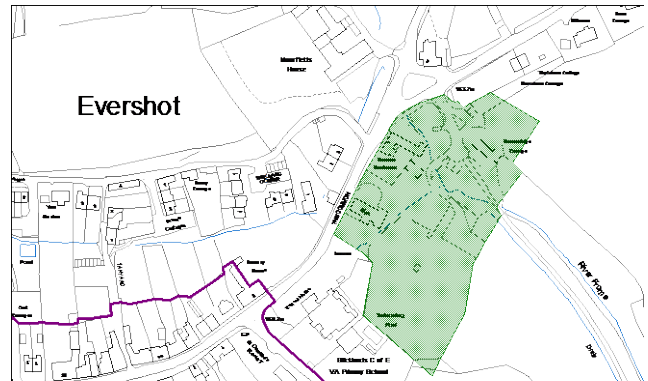


Evershot - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/EVER/001

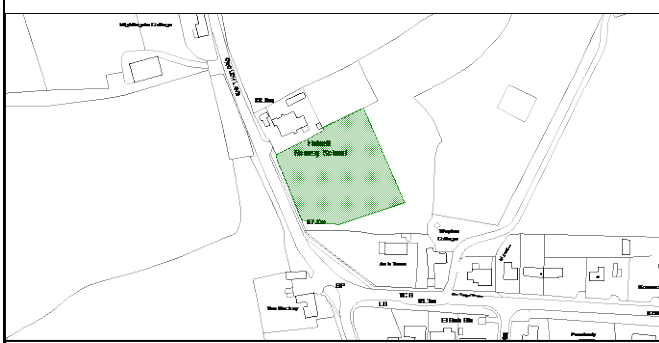
	Site name:	Common Farm	
	Site Address:	Part OS 5857, Common Farm, The Common	
	Developable Site Area (ha)	1.39	
	Ward/Settlement	Evershot	
	Previously Developed Land?	Only in part.	
<p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>		Current Land Use	Mainly rough grassland, unmanaged scrub areas and trees – possibly former farm buildings and yard.

Constraints	Possible Mitigation
Topography/Ground Condition	Extant planning consent: 1/W/1995/0012. (Certificate of Lawfulness Approved for proposed continuation ref 1/E/04/001168)
Flood Risk	
Access	
Contamination	
Existing Infrastructure/Facilities	
Townscape/Landscape Character	

Relevant Policy Considerations	Outside development boundary. AONB. Part in Conservation Area. SSSI on south eastern boundary.					
Availability (ownership)	Yes – Availability known as site subject to planning permission for residential development					
Suitability	Yes – The principle of development has been established through previous planning permission.					
Achievability	Yes – Subject to implementation of extant planning permission.					
Estimate of Potential	<table border="1"> <tr> <td>22 units</td> <td>Potential Density</td> <td>16 dph</td> <td>Unit type</td> <td>House/flat</td> </tr> </table>	22 units	Potential Density	16 dph	Unit type	House/flat
22 units	Potential Density	16 dph	Unit type	House/flat		
Anticipated Delivery	Subject to policy change					
Conclusion	A developable site					

Holwell - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/HOLW/003



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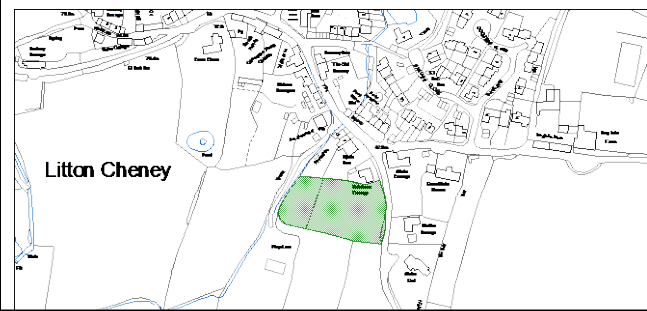
Site name:	Land adjacent Holwell Nursery School
Site Address:	Land adjacent Holwell Nursery School, Crouch Lane, Holwell
Developable Site Area (ha)	0.374
Ward/Settlement	Holwell
Previously Developed Land?	No
Current Land Use	Pasture

Constraints		Possible Mitigation
Topography/Ground Condition	Level site. Slight rise to east.	
Flood Risk	Surface water recorded along frontage in Crouch Lane.	Adequate surface water run-off controls & mitigation.
Access	Directly from Crouch Lane . Footway along western site boundary to south from the nursery school to rest of village.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Overhead electricity cables along boundary with Crouch Lane.	
Townscape/Landscape Character	Well related to the linear village form.	Contain built form to south western half of site, with open space and / or landscape mitigation to north east.

Relevant Policy Considerations	Outside DDB.				
Availability (ownership)	Identified through officer survey				
Suitability	Yes - subject to development being confined to south western half of the site.				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	11 units	Potential Density	30 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Litton Cheney - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/LICH/001



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Site name:	Land south of Rainbow Cottage
Site Address:	Rainbow Cottage
Developable Site Area (ha)	0.38
Ward/Settlement	Litton Cheney
Previously Developed Land?	No
Current Land Use	Garden

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk, part subject to surface water flooding	On site surface water drainage measures
Access	Hines Mead Lane & track along river.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Site well contained by trees and hedges to north of play area and allotments. Potential for sensitively designed frontage development along Hines Mead Lane & possibly over looking track leading to play area subject to access.	Retain trees and hedges, sensitively designed to retain rural character and preserve significance of heritage assets

Relevant Policy Considerations	AONB, Outside DDB, Conservation Area, Adjacent listed buildings and Important local building				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to retention of trees.				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	10 units	Potential Density	26 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Longburton - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/LONG/001



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Site name:	Former Highways Depot		
Site Address:	Former Highways Depot, Longburton		
Developable Site Area (ha)	0.75		
Ward/Settlement	Longburton		
Previously Developed Land?	Yes		
Current Land Use	Vacant. Former quarry and highways depot		

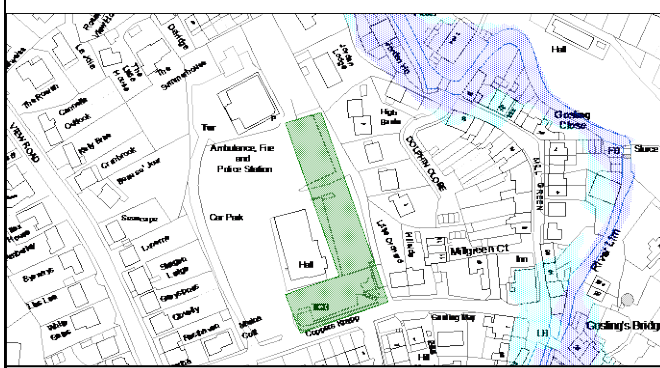
Constraints		Possible Mitigation
Topography/Ground Condition	Low lying site cut into rising land to west (former quarry)	
Flood Risk	Southern portion affected by surface water	
Access	Directly off A352. Intermittent footway through the village.	
Contamination	Contaminated Land site	Will require assessment and appropriate mitigation to allow residential use.
Existing Infrastructure/Facilities	On site	
Townscape/Landscape Character	Site is well integrated into the existing built form of the village.	No principle issue subject to provision of sensitive site boundaries.

Relevant Policy Considerations	Outside DDB. Adjoins conservation area				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes – subject to land contamination issues being addressed satisfactorily.				
Achievability	Yes – development would be viable in this location.				
Estimate of Potential	22 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Lyme Regis - Submitted / Identified Large Sites with Development Potential

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Site Reference: WD/LYME/001



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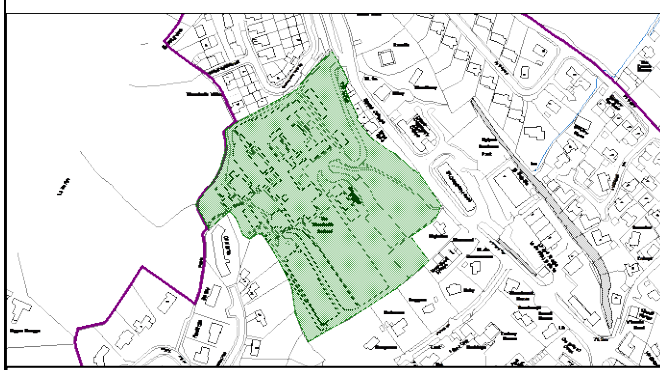
Site name:	Woodmead Car Park
Site Address:	Hill Road
Developable Site Area (ha)	0.22
Ward/Settlement	Lyme Regis
Previously Developed Land?	Yes
Current Land Use	Car Park

Constraints		Possible Mitigation
Topography/Ground Condition	On a higher level to houses to the east but a largely flat site. Land instability zone 2	
Flood Risk	Low flood risk	
Access	No objections from Highways Authority in principle	Suitable vehicular access
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	The site fits well into the urban context, and development would not necessitate the loss of any important features. However loss of car parking is a major issue in this area.	

