
WEST DORSET, WEYMOUTH AND PORTLAND

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

ADDENDUM - DECEMBER 2016



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1. Introduction & Aims

1.1 The role of a Strategic Housing Land Availability Assessment

- 1.1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a technical study of the theoretical development potential of sites in an area. The National Planning Policy Framework¹ (NPPF) makes clear that such an assessment is needed to provide realistic assumptions about the suitability, availability and achievability of land to meet the identified need for housing. National Planning Practice Guidance recommends that these should be based on housing market areas.
- 1.1.2 This addendum assessment identifies land that may be suitable for development and potential issues but does not make judgements about whether it should be allocated for development. The report also makes clear which sites have been assessed but found to be unsuitable for development. The assessment of sites has not been limited by the amount of development needed.
- 1.1.3 The findings of the addendum assessment are used to inform future local planning policy decisions, and this document therefore forms part of the planning policy evidence base. But it does not in itself constitute planning policy. It will be used to monitor and manage the supply of land for housing and the delivery of such housing.

1.2 The area covered by the SHLAA

- 1.2.1 The administrative boundaries of West Dorset District and Weymouth & Portland Borough form the plan area for the draft Local Plan. Together, the two council areas form a single Housing Market Area (HMA).



¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2> Paragraph 159
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.

1.3 Previous SHLAAs and this addendum

- 1.3.1 West Dorset District Council and Weymouth & Portland Borough Council have worked in partnership since 2007 on strategic housing land availability assessments, the most recent reports having been published in July 2014 and February 2015.
- 1.3.2 The July 2014 update sought to combine previously individually prepared SHLAA reports by the two authorities into a single document with a consistent methodology. The assessment also brought the supply of sites up-to-date using completions up to 31 March 2014 and extant planning permissions as at 1 April 2014.
- 1.3.3 The February 2015 update was produced in response to issues raised by the Inspector at the Local Plan examination in public held in November / December 2014. This assessment updated selected parts of the SHLAA although no changes to the mapping work or Appendix I were made.
- 1.3.4 This 2016 SHLAA report should be considered an addendum to the earlier 2014 & 2015 SHLAA reports and not a full update of all sites. Instead this addendum examines sites submitted following a 'call for sites' in summer 2016. The report assesses new submitted sites and re-assesses existing sites which have been re-submitted, where landowners believe there has been a change in circumstances. Where sites have been re-assessed this 2016 addendum should be considered to supersede any previous SHLAA assessment.
- 1.3.5 This addendum report has not sought to update the Council's five year land supply position. This work has most recently been published in September 2016 in the report West Dorset, Weymouth and Portland Five-year housing land supply 2015/16.

1.4 Methodology

- 1.4.1 National Planning Policy Guidance² provides clear guidance on undertaking the strategic housing land availability assessment, and makes clear that the assessment "should be thorough but proportionate".
- 1.4.2 This assessment follows the previous 2014 & 2015 SHLAA methodology but with minor changes made to the pro-forma to include new categories on 'Site Features' and 'Planning Status'.

1.5 Rural Affordable Housing Exception Sites

- 1.5.1 The earlier 2014 & 2015 SHLAA reports specifically identified sites that were considered suitable as rural affordable housing exception sites. These were generally sites located outside the defined development boundary where the landowner had expressed an intention to deliver solely affordable housing on-site as an exception to planning policy.
- 1.5.2 This 2016 SHLAA addendum has not sought to specifically identify such sites. Officers will instead work closely with the Council's Housing Team to explore opportunities for rural exception sites on all suitable sites outside the defined development boundaries so as to increase the range of options.

² <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>
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2. Site identification and assessment

2.1 Site identification

- 2.1.1 For this 2016 SHLAA addendum, the starting point was to carry out a 'call for sites' consultation. The 'call for sites' consultation ran from July to August 2016, however where practical, late submissions have been accepted to allow as many sites as possible to be considered.
- 2.1.2 Site submissions included a mix of both new and previously submitted sites (often with amended site details).
- 2.1.3 New sites or sites where there has been a major change in circumstances (for example where the site boundary has been changed) have been assessed as if they were a new site and have been given a new site reference number.
- 2.1.4 Sites that had been previously submitted where no major change had been identified (where the boundary and the suggested land use is the same) have been re-assessed but have retained their same site reference number. In this scenario the new form replaces the previous 2014 & 2015 SHLAA record.
- 2.1.5 In this SHLAA assessment there were some changes to the methodology. This is further explained in the methodology section.

2.2 Submitted site with Development Potential

- 2.2.1 All submitted sites that have been assessed as 'developable' are listed in **Appendix A** and have a completed site assessment form.
- 2.2.2 The site assessment form outlines the name / address of the site, the ward or parish the site is located within and its current land use. Other basic site details including the total site area, developable site area, brownfield status and assessment of any existing development is also included with a site map.
- 2.2.3 Sites where assessed based on the following parameters:
 - Topography/Ground Conditions
 - Flood Risk
 - Access
 - Contamination
 - Existing Infrastructure/Facilities
 - Townscape/Landscape Character
 - Site Features
- 2.2.4 The site form considers site constraints for each parameter and possible mitigation measures, relevant policy considerations and the planning status of the site, for example if previous planning applications have been submitted. In line with the Planning Practice Guidance all sites have been assessed for their availability, suitability and achievability.

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- 2.2.5 The form concludes with an assessment of housing potential using the developable site area and potential housing density to calculate a housing yield. Suggested unit types are also noted. Anticipated housing delivery is also recorded or if development is not currently policy compliant an indication that this assessment is subject to policy change.
- 2.2.6 Where there are site constraints that can be avoided (such as Flood zones 2 & 3) site areas have been re-drawn to exclude the relevant constraint. Therefore only the developable portion of any site will be depicted on the site map (Site Pro-forma / Appendix C) rather than the whole site area that may have been originally submitted. Maps of all the submitted sites with development potential by settlement can be viewed in **Appendix C**.

