dph	Unit type	Flats & bedsits
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site.				

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Site Reference: WD/DORC/025



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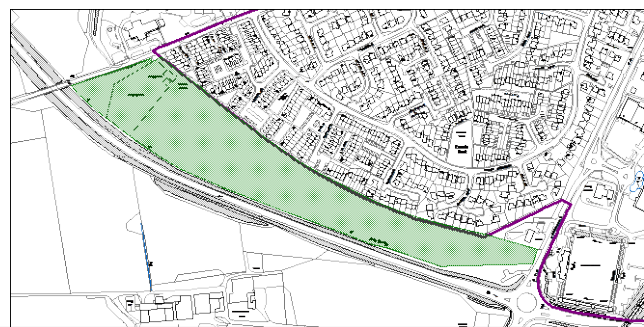
Site name:	The Barracks		
Site Address:	The Barracks, Barrack Road, Dorchester		
Developable Site Area (ha)	0.51		
Ward/Settlement	Dorchester		
Previously Developed Land?	Yes		
Current Land Use	Former barrack buildings, previously used as offices for DCC now vacant. Car parking and circulation space.		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	
Flood Risk	N/A	
Access	Good road access via Barrack Road from Bridport Rd. Easy walking distance from town centre facilities.	
Contamination	Used for car parking. Previous military use.	
Existing Infrastructure/Facilities	All services available in surrounding buildings.	
Townscape/Landscape Character	Within Dorchester Conservation Area. Grade II Listed and Important Local Buildings on site.	Only limited opportunity for new build but conversion and extension of existing buildings is possible.

Relevant Policy Considerations	Conservation Area, Listed Buildings, Locally Important Buildings. Loss of employment.				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes – a suitable site for development				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	22 units	Potential Density	43 dph	Unit type	Houses & flats
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

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Site Reference: WD/DORC/026



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Site name:	Community Open Space North of the A35		
Site Address:	Land to south of Castle Park		
Developable Site Area (ha)	6.96		
Ward/Settlement	Dorchester		
Previously Developed Land?	No		
Current Land Use	Playing field and agricultural		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat with overall rise to north west	
Flood Risk	N/A Surface water may be an issue. Ephemeral streams resulting in ground water on surface.	Set open space aside at lowest (eastern) end.
Access	Vehicular access available from Maiden Castle Road, Martyr Close, Claudius Close and possible Weymouth Avenue. Pedestrian access freely available from Castle Park estate.	
Contamination	Not known. Currently arable.	
Existing Infrastructure/Facilities	Well related to existing residential development. Within easy walking distance of first school and shop (convenience). THS and the sports centre is within walking distance too.	
Townscape/Landscape Character	Well related to the town, located within the bypass. Some existing buffer planting associated with highways works, though this becomes fragmented towards the centre of the site boundary.	Retain and enhance landscape and noise buffer to southern boundary.

Relevant Policy Considerations	Outside DDB. Noise mitigation required.				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes – subject to appropriate buffers				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	200 units	Potential Density	40 dph	Unit type	Houses
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/DORC/027



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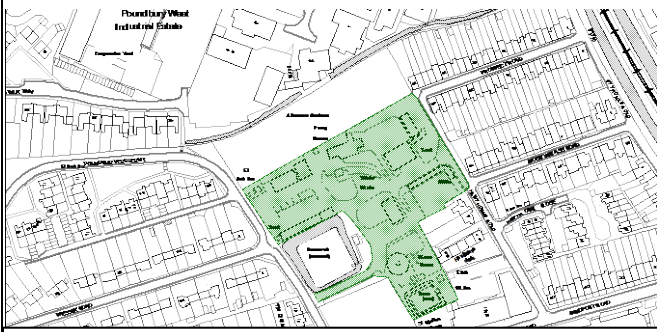
Site name:	Land Linking Queen's Avenue with Maiden Castle Road		
Site Address:	Land to west of James Road, Dorchester		
Developable Site Area (ha)	1.2		
Ward/Settlement	Dorchester		
Previously Developed Land?	No		
Current Land Use	School playing field		

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes to the south	
Flood Risk	N/A	
Access	No direct vehicular access currently available from the public highway. Access to the north is currently blocked by school tennis courts. Access to the south is blocked by allotments associated with the Prince of Wales First School.	Will need satisfactory vehicular access from Queens Avenue to the north and Maiden Castle Road to the south. This will require relocation of the tennis courts and a portion of the allotments to the south. The re-arrangement of the school playing pitches will also be required. (No details provided).
Contamination	Not known	
Existing Infrastructure/Facilities	Available adjacent to the site.	
Townscape/Landscape Character	Well related to settlement.	