Relevant Policy Considerations	Within the Development Boundary				
Availability (ownership)	Unknown				
Suitability	Yes – dependent on design, ground stability, access and landscaping				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	10 units	Potential Density	45 dph	Unit type	House/flat
Anticipated Delivery	6-10 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.

Site Reference: WD/LYME/002



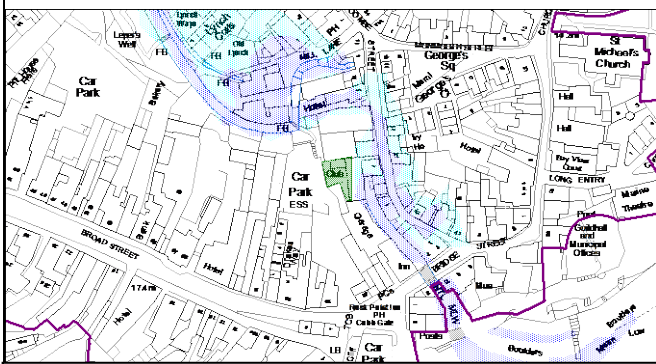
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Site name:	Woodroffe School		
Site Address:	Woodroffe School		
Developable Site Area (ha)	3.15		
Ward/Settlement	Lyme Regis		
Previously Developed Land?	Yes		
Current Land Use	School		

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping site. Land instability zone 1	
Flood Risk	Low flood risk	
Access	No objections from Highways Authority in principle	Suitable vehicular access
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Redevelopment of the site is not a major issue in terms of visual/landscape impact. However, the knock-on effects of school relocation must be thought of as part of the equation.	Appropriate relocation of the school in equally accessible position.

Relevant Policy Considerations	Within Development Boundary				
Availability (ownership)	Not in short term.				
Suitability	Yes – dependent on design, ground stability, access and landscaping				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	100 units	Potential Density	32 dph (mixed use)	Unit type	House/flat
Anticipated Delivery	11-15 years				
Conclusion	A developable site subject to school moving				

Site Reference: WD/LYME/004



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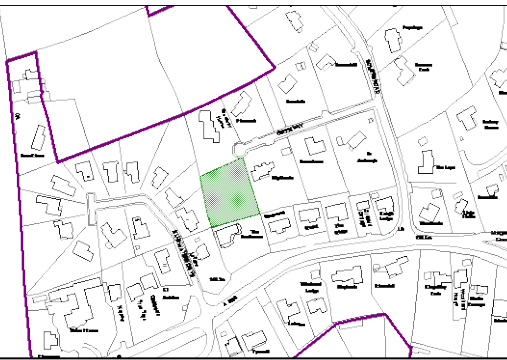
Site name:	The Arched House	
Site Address:	4 Coombe Street	
Developable Site Area (ha)	0.02	
Ward/Settlement	Lyme Regis	
Previously Developed Land?	Yes	
Current Land Use	House and Studio	

Constraints		Possible Mitigation
Topography/Ground Condition	Flat but steep drop to river	
Flood Risk	Part of site in Flood zone 3 – any additional development that would impact on this area would need to be avoided.	Flooding issues may render this site undevelopable.
Access	Narrow road.	Resolve access issues with a suitable scheme
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential. River underneath	
Townscape/Landscape Character	Listed Building in a Conservation Area. Some potential for building but 15 flats may affect the character of the existing building.	Appropriate design if possible.

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Yes – has been put forward for SHLAA for 0-5 years				
Suitability	Yes – dependent on design, access and flooding issues				
Achievability	Yes – development would be viable in this location				
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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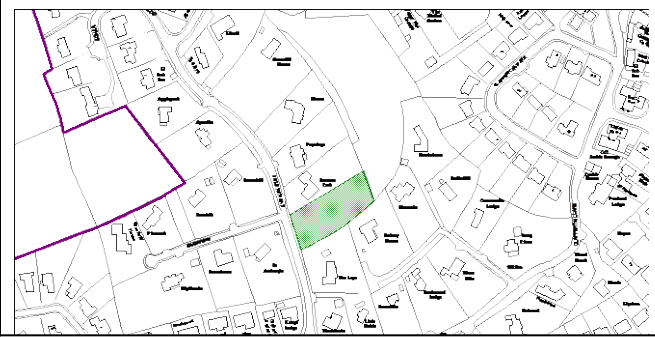
Site Reference: WD/LYME/015

 <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 Highlands
	Site Address:	Land adjacent to Highlands, Greenway, Lyme Regis
	Developable Site Area (ha)	0.17
	Ward/Settlement	Lyme Regis
	Previously Developed Land?	No
	Current Land Use	Residential garden area

Constraints		Possible Mitigation
Topography/Ground Condition	Elevated but level site. Land stability	
Flood Risk	N/A	
Access	Vehicular access available directly off Greenway. Unadopted road.	
Contamination	N/A	
Existing Infrastructure/Facilities	On site	
Townscape/Landscape Character	Large garden plot within settlement. Surrounding development is characterised by large properties in large plots – low density. This plot is larger than others. A number of mature trees on the boundary which should be retained as part of the town character.	

Relevant Policy Considerations	Within DDB. AONB. TPO				
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	1 unit	Potential Density	6 dph	Unit type	House or bungalow
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Site Reference: WD/LYME/016



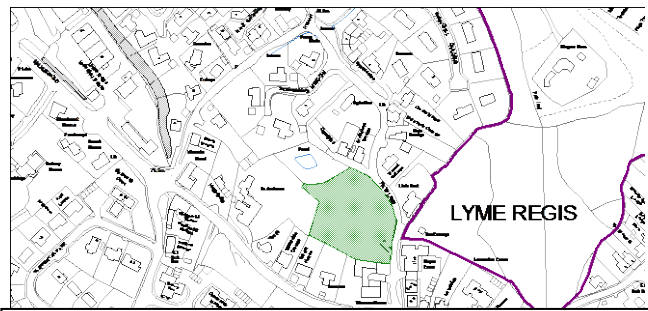
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Site name:	Land adjacent to Somers Croft
Site Address:	Land adjacent to Somers Croft, Somers Road, Lyme Regis
Developable Site Area (ha)	0.22ha
Ward/Settlement	Lyme Regis
Previously Developed Land?	No
Current Land Use	Residential garden area.

Constraints		Possible Mitigation
Topography/Ground Condition	Elevated but level site.	
Flood Risk	N/A	
Access	The plot can be accessed directly from Somers Road.	
Contamination	SW corner falls within Contaminated Land Sites Buffer.	
Existing Infrastructure/Facilities	On site.	
Townscape/Landscape Character	Large garden plot within settlement. Surrounding development is characterised by large properties in large plots – low density. This plot is larger than others. A number of mature trees on the boundary which should be retained as part of the town character.	

Relevant Policy Considerations	Within DDB. AONB.				
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	1 unit	Potential Density	5 dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Site Reference: WD/LYME/018



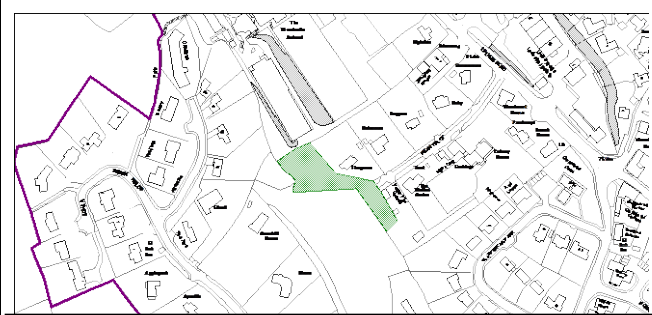
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Site name:	Land off Haye Lane
Site Address:	Land off Haye Lane, Lyme Regis
Developable Site Area (ha)	0.42ha
Ward/Settlement	Lyme Regis
Previously Developed Land?	No
Current Land Use	Grass paddock

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes down to the east. Within Zone 2 (instability). Subject to a thorough ground investigation and / or geotechnical appraisal.	
Flood Risk	N/A	
Access	Paddock is elevated above Haye Lane but access could be gained from Silver Street via St Andrews (steep) or from the access next to St Andrew's Cottage off Haye Lane. Haye is a narrow single track road.	
Contamination	N/A	
Existing Infrastructure/Facilities	On or close to the site. Within walking distance of town centre.	
Townscape/Landscape Character	Within settlement pattern. Important tree on eastern boundary which should be retained. Located within low density residential area. Suitable for infill development	