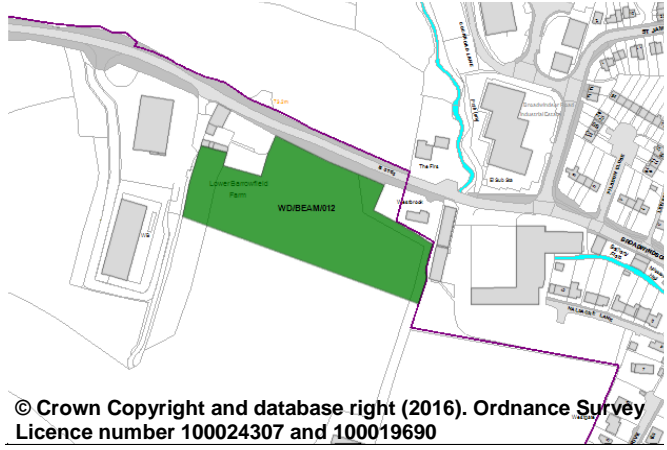
2.3 Submitted sites with no potential

- 2.3.1 Some of the sites submitted were assessed as having no development potential. These sites are listed in **Appendix B**.
- 2.3.2 Sites were considered to have no potential if they were wholly unrelated to any town or village. Sites were also excluded if they had constraints that would be likely to preclude them from development, such as:
- Sites designated as Sites of Special Scientific Interest (SSSIs) or subject to a higher level designation, or within 400m of internationally protected heathland
 - Scheduled monuments
 - Flood Risk Zone 2 and Zone 3 (undefended)
 - Land Instability Zone 4 (unsuitable because of land slipping) or at risk of Coastal Erosion
- 2.3.3 Sites were also excluded where it was considered that any form of development would have been significantly out of character with the local area; where there was no feasible highway access; where topographical constraints indicated that there was unlikely to be any development potential; significant landscape impacts, or where there was known land contamination for which there was no potential mitigation.
- 2.3.4 Maps of all the submitted sites with no development potential by settlement can be viewed in **Appendix C**.

Appendix A: Submitted Sites with Development Potential (West Dorset, Weymouth and Portland)

Beaminster - Submitted Sites with Development Potential

Site Reference: WD/BEAM/012

Site name / Address	Land to the South of Broadwindsor Road, Beaminster		
Ward/Parish	Beaminster		
Current Land Use	Agricultural Land		
	Total Site Area (ha)	1.203	
	Developable Site Area (ha)	1.203	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site lies above the road level and rises gently to the south.	Southern extent of site should not go beyond the 80m contour.
Flood Risk	None recorded	
Access	Vehicular access would be achieved from Broadwindsor Road. There is a bridleway running along the southern edge of the site which could provide an alternative route to the town. There is no footway along Broadwindsor Road (approximately 50m).	A footway along Broadwindsor Road would provide safe passage.
Contamination	The site is 1m from low ranking contaminated land and 20m from a high ranking contaminated land – factory or works.	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Beaminster has community facilities including schools (primary/secondary), healthcare, shops, and a bank. The site is within walking distance of the town centre.	A footway along Broadwindsor Road would provide safe passage.
Townscape/Landscape Character	The site is on the rural edge of Beaminster. There is a mixture of commercial and residential properties nearby. Land on the northern side of the road is allocated for development. Development at Lower Barrowfield Farm now defines the extent of development in this location south of Broadwindsor Road.	Southern extent of built development should not go beyond the 75m contour.
Site Features	None	

Relevant Policy Considerations	Outside DDB, within AONB.
Planning status	None recorded.

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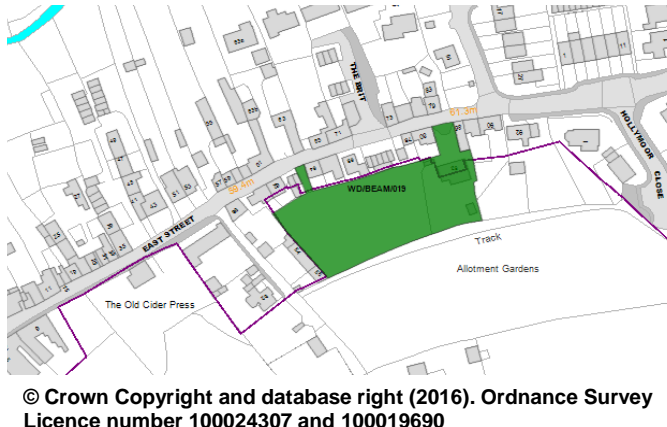
Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> The site is suitable for development subject to it being contained in the northern part of the field. .
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	1.203 - ha	Potential Housing Density	30 - dph
Potential Housing Yield	36	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site for housing subject to appropriate landscape considerations and footway provision.
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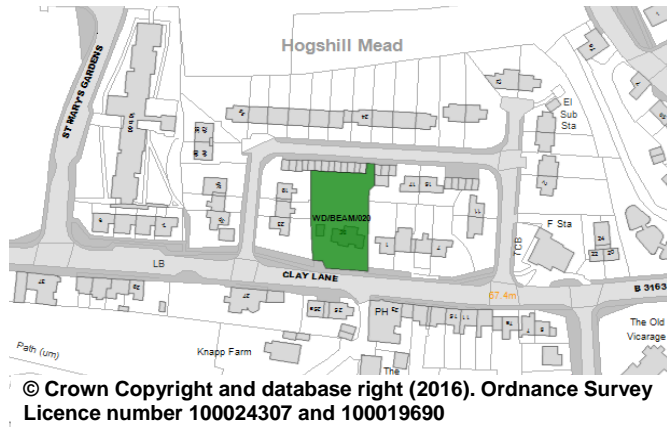
Site Reference: WD/BEAM/019		
Site name / Address	Land to rear of 64 East Street, Beaminster	
Ward/Parish	Beaminster	
Current Land Use	Vacant Land	
	Total Site Area (ha)	0.294
	Developable Site Area (ha)	0.294
	Brownfield?	<input type="checkbox"/>
	Assessment of Existing Development Suitability for continued use	The site contains a bungalow which is set back from the highway.