Relevant Policy Considerations	GWPZ. Currently outside DDB. Loss of school playing field.				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes – subject to appropriate access				
Achievability	Yes development would be viable in this location				
Estimate of Potential	50 units	Potential Density	42 dph	Unit type	Houses
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/DORC/028



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Site name:	Wessex Water Site
Site Address:	Bridport Road
Developable Site Area (ha)	1.34
Ward/Settlement	Dorchester
Previously Developed Land?	Yes
Current Land Use	Wessex Water Depot

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping (to north)	
Flood Risk	Low flood risk	
Access	Existing – would potentially need improvement	Alternative access may be available as the site fronts onto Hawthorn Road and Poundbury Crescent.
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent to residential therefore likely to be existing.	
Townscape/Landscape Character	Moderate to high density development adjacent to site (mix of two storey houses and flats) so potential capacity for flats. Employment site at present so potential for mixed use. The water tower is a listed building.	Mixed use development with the potential to retain the depot on a reduced area. Design will need to be sympathetic to the listed building.

Relevant Policy Considerations	Within Development Boundary				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes – subject to appropriate design and access				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	50 units	Potential Density	37 dph	Unit type	House/flat
Anticipated Delivery	1 – 5 years				
Conclusion	Developable site				

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Site Reference: WD/DORC/029



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Site name:	Land SE of Dorchester
Site Address:	Land to the south east of Dorchester
Developable Site Area (ha)	35 (excluding buffer planting areas and surface water flooding)
Ward/Settlement	Winterbourne Herrington and /Winterbourne Came
Previously Developed Land?	No
Current Land Use	Arable

Constraints		Possible Mitigation
Topography/Ground Condition	Undulating chalk landscape. Site occupies a low lying 'bowl' of land rising to west with steep ridge to south, more open to east.	
Flood Risk	FRZ1 but surface water flooding affects the middle of the site.	Leave affected area as open space. Incorporate SUDS.
Access	Possible from link road to A35 and A352. PROWs cross the site. A35 bypass severance from built-up area of town. Currently only one pedestrian/cycle route into Dorchester that goes over the bypass (via Alington Avenue).	Will require alternative foot/cycle access over the A35 Dorchester bypass to provide direct safe access to schools & community sports centre etc.
Contamination	None recorded	
Existing Infrastructure/Facilities	Greenfield site so will require infrastructure.	
Townscape/Landscape Character	The ridgeline to the south of the site forms a prominent local landmark. Development in this area would detract from landscape character.	Limit development to below the ridge line to the south.

Relevant Policy Considerations	Outside DDB. Just outside but adjacent to Dorset AONB. Surface water flooding. Access and traffic impacts on A35. GWSPZ. Currently SA6 LLLI				
Availability (ownership)	Identified by officer survey				
Suitability	Yes – subject to resolution of highways and access issues and landscape mitigation.				
Achievability	Yes – development would be viable in this location.				
Estimate of Potential	1000 units	Potential Density	30 dph	Unit type	Houses / flats
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/DORC/030



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Site name:	Land at Peverell Avenue East		
Site Address:	Peverell Avenue East, Poundbury, Dorchester		
Developable Site Area (ha)	0.34		
Ward/Settlement	Dorchester		
Previously Developed Land?	No		
Current Land Use	Site forms part of mixed-use outline permission, within area shown for replacement first school.		

Constraints		Possible Mitigation
Topography/Ground Condition	Levelled site. Land that rises steadily to west	
Flood Risk	Low	
Access	Direct vehicular and pedestrian access from Peverell Avenue East / West. Within walking distance of local centre shops and facilities.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Power, water and sewerage services on site. Within walking distance of local services and facilities.	
Townscape/Landscape Character	Part of the Poundbury Urban extension. Mix of residential and commercial development to south, proposed replacement first school and church to north. Suitable for residential frontage development.	

Relevant Policy Considerations	Within DDB, GWPZ.				
Availability (ownership)	Identified through Officer survey. Availability confirmed by landowner.				
Suitability	Yes				
Achievability	Yes development would be viable in this location				
Estimate of Potential	50 Units	Potential Density	147 dph	Unit type	Close care flats
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

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