Relevant Policy Considerations	Within DDB. Slope Instability Zone 2				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes – subject to adequate arrangements and acceptable ground stability appraisal				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	5 units	Potential Density	12 dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Site Reference: WD/LYME/019



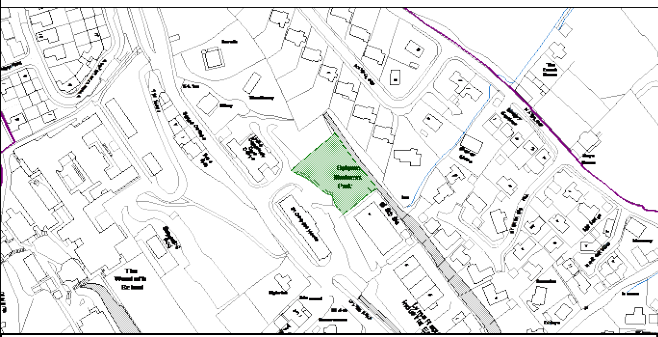
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Site name:	Land at Penny Plot Cottage
Site Address:	Penny Plot Cottage, Penny Plot, Lyme Regis
Developable Site Area (ha)	0.21
Ward/Settlement	Lyme Regis
Previously Developed Land?	No
Current Land Use	Residential garden area

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises to west and north. South east facing slope.	
Flood Risk	N/A	
Access	Direct Access onto western end of Penny Plot	
Contamination	N/A	
Existing Infrastructure/Facilities	On site.	
Townscape/Landscape Character	Large garden plot within settlement. A number of mature trees on the boundary and within the site, including TPOs, which should be retained as part of the town character. The submitted site includes Penny Plot Cottage and its garden, which is not suitable for redevelopment. There is space within the garden of Fivepence but given the position of the mature preserved trees, additional development would be difficult to achieve. 1 or possibly two dwellings only.	The position of the preserved trees would severely limit development potential.

Relevant Policy Considerations	Within DDB. Preserved trees on the site.				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes – subject to retention of TPO trees				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	2 units	Potential Density	10 dph	Unit type	House
Anticipated Delivery	11 – 15 years				
Conclusion	A developable site				

Site Reference: WD/LYME/020

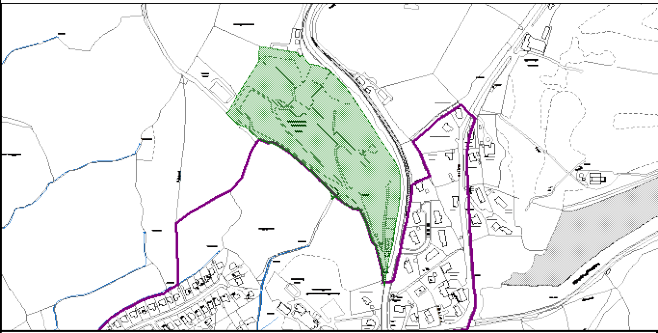
	Site name:	Uplyme Road Industrial Estate			
	Site Address:	Uplyme Road Industrial Estate, Lyme Regis			
	Developable Site Area (ha)	0.16			
	Ward/Settlement	Lyme Regis			
	Previously Developed Land?	Yes			
	Current Land Use	Industrial estate. Former railway station and sidings.			
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Constraints		Possible Mitigation
Topography/Ground Condition	Step in ground levels across the site, falling away to the north. Zone 2 land instability.	Potential for split level development with undercroft parking.
Flood Risk	N/A	
Access	Vehicular access from Uplyme Road via internal access road which appears to be adopted. Footways to either side. There is a footway along Uplyme Road from the industrial estate into Lyme Regis town centre.	
Contamination	None currently recorded but former railway station and sidings.	
Existing Infrastructure/Facilities	On or adjacent to the site. The site is well related to existing development and has easy access to the health centre and is within walking distance of town centre facilities.	
Townscape/Landscape Character	AONB. Elevated site with views out over the Lym valley to the north and the hills beyond. Mature vegetation along northern boundary should be retained. Modern industrial units and offices on the site of no architectural merit. The Lyme Regis medical centre to the west of the site continues is similar in appearance. Residential development to the north in Haye Close – mid 20 th century bungalows.	

Relevant Policy Considerations	Within DDB. Zone 2 Land instability. Loss of employment - Key Employment Site in emerging local plan.				
Availability (ownership)	The majority of the site is in commercial use. There is one vacant plot that was subject to an application for 14 apartments in 2008 1/D/08/001767. The application was withdrawn.				
Suitability	Yes – would need a change of policy to exclude the site from the remainder of the Key Employment Site.				
Achievability	Yes – development would be viable in this location.				
Estimate of Potential	18 units	Potential Density	112 dph	Unit type	Flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/LYME/021

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	Site Address:	Timber Vale Caravan Park, Charmouth Road, Lyme Regis, Dorset, DT7 3HG
	Developable Site Area (ha)	4.23 ha
	Ward/Settlement	Lyme Regis
	Previously Developed Land?	Yes
	Current Land Use	Static caravan park.

Constraints		Possible Mitigation
Topography/Ground Condition	Site slopes steeply down to the west. Southern portion within Potential cliff top recession 100 yr zone.	
Flood Risk	N/A	
Access	Existing access to the caravan park direct from Charmouth Road. Footway south of the site into Lyme Regis town centre.	
Contamination	N/A	
Existing Infrastructure/Facilities	On site.	
Townscape/Landscape Character	Very elevated above town with potential for significant impacts in the AONB. The existing pale caravans are intrusive in the landscape. There are a number of TPOs within and bordering the site. Low density residential development to east. Housing development going ahead on land to the south (Woodberry Down) which is a mix of low density executive housing in the wooded portions with higher density to the south and west.	Development should be less visually prominent than existing. Contain development below the 120m contour, with mitigation (significant tree canopy) above this to preserve the wooded hills character. Retain trees within and bordering the site, aiming for “sylvan” character within the site.

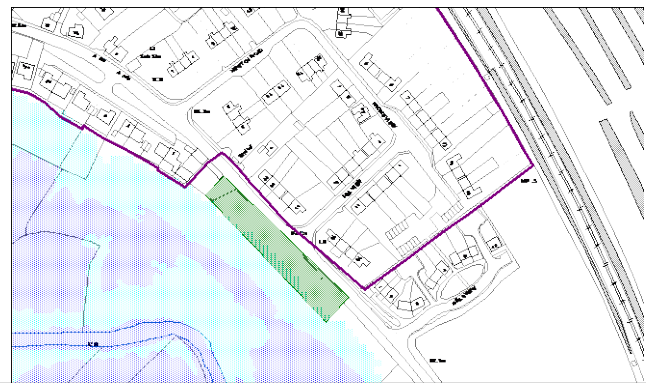
Relevant Policy Considerations	Adjacent to DDB. AONB. Heritage Coast. Southern portion within Potential cliff top recession 100yr zone. TPOs within and bordering the site.				
Availability (ownership)	Submitted SHLAA site				
Suitability	Yes – subject to retention of trees				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	72 units	Potential Density	17 dph	Unit type	House
Anticipated Delivery	Subject to Policy Change				
Conclusion	A developable site				

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Maiden Newton - Submitted / Identified Large Sites with Development Potential

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Site Reference: WD/MAID/003



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Site name:	"The Paddock" Dorchester Road		
Site Address:	Land south of Dorchester Road, Maiden Newton.		
Developable Site Area (ha)	0.23		
Ward/Settlement	Maiden Newton		
Previously Developed Land?	No		
Current Land Use	Agricultural grassland.		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site set lower than the road, dropping gently to south and River Frome.	
Flood Risk	Low but FRZ 2 & 3 on southern edge.	
Access	Fronts directly onto A356 Dorchester Road. No footway on southern side.	Provide footway or safe crossing point to footway on northern side.
Contamination	None recorded.	
Existing Infrastructure/Facilities	Utilities available along Dorchester Road. Within walking distance of village centre: primary school, shops and railway station.	Provide footway or safe crossing point to footway on northern side to provide access to facilities.
Townscape/Landscape Character	Open site with stone wall along frontage. Existing residential development on rising land to north of Dorchester Road and to east of the site. When viewed from south and west, will be read against the backdrop of housing in Hill View, Frome View and Neils View.	