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is level.	
Flood Risk	None recorded	
Access	There is an existing point of access adjacent to 64 East Street. However, this access is narrow and there is limited visibility splay onto East Street. The access is approximately a single vehicle width. There is potential for alternative access by demolishing number 82 which has been included in the submission. East Street is also narrow and on-street parking causes obstruction to vehicle movement.	Demolition of existing dwelling, replacement dwelling to be provided on site.
Contamination	None recorded	
Existing Infrastructure/Facilities	The site is in the town of Beaminster. Beaminster has community facilities including schools (primary/secondary), healthcare, shops, and a bank. The site is centrally located, a short walk from the town centre.	
Townscape/Landscape Character	The site is in a built up area adjacent to the Conservation Area. The backs of neighbouring properties (north and west) overlook the site. The land to the south is an allotment gardens, and the site is well screened by a mature hedgerow along the southern boundary.	A sensitive design is required as the site borders open countryside. Development should be single frontage only overlooking allotments.
Site Features	Existing bungalow, c.1960s. No great value or character.	

Relevant Policy Considerations	Out DDB. Adjacent to conservation area.
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Planning status	None recorded		
Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> The site may be suitable for development subject to securing appropriate vehicular access from East Street.		
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	0.294	Potential Housing Density	30 - dph
Potential Housing Yield	9	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>
Conclusion	A developable site subject to reduced developable extent and acceptable access.		

Site Reference: WD/BEAM/020		
Site name / Address	26 Clay Lane, Beaminster	
Ward/Parish	Beaminster	
Current Land Use	Dwelling house and garden	
	Total Site Area (ha)	0.107
	Developable Site Area (ha)	0.107
	Brownfield?	<input checked="" type="checkbox"/>
	Assessment of Existing Development Suitability for continued use	Large detached two-storey dwelling.

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Site elevated from the road and rises gently to the north.	
Flood Risk	None recorded	
Access	Existing vehicular access from Clay Lane. Low wall and mature boundary hedge would need to be removed to improve site access. Possible access from rear through garage block.	Reinstate boundary wall.
Contamination	Site is 140m & 180m from two medium rank contaminated land sites – both former fuel tanks	May need to assess site further to determine mitigation.
Existing Infrastructure/Facilities	Beaminster has community facilities including schools (primary/secondary), healthcare, shops, and a bank. The site is centrally located, a short walk from the town centre.	
Townscape/Landscape Character	The site is surrounded by residential uses on all sides. The properties are largely terraced and semi-detached and are in the ownership of a housing association.	Frontage development to reduce impact on neighbouring amenity.
Site Features	Existing two-storey detached dwelling.	Replace on-site.

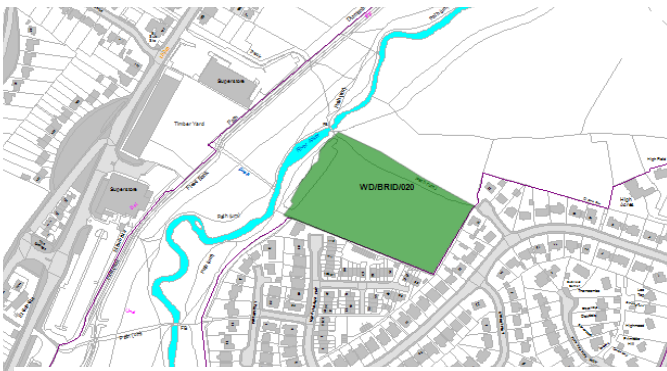
Relevant Policy Considerations	Out DDB. Within AONB and adjacent to Conservation area.
Planning status	Planning permission refused for the erection of a dwelling in the land to the rear, ref: 1/W/89/000984.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> The site has potential for redevelopment should the house be demolished.		
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	0.107 ha	Potential Housing Density	30 dph
Potential Housing Yield	3 (net 2)	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input checked="" type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input type="checkbox"/>
Conclusion	A developable site for housing subject to the demolition of the existing dwelling.		

Bridport - Submitted Sites with Development Potential

Site Reference: WD/BRID/020

Site name / Address	Land adjacent Happy Island way		
Ward/Parish	Bridport		
Current Land Use	Grazing		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	2.351	
	Developable Site Area (ha)	1.37	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Northern part of site is unsuitable for development due to landscape impact.	Development restricted to southern part of the site.- south of footpath
Flood Risk	Flood zones 2 & 3 run outside but along the north western edge.	Exclude built development from flood zones 2 & 3. May need to assess site further to determine mitigation
Access	Potential from Happy Island Way (south) and Jessops Ave (East) – would need investigation Public footpath runs across the site east/west	
Contamination	Site is 82m from a medium rank contaminated land – sawmill and disused railway	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Bordering residential Food shop 1km Primary School – 1km Bridport Town Centre – 1.5km	
Townscape/Landscape Character	Neighbouring development is relatively high density.	Appropriate landscaping and design
Site Features	The site is bounded by a stream to the northwest and residential development to the south and east.	

Relevant Policy Considerations	Out DDB, Adjacent to Flood Zone, AONB
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	1.37- ha	Potential Housing Density	36- dph
Potential Housing Yield	50 units	Unit type	House/flat
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Site Reference: WD/BRID/089

Site name / Address	Burton Road (a)		
Ward/Parish	Bridport/Bothenhampton		
Current Land Use	Grazing		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	3.361	
	Developable Site Area (ha)	2.11	
	Brownfield?	☐	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site slopes gentle up towards the northeast.	
Flood Risk	The southern end of the site is located in flood zones 2 & 3	Exclude built development from flood zones 2 & 3
Access	B3157 runs along northern boundary of site. Bend in road – suitability for access needs investigating due to visibility. Potential for access from Bramble Drive but would involve loss of important landscape buffer /screen. Footway along B3157 stops at 'Little Burtonwood' adjacent to site.	
Contamination	Site is 178m from a medium rank contaminated land – Disused railway	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Adjacent to existing residential development Primary school – 1.7km	
Townscape/Landscape Character	Open countryside edge of settlement along From B3157 (coast road). Provides setting to town, open views to coast, and gap between sewerage treatment works & Wych farm and settlement. Open gap, part of setting to listed barns. Adjacent residential – ribbon development of spacious detached plots with direct access onto road. Suburban 1930's/50's arts & craft style dwellings set lower than road, hedge /fence boundaries along road – generous frontages. Low density	