Relevant Policy Considerations	Outside development boundary
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Availability (ownership)	SHLAA submitted site.
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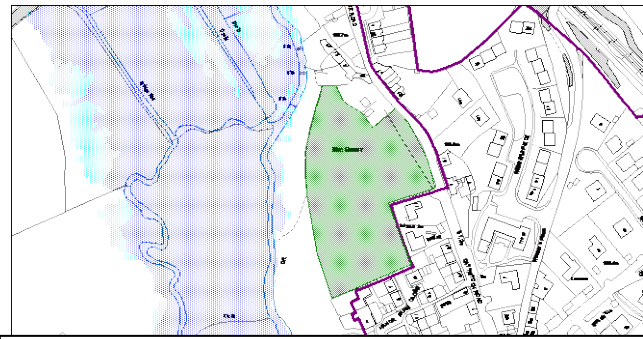
Suitability	Yes – subject to acceptable design and satisfactory access arrangements.
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Achievability	Yes – development should be viable in this location.
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Estimate of Potential	8 units	Potential Density	35 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	Developable site.				

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Site Reference: WD/MAID/005



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Site name:	The Quarr		
Site Address:	Off Cattistock Road		
Developable Site Area (ha)	0.91		
Ward/Settlement	Maiden Newton		
Previously Developed Land?	No		
Current Land Use	Agricultural Land		

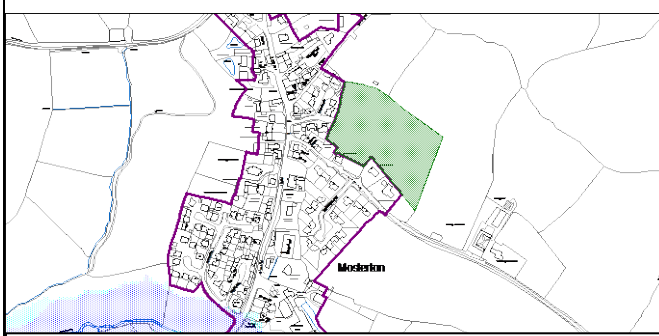
Constraints		Possible Mitigation
Topography/Ground Condition	Relatively flat, western edge slopes down to river	
Flood Risk	The area adjoins a floodplain and houses to the South have flooded	Drainage design and area adjoining floodplain should be retained as natural greenspace.
Access	Direct access would be required from Cattistock Road.	A suitable scheme for access.
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Conservation Area. Site has a semi-rural character.	

Relevant Policy Considerations	Outside development Boundary				
Availability (ownership)	Unknown				
Suitability	Yes – dependent on design & suitable access				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	20 units	Potential Density	22 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Mosterton - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/MOST/001



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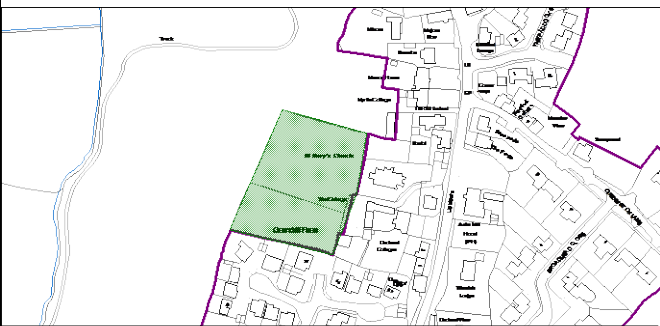
Site name:	Land to the north of Cheddington Lane		
Site Address:	Mosterton		
Developable Site Area (ha)	1.95		
Ward/Settlement	Mosterton		
Previously Developed Land?	Partly		
Current Land Use	Dwellings and paddock		

Constraints		Possible Mitigation
Topography/ Ground Condition	Elevated plateau with gradual slope to south and east. Right of Way through site.	
Flood Risk	Low flood risk	
Access	Potential – would need to be taken through the estate. No road frontage onto Cheddington Lane, third party land needed.	
Contamination	Unknown. Would need to check for agricultural contamination	
Existing Infrastructure/ Facilities	Greenfield site therefore infrastructure would be needed. An electricity powerline crosses the site.	
Townscape/ Landscape Character	AONB.	The site may have the potential to accommodate new development which would be seen in the context of the existing housing to the west and south. This would require considered and substantial landscape screening planting and careful layout design to reduce landscape impacts to an acceptable level. Actual acceptable site area may be much smaller

Relevant Policy Considerations	Outside DDB				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for 0-5 years				
Suitability	Yes – if designed appropriately and landscape impacts acceptable				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	50 units	Potential Density	26 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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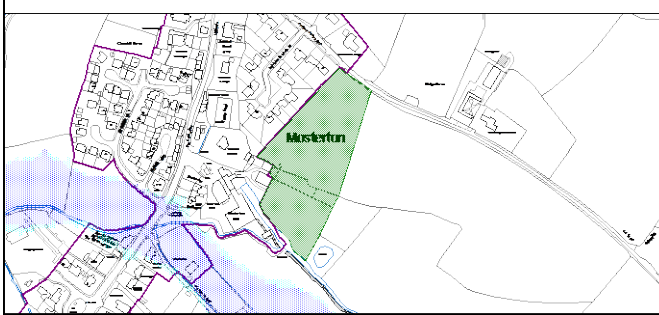
Site Reference: WD/MOST/003

 <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 at Churchill Farm
	Site Address:	Land at Churchill Farm
	Developable Site Area (ha)	0.61
	Ward/Settlement	Mosterton
	Previously Developed Land?	Partly
	Current Land Use	Dwellings and paddock

Constraints		Possible Mitigation
Topography/Ground Condition	Higher than adjacent housing	
Flood Risk	Low flood risk	
Access	Potentially difficult– would need demolition of Churchill Farm House or via Ransom strip off Orchard Way. Access to the farm very narrow.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Surrounded by residential so probably existing	
Townscape/Landscape Character	Development could affect setting of listed church. Need to establish planting and trees on western boundary. In AONB.	Development must be sensitive to the setting of the church

Relevant Policy Considerations	Outside Development Boundary				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for 5-10 years				
Suitability	Yes – if designed appropriately and adequate access arrangements can be provided.				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	24 units	Potential Density	39 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/MOST/004



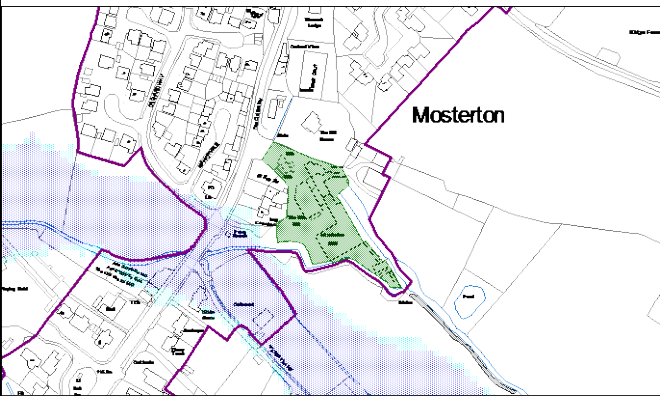
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Site name:	Land off Cheddington Lane
Site Address:	Land off Cheddington Lane, Mosterton
Developable Site Area (ha)	1.804
Ward/Settlement	Mosterton
Previously Developed Land?	No
Current Land Use	Agricultural

Constraints		Possible Mitigation
Topography/Ground Condition	Level site. Gentle slope down to south west.	
Flood Risk	N/A	
Access	Narrow access road (Cheddington Lane) with no continuous footpath link to village centre	Highway re-allocation would be needed at the junction of Cheddington Lane with the main village street. Possibility of a pedestrian link through adjacent site at Mosterton Mill
Contamination	Contaminated Land and buffer on western boundary with properties in Broadmead Close.	
Existing Infrastructure/Facilities	Adjacent to site. Village has a primary school, shop, village hall and pub.	
Townscape/Landscape Character	Extension into open countryside, but relatively level with good enclosure. Visible from elevated ground to the north.	Substantial boundary planting required to eastern edge to form strong separation between rural countryside and village.