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	Further south – late 20 th century vernacular style estate housing. Higher density built in perimeter block form. Significant landscape/hedge boundary between Bramble Drive & site providing soft settlement edge.	
Site Features	Open field with hedge boundaries, hedge crossing centre of site.	
Relevant Policy Considerations	Out DDB. Partly inside Flood Zone. AONB, adjacent listed buildings	
Planning status	None recorded	
Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>	
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Development would extend settlement further into the open countryside in sensitive coastal location however limited options in Bridport due to flooding and topography result in this site being more acceptable; however landscape issues would need to be properly mitigated to limit impacts.	
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>	
Housing Potential		
Housing Site Area	2.11 - ha	Potential Housing Density 30 - dph
Potential Housing Yield	63	Unit type Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>	
Conclusion	A developable site.	

Site Reference: WD/BRID/090		
Site name / Address	Burton Road (b)	
Ward/Parish	Bothenhampton	
Current Land Use	Grazing	
 <p>© Crown Copyright and database right (2016). Ordnance Survey / Licence number 100024307 and 100019690</p>	Total Site Area (ha)	1.623
	Developable Site Area (ha)	1.623
	Brownfield?	<input type="checkbox"/>
	Assessment of Existing Development Suitability for continued use	N/A

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Land slopes down from north to south and is elevated & highly visible. Open countryside east of Little Wych.	
Flood Risk	None recorded	
Access	B3157 runs along southern boundary of site. Bend in road – suitability for access needs investigating due to visibility. No footpath	
Contamination	None recorded	
Existing Infrastructure/Facilities	Existing development in close proximity. Bridport TC – 2km Supermarket - 1.5km Primary school – 1.7km	
Townscape/Landscape Character	Part of open countryside, elevated and highly visible from surrounding vantage points including public footpaths. Important part of landscape setting to town. Edge of built up area 250 m to west of the site. Fields between the two and around Little Wych & Wych cottage create very rural feel. Residential development in the vicinity is low density, detached properties in generous plots.	Landscape and visual impact assessment.
Site Features	The site is made up into two fields.	

Relevant Policy Considerations	Out DDB. Inside AONB.
Planning status	None recorded.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to landscape assessment.
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area (ha)	1.623	Potential Housing Density	25 dph
Potential Housing Yield	40 units	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		

Conclusion	A developable site.
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Broadwindsor - Submitted Sites with Development Potential

Site Reference: WD/BROA/006

Site name / Address	Land at Netherhay, Drimpton		
Ward/Parish	Broadwindsor		
Current Land Use	Agricultural field		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	5.545	
	Developable Site Area (ha)	0.5ha within the site to retain the gap between Netherhay and Drimpton.	
	Brownfield?	<input type="checkbox"/>	
	Map Assessment of Existing Development Suitability for continued use	N/A	

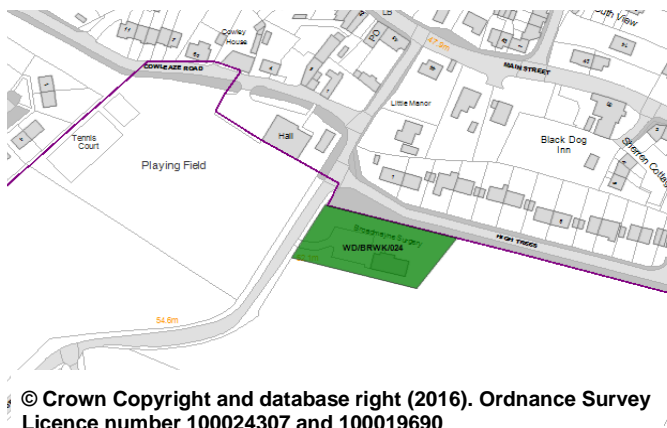
Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site slopes gently down towards stream. The western extent is generally flat in profile.	Reduce developable extent to minimise landscape harm.
Flood Risk	The eastern part of the site has a watercourse running north to south. There is no record of surface water flooding.	Further assessment of the site would be potentially required to identify the appropriate mitigation.
Access	There is potential for various points of access, for example, west from Netherhay Lane or north from Crewkerne Road. The roads surrounding the site are narrow, mainly single carriageway and there is on-street parking causing obstructions. There is a network of footpaths through the site.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Drimpton is a small village with limited services and facilities. There is a bus stop at the junction of Netherhay Lane and the B3162 (Chard Road). The site is approximately 3km from the nearest School (Broadwindsor). The site adjoins existing residential development on three sides.	
Townscape/Landscape Character	The site is large, but set down from the west, with reasonable screening. There is existing built development on three sides, with private gardens adjoining the land. The townscape character is of varying style and character, mainly detached dwellings. Marksmead is an example of a relatively modern estate. Old Netherhay is a grade II listed building.	Retain a significant gap between Netherhay and Drimpton. Landscape and Visual Impact assessment.
Site Features	There are no built structures. The site is defined by mature hedgerows and trees. The land is	

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	well maintained, with sheep grazing the land.	
Relevant Policy Considerations	No DDB, East side of the site is inside the flood zone	
Planning status	None recorded.	
Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>	
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Suitable for a small scale rural exception site with a reduced developable extent to maintain the gap between Drimpton and Netherhay.	
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>	
Housing Site Area	0.5 ha	Potential Housing Density 30dph
Potential Housing Yield	15 units	Unit type Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>	
Conclusion	A developable site. Exclude land in flood zones 2 & 3. The site is suitable for a small scale rural exception site. Development proposals must preserve a significant gap between Drimpton and Netherhay.	