Relevant Policy Considerations	Outside DDB. AONB				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes – subject to landscape mitigation and contaminated land issues being addressed.				
Achievability	Yes – development would be viable in this location.				
Estimate of Potential	54 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable Site				

Site Reference: WD/MOST/006

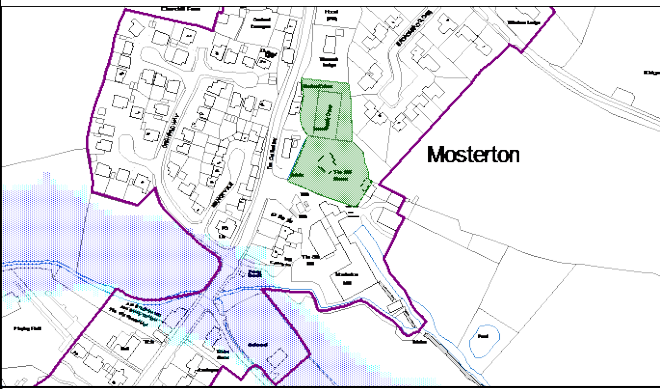
	Site name:	The Old Mill
	Site Address:	The Old Mil, Main Road, Mosterton
	Developable Site Area (ha)	0.49ha
	Ward/Settlement	Mosterton
	Previously Developed Land?	Yes
<p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Current Land Use	Existing commercial premises (former Mill) with associated residential, agricultural and large industrial buildings. Open hard surfaced car parking and circulation areas.

Constraints		Possible Mitigation
Topography/ Ground Condition	Land falls to south.	
Flood Risk	Outside Flood Risk Zone 2 & 3	
Access	Vehicular access direct from A3066. Footway along frontage.	Possibility to provide a pedestrian route through to the village shop & post office from land to north & south of Chedington Lane if that development were to ever come forward.
Contamination	None recorded. Currently in industrial use.	
Existing Infrastructure/ Facilities	On site. Within easy walking distance of the village shop. Footway to school.	
Townscape/ Landscape Character	Former Mill site with large (tall) industrial buildings and associated Mill House (18 th century listed building) on site. Sensitive conversion required. Evidence to suggest that early mill buildings have been substantially altered and clad externally with corrugated iron. Commercial vehicles on site.	Retain tree canopy to south eastern corner. Given the scale of the existing buildings on the site, flats or apartments could be a possibility.

Relevant Policy Considerations	Within DDB. AONB. Listed former mill house on site. Loss of employment				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes - subject to relocation of existing businesses.				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	30 units	Potential Density	61 dph	Unit type	House/flat
Anticipated Delivery	11 – 15 years				
Conclusion	A developable site				

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Site Reference: WD/MOST/007

	Site name:	The Millhouse		
	Site Address:	The Millhouse, Main Road, Mosterton		
	Developable Site Area (ha)	0.44		
	Ward/Settlement	Mosterton		
	Previously Developed Land?	In part		
© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690		Current Land Use	Residential house and garden with tennis court.	

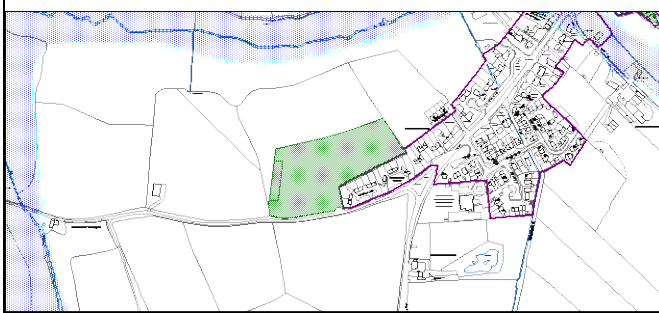
Constraints		Possible Mitigation
Topography/Ground Condition	Land rises to north.	
Flood Risk	Outside Flood Risk Zone 2 & 3	
Access	Narrow vehicular access direct from A3066.	Access via a private drive will limit number of units to 5. . A more efficient redevelopment of the land available could be achieved if the site came forward in conjunction with the land to the south and east which the Mosterton Mill site. This would enable a proper access to the site
Contamination	None recorded	
Existing Infrastructure/Facilities	On site. Within walking distance of School, shop and Post Office	
Townscape/Landscape Character	Listed buildings immediately adjacent to the site. Part of the built form of the village	Retain tree canopy to south eastern corner.

Relevant Policy Considerations	Within DDB. AONB. Listed former mill house adjacent to site.
Availability (ownership)	Identified through Officer survey
Suitability	Suitable for infill residential development. Numbers will be limited by the restricted access. which has the potential to provide over 10 units at 30dph.

Achievability	Yes, development would be viable in this location				
Estimate of Potential	13 units	Potential Density	30 dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

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Site Reference: WD/MOST/008



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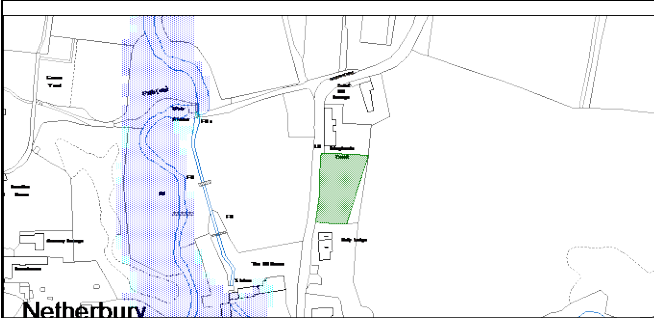
Site name:	Land at Mosterton Cross
Site Address:	Land at Mosterton Cross, Mosterton
Developable Site Area (ha)	1.38ha
Ward/Settlement	Mosterton
Previously Developed Land?	No
Current Land Use	Agricultural

Constraints		Possible Mitigation
Topography/Ground Condition	Open level site gently sloping down to northwest.	
Flood Risk	N/A	
Access	Existing field access onto adopted highway. No footway to village.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Adjacent to the site in Windsor Close	
Townscape/Landscape Character	An open site, sloping to the north. The adjacent former local authority housing is visually prominent in the landscape, in terms of it's appearance and form.	There is an opportunity to improve the edge of the settlement in this area, with a comprehensive landscaping strategy and low density development of a sympathetic scale and appearance. Development should be contained to the eastern portion of the site, with strategic landscaping to the north.

Relevant Policy Considerations	AONB. Outside DDB				
Availability (ownership)	Submitted SHLAA site.				
Suitability	Yes - subject to comprehensive landscape mitigation.				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	20 units	Potential Density	15 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Netherbury - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/NETH/002

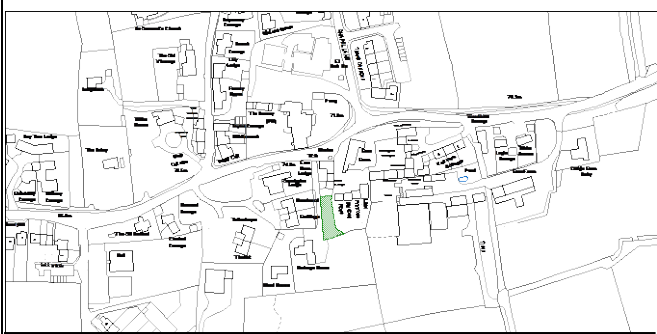
 <p>Netherbury</p> <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land adjacent Shepherds Crook
	Site Address:	Shepherds Crook, Crook Hill, Netherbury, Bridport
	Developable Site Area (ha)	0.13
	Ward/Settlement	Netherbury
	Previously Developed Land?	No
	Current Land Use	Grass paddock

Constraints		Possible Mitigation
Topography/Ground Condition	Linear strip of land running adjacent to Crook Lane. Land rises to east. Land is above road level. Existing properties have retaining walls around parking spaces etc.	Keep buildings close, and parallel to, the highway.
Flood Risk	N/A	
Access	Will require access onto Crook Lane through road-side hedge. No footway.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Footpath across the Brit to village church and hall	
Townscape/Landscape Character	Sporadic traditional stone and thatch cottages in linear form fronting onto the highway. Crook Lane is very rural in character. Narrow with hedges to either side except where there is housing.	High quality, low density development with traditional proportions would be necessary to preserve rural character. Retain boundary vegetation.

Relevant Policy Considerations	AONB. Outside DDB				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to appropriate design and access arrangements.				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	4 units	Potential Density	30 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site.				

Osmington - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/OSMI/004



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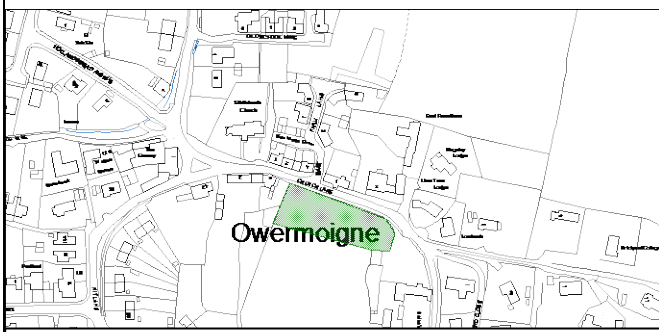
Site name:	East Farm Cottages
Site Address:	East Farm Cottages, Osmington
Developable Site Area (ha)	0.04ha
Ward/Settlement	Osmington
Previously Developed Land?	No
Current Land Use	Garden area/paddock

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises slightly to south.	
Flood Risk	N/A	
Access	Narrow private access off A353 which serves at least 4 other properties. Only 5 units can be served off a private drive.	
Contamination	N/A but former agricultural use.	
Existing Infrastructure/Facilities	Adjacent to the site.	
Townscape/Landscape Character	Well related to settlement. Area TPO, Trees form the southern boundary. Traditional farm buildings converted to holiday use. East Farm house is listed; the Lodge is a locally important building. Residential properties to west	Retain trees and boundary vegetation.

Relevant Policy Considerations	Within DDB and Osmington Conservation Area. Heritage Coast. AONB. Area TPO				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes – subject to retention of trees				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	1 unit	Potential Density	25 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Owermoigne - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/OWER/001



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Site name:	Land at Church Lane
Site Address:	Owermoigne
Developable Site Area (ha)	0.21
Ward/Settlement	Owermoigne
Previously Developed Land?	No
Current Land Use	Grass paddock

Constraints		Possible Mitigation
Topography/Ground Condition	Mainly level site but raised above road. Gently sloping upwards to south and east.	
Flood Risk	Low	
Access	Existing field gate onto Church Lane. No footways.	
Contamination	Contaminated Site Buffer 997 affects west half.	Survey needed. Remediation if necessary
Existing Infrastructure/Facilities	Available. Village hall, church and garage shop within walking distance.	
Townscape/Landscape Character	Visually contained site at centre of village. Views into the site limited by mature trees and hedgerow along northern boundary. Limited view southwards at the field gate onto Church Lane. Mix of traditional historic and 20 th C neo-traditional development in Church Lane. TPOs on site. Listed buildings to west and north.	Retain trees and hedgerow around perimeter. Quality design and layout needed to reflect historic character of the village & Conservation Area.

Relevant Policy Considerations	Outside development boundary. Land of Local Landscape Importance. Conservation Area. 5 km heathland consultation. TPOs.
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Availability (ownership)	SHLAA submitted site.
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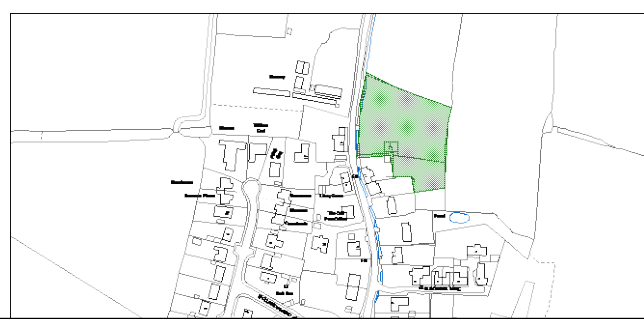
Suitability	Yes - subject to retention of trees and hedgerow around perimeter. Quality design and layout.
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Achievability	Yes - development should be viable in this location.
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Estimate of Potential	6 units	Potential Density	28 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site.				

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Site Reference: WD/OWER/002



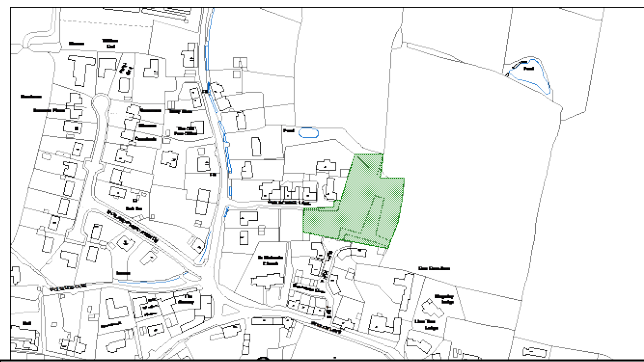
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Site name:	Land East of Nursery, Moreton Road
Site Address:	Moreton Road, Owermoigne
Developable Site Area (ha)	0.52
Ward/Settlement	Owermoigne
Previously Developed Land?	Not known
Current Land Use	Uncultivated field with scrub incursion.

Constraints		Possible Mitigation
Topography/Ground Condition	Level site.	
Flood Risk	Low flood risk, frontage along Moreton Road subject to surface water flooding	On site surface water drainage measures
Access	From Moreton Road. No footway	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Adjacent residential. Within walking distance of church, village hall and garage shop on Wareham Road.	
Townscape/Landscape Character	Site located at northern gateway to Owermoigne adjacent to listed cottages. Trees / hedges within site contribute to green edge.	Retain important trees & hedges and sensitively designed frontage development.

Relevant Policy Considerations	Outside DDB, 5km Heathland consultation, adjacent listed buildings				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to retention of important trees & sensitive design				
Achievability	Yes - development viable in this location				
Estimate of Potential	15 units	Potential Density	28 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/OWER/004



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Site name:	North of East Farm Lane
Site Address:	North of East Farm Lane, Owermoigne, Dorchester, Dorset
Developable Site Area (ha)	0.4 (excluding tree belt to be retained which is not suitable for development)
Ward/Settlement	Owermoigne
Previously Developed Land?	Partially
Current Land Use	Vacant scrub land with areas of concrete hard standing. Possibly former farmyard

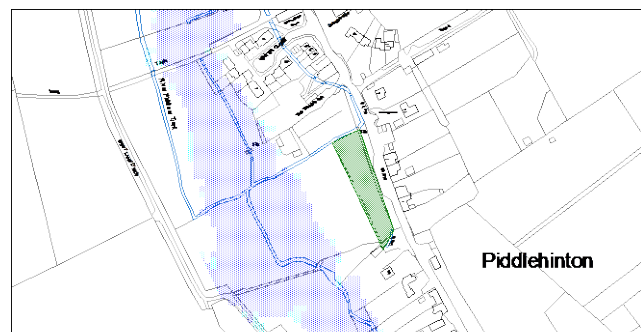
Constraints		Possible Mitigation
Topography/Ground Condition	Relatively level site.	
Flood Risk	N/A	
Access	One obvious vehicular route into the site via East Farm Lane. There is also the possibility to link to Old School Lane.	
Contamination	None indicated on records but previously developed site.	
Existing Infrastructure/Facilities	The site is well-related to existing residential development.	
Townscape/Landscape Character	Northern "leg" forms significant tree and vegetation buffer including TPOs, and should be retained. Potential to develop to the south of this, inline with Old School Lane development. Modern cottage style development adjacent to the site in Old School Lane and East Farm Lane.	Retain trees and boundary vegetation. Establish strong vegetated boundary to east. For the built form, follow the design cues from the existing development near by in Old School lane and East Farm Lane.

Relevant Policy Considerations	Outside DDB. On edge of conservation area.				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes - Outside DDB so currently contrary to policy unless for affordable units only.				
Achievability	Yes - Development would be viable in this location. .				
Estimate of Potential	12 units	Potential Density	30 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
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.

Piddlehinton - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/PIWL/002



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Site name:	Land west of 1-7 High Street
Site Address:	Land west of 1-7 High Street , Piddlehinton
Developable Site Area (ha)	0.19
Ward/Settlement	Piddlehinton
Previously Developed Land?	No
Current Land Use	Agriculture

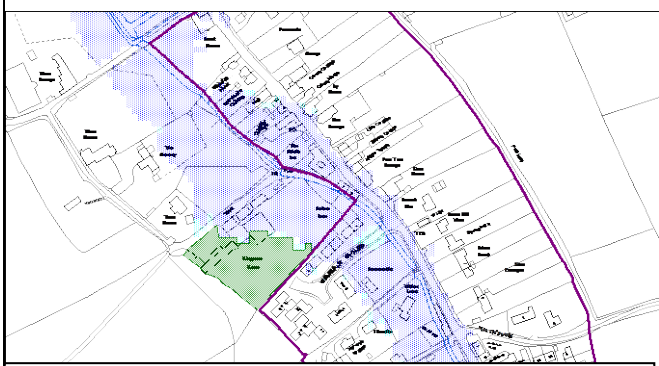
Constraints		Possible Mitigation
Topography/Ground Condition	Site slopes down to River Piddle in west	
Flood Risk	Low flood risk	
Access	Via High Street frontage (B3143). No footways	
Contamination	None recorded	
Existing Infrastructure/Facilities	Adjacent residential. Village hall and church. No shop. First school is in Piddletrenthide.	
Townscape/Landscape Character	Site provides green gap in built up frontage of Piddlehinton. Trees on site which have amenity value should be retained. Suitable for small terrace or semi-detached cottages on frontage subject to retention of trees and hedges.	Detailed tree survey required.