Broadmayne - Submitted Sites with Development Potential

Site Reference: WD/BRWK/024

Site name / Address	Land at Broadmayne Surgery, 5 High Trees		
Ward/Parish	Broadmayne		
Current Land Use	Commercial Use		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.206	
	Developable Site Area (ha)	0.206	
	Brownfield?	<input checked="" type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat and currently landscaped around the existing building.	
Flood Risk	None recorded	
Access	The site can be accessed directly off Osmington Drove	
Contamination	The site is approximately 60m away from a low rank potentially contaminated site (historic chalk pit)	Further assessment would be required
Existing Infrastructure/Facilities	The site has an existing building on the site which was previously used as the Doctors surgery, with a car park adjacent to the existing building.	
Townscape/Landscape Character	The site is in the village of Broadmayne, and is opposite the recreation ground and village hall. The site is also within walking distance of amenities including the village shop.	
Site Features	The site is surrounded by open fields on two sides with some larger trees to the west and northern sides of the site.	

Relevant Policy Considerations	Out DDB
Planning status	The site has recently been given approval to convert the existing building to a dwelling house (WD/D/16/001325)

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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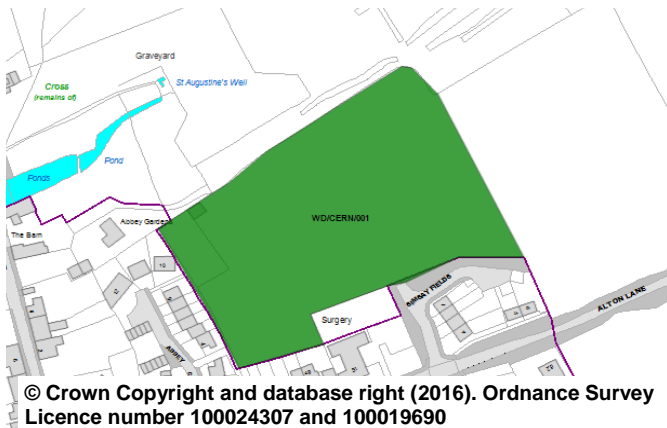
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.206ha	Potential Housing Density	25 - dph
Potential Housing Yield	5	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Cerne Abbas - Submitted Sites with Development Potential

Site Reference: WD/CERN/001

Site name / Address	Land off Simsay Fields		
Ward/Parish	Cerne Abbas		
Current Land Use	Grazing		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	1.418	
	Developable Site Area (ha)	1.418	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat and is currently used for pasture.	
Flood Risk	None recorded	
Access	The site can be accessed via Simsay Close, directly off Long street.	
Contamination	Site is 170m from high ranking contaminated land – Old Mill Works	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	The site is adjacent to existing residential properties on two sides with existing services.	
Townscape/Landscape Character	The site is on the edge of the village of Cerne Abbas, located in the landscape character area of the Cerne and Sydling valley (Landscape Character Assessment 2009), categorised as Chalk Valley and Downland. The site has existing residential properties on two sites as well as a doctors surgery.	The site would accept development that fits in with the surrounding properties and did not detract from the historic centre of the village or the surrounding landscape
Site Features	The site has hedgerows on the southern end of the site between Simsay close and the site and larger trees in the north western corner of the site.	

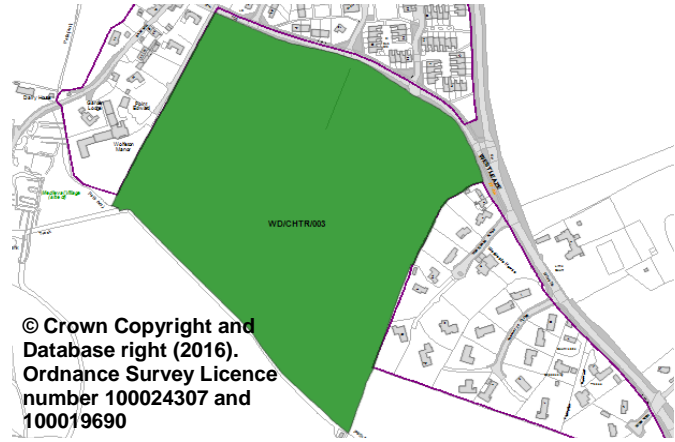
Relevant Policy Considerations	Out DDB, Adjacent to Ancient Scheduled Monument and Conservation Area (CERNE ABBAS CONSERVATION AREA), inside AONB.
Planning status	Not identified as a site for housing in the Cerne Valley Neighbourhood Plan, but Policy 7 safeguards an access way across the site to land safeguarded for a new Cerne Abbas First School in the adjacent field.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> subject to development not detracting from the historic centre of the village or the surrounding landscape. Retaining access to land safeguarded land for Cerne Abbas First School.		
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	1.418ha	Potential Housing Density	24dph
Potential Housing Yield	34units	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>
Conclusion	A developable site.		

Charminster - Submitted Sites with Development Potential

Site Reference: WD/CHTR/003

Site name / Address	Land off Westleaze, South East of Charminster		
Ward/Parish	Charminster		
Current Land Use	Agricultural Land		
	Total Site Area (ha)	10.582	
	Developable Site Area (ha)	10.582	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Gently sloping site that falls away to the south	Retain and reinforce line of poplars on southern edge with strategic planting
Flood Risk	None recorded	
Access	There is a public right of way linking to further down East Hill and south to Dorchester. There are no pavements along much of East Hill (which links to the school and rest of the village)	A suitable traffic management package along East Hill must be in place
Contamination	The site is adjacent to 4 potentially contaminated sites. One a high ranking contaminated site which was a previous factory, a medium ranking contaminated site historically used for road haulage and two other low ranking contaminated sites both categorised as an unknown Filled Ground (Pit Quarry)	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Adjacent to Conservation Area and Historic Buildings. Terraces, flats and large detached plots to north and east.	Although not immediately adjoining the historic core the design in this location should take cues from some of the local building characteristics.
Site Features	There are overhead cables that cross the site.	