Relevant Policy Considerations	AONB, outside DDB, Ground water source protection zone				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to retention of trees and landscaped frontage.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	5 units	Potential Density	26 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Piddletrenthide - Submitted / Identified Large Sites with Development Potential

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Site Reference: WD/PIWL/003



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Site name:	Kingrove Farm	
Site Address:	Kingrove Farm, Piddletrenthide	
Developable Site Area (ha)	0.35 Barn Area = 0.09 Housing site = 0.26	
Ward/Settlement	Piddletrenthide	
Previously Developed Land?	In part.	
Current Land Use	Farm buildings and paddock.	

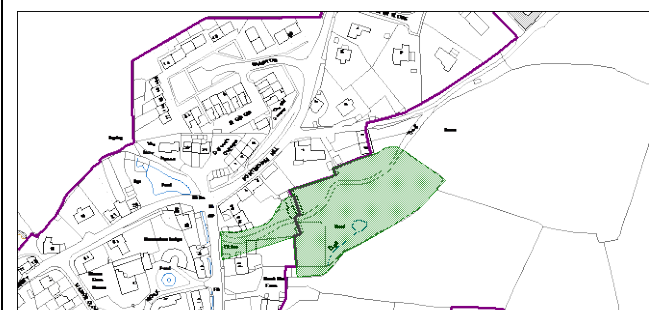
Constraints		Possible Mitigation
Topography/Ground Condition	Gently rising to south west.	
Flood Risk	Approximately half of the site is within FRZ 3.	
Access	Previously excluded due to lack of adequate access however access can be made via Wightman's Close to the east – subject to ransom strip. Magna or WDDC ownership. Existing vehicular access via single track lane from Cerne Lane or via a ford across the river Piddle onto the B3143 Piddle Valley Road via the forecourt of the Piddle Inn. There is a footbridge over the ford so there is direct Pedestrian access to the village facilities which include the first school, shop and memorial hall and the pub.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Adjacent to site.	
Townscape/Landscape Character	Outside DDB but low lying below contour where the valley widens out. Visually the site reads as part of the built-up form of the linear village with a mix of traditional and modern portal framed agricultural buildings.	Retain and extend boundary planting to south west to create a strongly defined edge. Traditional building may be suitable for conversion.

Relevant Policy Considerations	Outside DDB				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes – Subject to access being achieved via Wrightman's close. The barn conversion could be accessed via the existing bridleway out to Cerne Lane (to North)				
Achievability	Yes – development would be viable in this location.				
Estimate of Potential	10 units (new build) 1 conversion	Potential Density	29 dph (new build)	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
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.

Portesham - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/PORT/001



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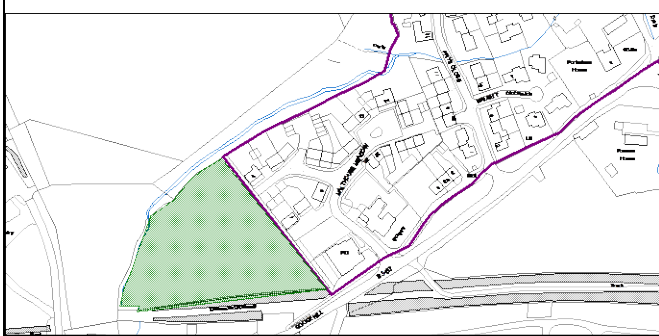
Site name:	Land at Trafalgar House
Site Address:	Front Street
Developable Site Area (ha)	0.68
Ward/Settlement	Portesham
Previously Developed Land?	No
Current Land Use	Agricultural yard, buildings and land

Constraints		Possible Mitigation
Topography/Ground Condition	Some slope	
Flood Risk	Low flood risk	
Access	Highways authority have no objection in principle. There is concern about the impact of any highway improvements on the setting of Trafalgar House and the character and appearance of the conservation area.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Greenfield site therefore infrastructure would be needed.	
Townscape/Landscape Character	The site associates well with existing development and is nestled in a fold in the valley, so visual impact is not a major issue. The mature hedgerows provide a suitable village edge and the site would read visually as being an integral part of the village. In AONB. Within Conservation Area – Trafalgar House is a grade 2 listed building. Concerns that development would be detrimental to the setting of two listed buildings and the traditional form, character and amenity of the conservation area, including its setting.	It is important to retain as much of the surrounding vegetation as possible, and ideally some of the larger trees within the site too. Sensitive design. Land around pond to be excluded.

Relevant Policy Considerations	Partially 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	20 units	Potential Density	29 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

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Site Reference: WD/PORT/002



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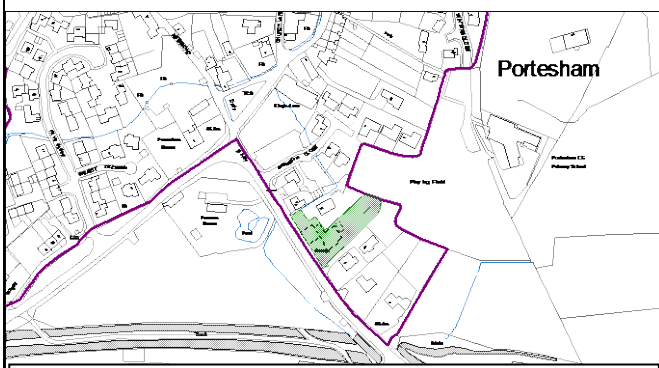
Site name:	Land west of Malthouse Meadow
Site Address:	Land west of Malthouse Meadow
Developable Site Area (ha)	0.85
Ward/Settlement	Portesham
Previously Developed Land?	No
Current Land Use	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Level	
Flood Risk	Low flood risk	
Access	Potential – would need investigation but there is an existing field gateway off Malthouse Meadow	
Contamination	Unknown	
Existing Infrastructure/Facilities	Greenfield site therefore infrastructure would be needed but adjacent to residential in Malthouse Meadow	
Townscape/Landscape Character	The site is flat and relates well to the existing development along its eastern edge. It is well defined by the existing vegetation that also provides effective visual screening, along the stream and the dismantled railway. In AONB	Sensitive design – Two storey ‘Cottage’ style in Malthouse Meadow

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 design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	20 units	Potential Density	24 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/PORT/004



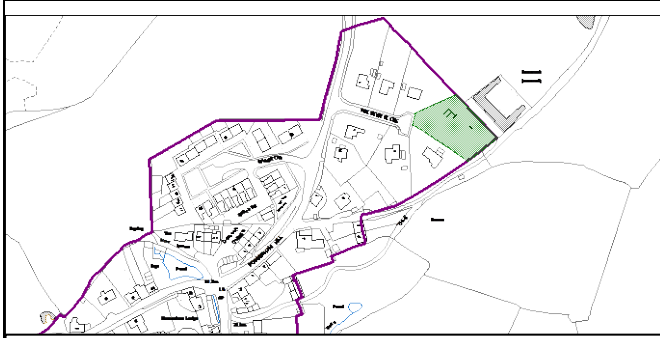
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Site name:	Land off Bramdon Lane
Site Address:	Land off Bramdon Lane, Portesham
Developable Site Area (ha)	0.17
Ward/Settlement	Portesham
Previously Developed Land?	Yes
Current Land Use	Vacant. Former service station, shop and car sales.

Constraints		Possible Mitigation
Topography/Ground Condition	Gently sloping up to north	
Flood Risk	N/A	
Access	Direct vehicular access from B3157 Bramdon Lane	
Contamination	Car repair workshop on the site and underground petrol tanks.	
Existing Infrastructure/Facilities	On site. School in village. The business has ceased trading.	A shop could be incorporated within the new development e.g. shop with flat over.
Townscape/Landscape Character	Within DDB and well contained within settlement. Residential uses to either side.	Retain trees on northern boundary.

Relevant Policy Considerations	AONB. Within DDB. Within Portesham Conservation Area. Loss of community facilities (shop).				
Availability (ownership)	Appears to be in one ownership and the business has ceased trading. Officer identified site.				
Suitability	Yes - subject to loss of community facilities and addressing contamination issues.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	5 units	Potential Density	30 dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Site Reference: WD/PORT/005



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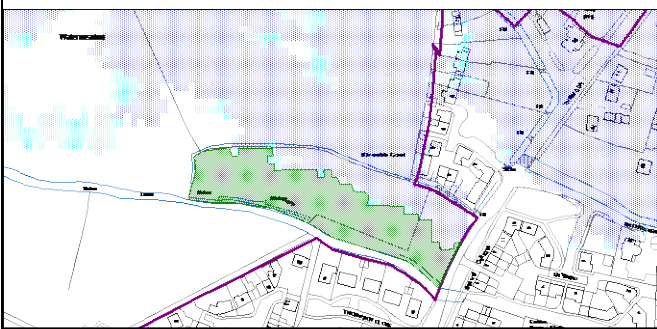
Site name:	Land off Helston Close
Site Address:	Land off Helston Close, Portesham
Developable Site Area (ha)	0.19
Ward/Settlement	Portesham
Previously Developed Land?	No
Current Land Use	Residential property and garden area

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes up to north and east.	
Flood Risk	N/A	
Access	Direct vehicular access off Helston Close which leads on to Portesham Hill.	
Contamination	N/A	
Existing Infrastructure/Facilities	On site.	
Townscape/Landscape Character	Low density single storey residential development on south-west facing slope. Within DDB. Sensitive site abutting open countryside, vegetation on boundary important in setting the village into the landscape.	Retain boundary trees and vegetation. Density could be increased to two units on the site without compromising local character. However it would require the demolition of the existing bungalow so only a net gain of 1 unit

Relevant Policy Considerations	Within DDB. Within Portesham Conservation Area. AONB GWSPZ (Portesham Borehole).				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes – subject to retention of trees				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	1 additional unit	Potential Density	5 dph	Unit type	Bungalow
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Puddletown - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/PUDD/001



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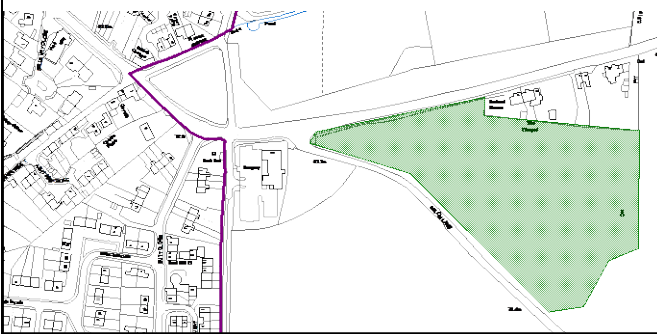
Site name:	Judges Meadow
Site Address:	Blandford Road
Developable Site Area (ha)	0.64
Ward/Settlement	Puddletown
Previously Developed Land?	No
Current Land Use	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Level	
Flood Risk	Low flood risk on part of the site. Flood zone 3 to the north.	Development to avoid flood zone 3. Sequential test may be required.
Access	Potential – would need investigation. Highways Agency likely to have concerns over impact on A35.	
Contamination	Unknown. Noise pollution from A35 may be an issue.	Buffering to reduce road noise
Existing Infrastructure/Facilities	Greenfield site therefore infrastructure would be needed.	
Townscape/Landscape Character	The site is screened from the wider landscape due to its location within the well-vegetated flat corridor of the River Piddle, enclosed by the A35 to the northwest.	

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 part of the site				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	17 units	Potential Density	27 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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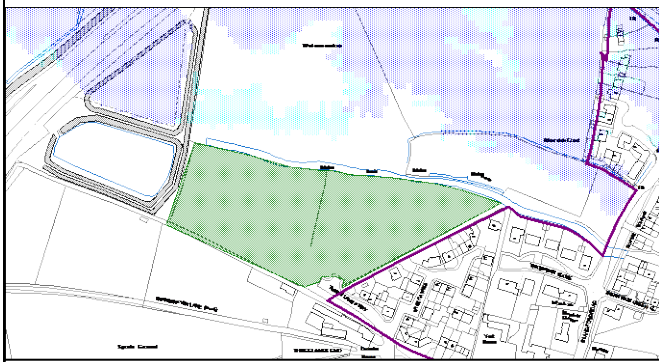
Site name:	Land to the east
Site Address:	Off Athelhampton Road
Developable Site Area (ha)	2.69
Ward/Settlement	Puddletown
Previously Developed Land?	No
Current Land Use	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Gently sloping	
Flood Risk	Low flood risk	
Access	Vehicular access off Athelhampton Road.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Nearby	
Townscape/Landscape Character	Ridge to south should not be breached along east & north sides. Also visible on approach from the east.	Advance woodland planting.

Relevant Policy Considerations	Outside the Development Boundary				
Availability (ownership)	Unknown				
Suitability	Yes – a suitable site for development				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	100 units	Potential Density	37 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/PUDD/003



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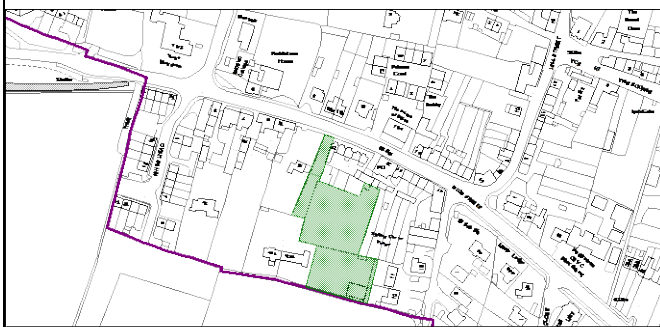
Site name:	Fields at Three Lanes Way
Site Address:	Three Lanes Way
Developable Site Area (ha)	2.04
Ward/Settlement	Puddletown
Previously Developed Land?	No
Current Land Use	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk. Ground Water Source Protection Zone.	
Access	Potential – would need investigation. Highways Agency considers that it is likely that development in this location would result in a detrimental impact on the A35 in terms of both capacity and function.	Highways Agency concerns would need to be addressed.
Contamination	Unknown. Noise pollution from A35 is an issue.	Buffering to reduce road noise
Existing Infrastructure/Facilities	Greenfield site therefore infrastructure would be needed.	
Townscape/Landscape Character	The site is screened from the wider landscape due to its location within the well-vegetated flat corridor of the River Piddle, enclosed by the A35 to the northwest. It also appears well related to the existing settlement.	

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 – dependent on design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	53 units	Potential Density	26 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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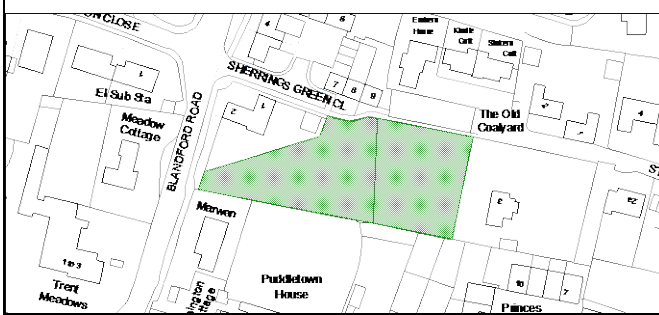
Site name:	Land rear of 17-25 High Street
Site Address:	17-25 High Street
Developable Site Area (ha)	0.37
Ward/Settlement	Puddletown
Previously Developed Land?	Yes
Current Land Use	Gardens

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes up to South	
Flood Risk	Low flood risk	
Access	Access from High Street	
Contamination	Unknown	
Existing Infrastructure/Facilities	Surrounded by residential so existing	
Townscape/Landscape Character	Adjacent to conservation area and listed buildings	Need to understand land plots; would need to be extremely sensitively done

Relevant Policy Considerations	Within the Development Boundary				
Availability (ownership)	Yes – Site has been put forward for SHLAA study				
Suitability	Yes – if designed appropriately				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	9 units	Potential Density	24 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

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Site name:	Land adjacent Blandford Road
Site Address:	Land adjacent Blandford Road, Puddletown
Developable Site Area (ha)	0.241
Ward/Settlement	Puddletown
Previously Developed Land?	No
Current Land Use	Vacant land - paddock

Constraints		Possible Mitigation
Topography/Ground Condition	Level site.	
Flood Risk	N/A	
Access	Vehicular access via field gate in south west corner of the site, direct onto Blandford Road. Pedestrian access from the same point through the site via PROW which is to be retained. Footway on eastern side of Blandford Road gives access to village facilities and schools. Also possible from Styles Lane.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Available adjacent to the site.	
Townscape/Landscape Character	Within DDB and well contained within settlement. Modern neo-traditional housing in vicinity.	

Relevant Policy Considerations	Within DDB. Within Puddletown Conservation Area.				
Availability (ownership)	Identified by officer survey.				
Suitability	Yes - subject to satisfactory design and access.				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	7 units	Potential Density	30 dph	Unit type	House / flat
Anticipated Delivery	1 – 5 years.				
Conclusion	A developable site.				