Relevant Policy Considerations	Out DDB. Adjacent to Conservation area.
Planning status	None

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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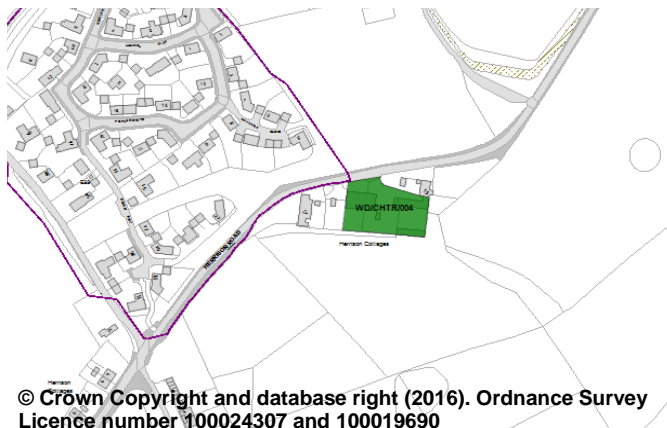
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> subject to traffic management
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	10.53 - ha	Potential Housing Density	17 - dph
Potential Housing Yield	180 units	Unit type	House/flat
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Site Reference: WD/CHTR/004

Site name / Address	Lower Farm Buildings, Charminster Road		
Ward/Parish	Charminster		
Current Land Use	Former agricultural buildings and yard		
	Total Site Area (ha)	0.227	
	Developable Site Area (ha)	0.227	
	Brownfield?	<input type="checkbox"/>	
	Map Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Level site.	
Flood Risk	Parts of the site are susceptible to surface water flooding	Further assessment of the site would potentially be required to identify the appropriate mitigation
Access	Directly off Herrison Road, no footway.	
Contamination	None recorded but former commercial agricultural use on site.	
Existing Infrastructure/Facilities	Adjacent residential property with associated facilities.	
Townscape/Landscape Character	The site is located in the Cerne and Piddle Valleys and Chalk Downland landscape character area 2009. The site is also diagonally opposite a footway which links to the centre of the village.	Sympathetic conversion of traditional barn. Replacement of utilitarian building with appropriate designed housing could enhance the character of the Conservation Area and the setting of the Locally Important Building.
Site Features	The site contains a mixture of farm buildings as well as an existing residential farm house along with some rough pasture.	

Relevant Policy Considerations	Out DDB. Within Conservation Area, Locally Important Buildings (12 & 13 Herrison Cottages)
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to acceptable design
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.227 - ha	Potential Housing Density	30 dph
Potential Housing Yield	7	Unit type	House / Flat
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Site Reference: WD/CHTR/022

Site name / Address	Land at Charminster Farm		
Ward/Parish	Charminster		
Current Land Use	Agricultural		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	1.354	
	Developable Site Area (ha)	1.354	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is gently sloping, currently covered by grass.	
Flood Risk	None recorded	
Access	Direct access off Wanchard Lane (joins onto A37)	
Contamination	The site is opposite a medium level potentially contaminated site. (previous site history includes a use for Road Haulage)	Further assessment would be required to assess the impact from the potentially contaminated site.
Existing Infrastructure/Facilities	The site is close to an electric substation and opposite existing residential properties and existing bus depot with associated facilities.	
Townscape/Landscape Character	The site is in the more commercial part of the village as it is adjacent to a small industrial estate and opposite the bus depot. However the site is close to existing amenities including a school and village hall with a community centre proposed close to the site.	
Site Features	The site has several large trees in the centre of the site and hedgerows adjacent to the road.	

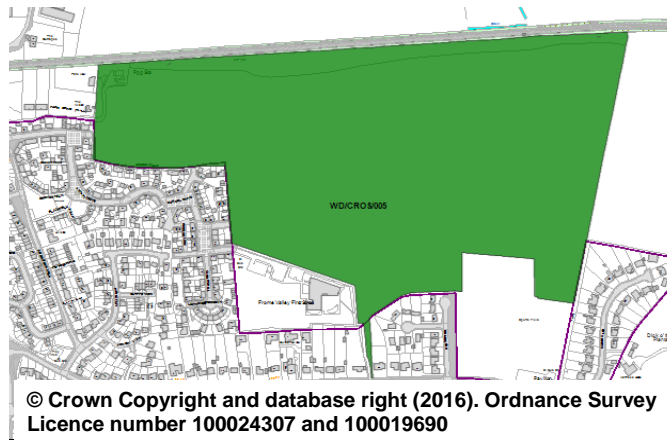
Relevant Policy Considerations	Out DDB.
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Site Area (ha)	1.354	Potential Housing Density	25 dph
Potential Housing Yield	34 units	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>
Conclusion	In isolation the site would not be suitable for development, however with some adjacent sites coming forwards this site would be suitable for development if the site was designed sympathetically and proper mitigation was put in place for any landscape impacts.		

Crossways - Submitted Sites with Development Potential

Site Reference: WD/CROS/005

Site name / Address	Land at Woodsford Fields		
Ward/Parish	Crossways		
Current Land Use	Agricultural		
	Total Site Area (ha)	20.42	
	Developable Site Area (ha)	20.42	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is fairly flat with some undulations throughout. There are some larger trees to the northern and eastern edge.	
Flood Risk	There are several pockets of surface water flooding across the site.	Would need individual site assessment, for example SUDs
Access	There is direct access to the site off Frome Valley Road (this access to the site has already been made).	
Contamination	Site is 1m from a medium rank contaminated land along the sites northern edge – railway line and 1m from high rank contaminated land in the south east corner – landfill	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Existing residential units adjacent to the site with services in situ, and a primary school adjacent to the site.	
Townscape/Landscape Character	The site is close to a newly developed part of Crossways with some small businesses in amongst the new development.	
Site Features	The site is adjacent to a small woodland on the eastern side of the site and has thick hedgerows on the Northern part of the site.	

Relevant Policy Considerations	Out DDB. The site is also above the size required to provide SANGS (Suitable Alternative Natural Green Space) onsite as it is inside the heathland mitigation zone. Minerals consultation zone.
Planning status	Application to create foul sewer pump station including cabinets & fencing & construct gravel turning area on the site (1/E/03/001906)

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to provision of SANGs.
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area (ha)	20.42	Potential Housing Density	Up to 25 dph
Potential Housing Yield	Up to 500 units	Unit type	Houses/Flats
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site - the site is suitable for development if proper considerations in relation to the pockets of surface water flooding and SANGs are adhered to.
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Site Reference: WD/CROS/006

Site name / Address	Land adjacent to Frome Valley Road		
Ward/Parish	Crossways		
Current Land Use	Agricultural Land		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	11.796	
	Developable Site Area (ha)	11.796	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	


Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Site slopes down gradually to north. Development on the higher points of this site would have significant adverse landscape impacts. Northern half of the site is undulating with a lower dipped area running north to south. The site has a local high point / ridge running around the eastern edge of the site. In heathlands mitigation zone (within 5km from protected heathland) development would only be acceptable if mitigation provided in form of alternative open space.	
Flood Risk	Small pocket of surface water flooding on the north eastern corner	Would need individual site assessment, for example SUDs
Access	Highways agency has strong concerns over a high level of development at Crossways.	
Contamination	Site is 1m from a medium rank contaminated land along the sites northern edge – railway line and 1m from low risk contaminated land in the southwest corner - Unknown filled ground	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Boarding residential.	
Townscape/Landscape Character	Recent development adjacent to the site to the east. There is a large hedgerow that runs through the central / western area of the site.	New development fronting onto Frome Valley Road to the east, to offer informal surveillance and to enclose the space. There is a significant break in the hedgerow that would make an obvious location for a through road into the field to the west.
Site Features	A small amount of gravel has been worked from this area in the past but there is unlikely to be any further workings. A railway line	

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	edges the site to the north.	
Relevant Policy Considerations	Out DDB. The site is within 5km from protected heathland. Minerals consultation zone.	
Planning status	WD/D/15/001606 - Outline planning permission with some matters reserved- residential development of up to 85 residential dwellings, associated infrastructure, access, children's play space, landscaping and creation of a Suitable Alternative Natural Green Space ('SANGS').	
Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>	
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to provision of SANGs.	
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>	
Housing Potential		
Housing Site Area	11.796 - ha	Potential Housing Density 7 - dph
Potential Housing Yield	85	Unit type Houses
Anticipated Housing Delivery	1-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input type="checkbox"/>	
Conclusion	A developable site subject to the provision of SANGs.	

Dorchester - Submitted Sites with Development Potential

Site Reference: WD/DORC/004

Site name / Address	The Barn Little Britain		
Ward/Parish	Dorchester		
Current Land Use	Parking/Storage		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.221	
	Developable Site Area (ha)	0.221	
	Brownfield?	<input checked="" type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Flat partially paved. Submission form indicates there may be potential for drainage issues though the underlying soil conditions are shown as being 'freely draining'.	Further investigation may be necessary
Flood Risk	None recorded	
Access	Existing	
Contamination	Site is 30m from a medium rank contaminated land – former fuel tank	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Residential area so services existing	
Townscape/Landscape Character	The site is located in an urban setting surrounding by residential development on all sides.	Appropriate design
Site Features	Tree cover.	Consideration should be given to retaining tree cover

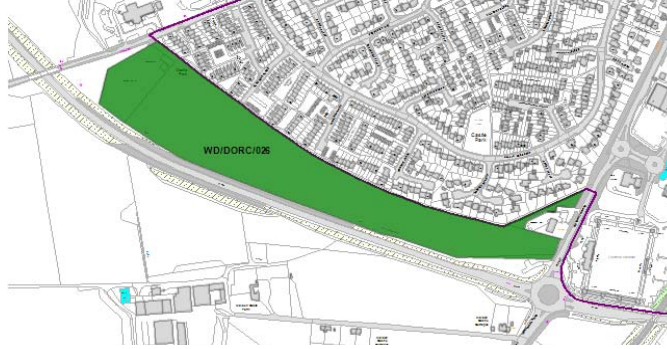
Relevant Policy Considerations	Inside DDB,
Planning status	None recorded.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> dependent on design
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	0.21 - ha	Potential Housing Density	47 - dph
Potential Housing Yield	10 units	Unit type	House/flat
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input checked="" type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input type="checkbox"/>
Conclusion	A developable site		

Site Reference: WD/DORC/026


Site name / Address	Castle Park		
Ward/Parish	Dorchester		
Current Land Use	Agriculture		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	6.639	
	Developable Site Area (ha)	6.639	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Flat with overall rise to north west.	
Flood Risk	Surface water flooding on the eastern end of the site. Ephemeral streams resulting in ground water on surface.	Would need individual site assessment, for example SUDs Set open space aside at lowest (eastern) end.
Access	Vehicular access available from Maiden Castle Road, Martyr Close, Claudius Close and possibly Weymouth Avenue. Pedestrian access freely available from Castle Park estate.	
Contamination	Site is 170m from medium rank contaminated land – fuel tank	May need to assess site further to determine mitigation
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.
Site Features	Small play park on north west part of site	The play park should be retained or replacement provision made.

Relevant Policy Considerations	Out DDB, Noise mitigation required
Planning status	None recorded.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> subject to appropriate landscape & noise buffers		
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	6.639 - ha	Potential Housing Density	34 -dph
Potential Housing Yield	225	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		
Conclusion	A developable site.		

Site Reference: WD/DORC/027

Site name / Address	Land off Maiden Castle Road		
Ward/Parish	Dorchester		
Current Land Use	School Playing Field		
<p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p> 	Total Site Area (ha)	1.454	
	Developable Site Area (ha)	1.454	
	Brownfield?	<input type="checkbox"/>	
	Map Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Slopes down to the south	
Flood Risk	Surface water flooding on the western and southern edge	Would need individual site assessment, for example SUDs
Access	The site front Maiden Castle Road to the south. Access to the North is currently blocked by school tennis courts and car park.	Will need satisfactory 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.
Contamination	None recorded	
Existing Infrastructure/Facilities	Available adjacent to the site.	
Townscape/Landscape Character	Well related to the settlement.	
Site Features	The site is a thin strip of land on the eastern edge of existing playing fields associated with Thomas Hardy School. The southern end of the sites includes allotments associated with The Prince of Wales school. The site edges exiting residential development its eastern edge. Land to the west is playing fields with no obvious boundary.	Need to ensure adequate provision of playing space for the schools. Retention of allotments

Relevant Policy Considerations	Out DDB, Inside school recreation ground
Planning status	None recorded.

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Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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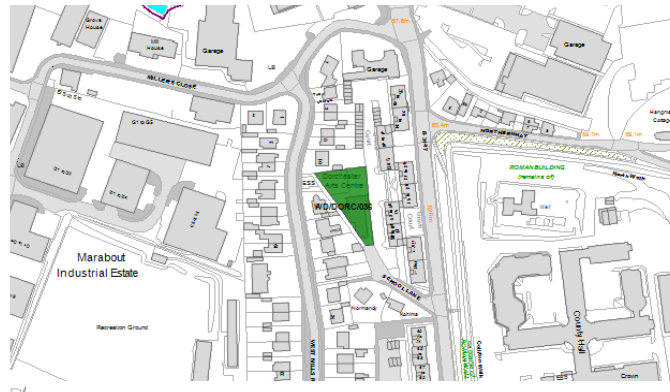
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to appropriate access and adequate provision of school playing fields
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	1.454ha	Potential Housing Density	34dph
Potential Housing Yield	50 units	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		

Conclusion	A developable site subject to adequate provision of school playing fields and acceptable access
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Site Reference: WD/DORC/036

Site name / Address	The Grove Arts Centre		
Ward/Parish	Dorchester		
Current Land Use	Arts Centre		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.103	
	Developable Site Area (ha)	0.103	
	Brownfield?	<input checked="" type="checkbox"/>	
	Map Assessment of Existing Development Suitability for continued use	The south of the site is occupied by an existing arts centre which is currently unoccupied. The Grade II listed building is suitable for conversion subject to listed building consent.	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat but raised above School Road to the east. The north of the site has been tarmacked.	
Flood Risk	None recorded	
Access	The site is accessible form School Lane a narrow estate road.	
Contamination	Site is 40m from high ranking contaminated land – Army Cadet Head Quarters and 110m from a medium ranking contained land – former fuel tank site	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	The site is located 270m from the edge of Dorchester Town Centre and 550m from Dorchester County Hospital.	
Townscape/Landscape Character	The former Dorchester Arts Centre building is Grade II listed – a former Infants School. The site is located in the Dorchester Conservation Area.	Subject to listed building consent
Site Features	The south of the site is occupied by an existing arts centre which is currently unoccupied. The north of the site is an unused rough tarmacked area. There is a brick wall around the sites entrance and western edge. The boundary to the east is defined by a chain link fence.	

Relevant Policy Considerations	Inside DDB, Inside Conservation Area (DORCHESTER CONSERVATION AREA)
Planning status	Various applications to improve accessibility and internal repairs.

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Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to listed building consent
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Achievability	Yes <input type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.103ha	Potential Housing Density	20 - dph
Potential Housing Yield	2	Unit type	Flats
Anticipated Housing Delivery	1-5 years <input checked="" type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input type="checkbox"/>

Conclusion	A developable site
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Site Reference: WD/STLB/005

Site name / Address	Land at Frome Whitfield Farm		
Ward/Parish	Stinsford		
Current Land Use	Agriculture		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690.</p>	Total Site Area (ha)	0.428	
	Developable Site Area (ha)	0.428	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	A number of existing buildings on site that form part of a wider agricultural unit. Suitable for continued agricultural use if required.	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is level and is visually well contained	
Flood Risk	None recorded	None recorded
Access	The site is accessed via an existing track which is accessed by a good road and with good connectivity to the town. The additional vehicle movements associated with a modest size development would have a minimal impact. Public footpath links to the town.	
Contamination	None recorded	None recorded
Existing Infrastructure/Facilities	Other residential properties nearby therefore infrastructure is likely to existing. A range of services and facilities available in nearby Dorchester.	
Townscape/Landscape Character	The site is located to the north of Dorchester within an established cluster of buildings including residential properties and a cattery. Agricultural fields surround the building group and the site is rural in appearance.	Low density development; careful design and appearance to reflect rural and agricultural character.
Site Features	A number of existing buildings on site that form part of a wider agricultural unit.	

Relevant Policy Considerations	Out DDB.
Planning status	92/00022 - Make alterations to convert barns to 4 dwellings with garaging

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to appropriate, high quality design sensitive to the rural setting
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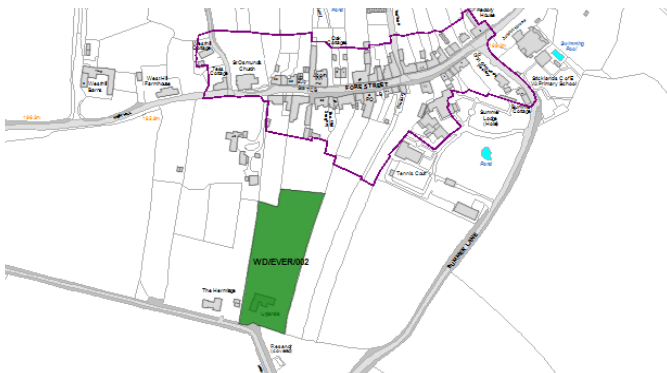
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.428- ha	Potential Housing Density	10- dph
Potential Housing Yield	4	Unit type	House
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Evershot - Submitted Sites with Development Potential

Site Reference: WD/EVER/002

Site name / Address	Uplands (Off Holway Lane)		
Ward/Parish	Evershot		
Current Land Use	Garden		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.789	
	Developable Site Area (ha)	0.789	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is gently sloping from south to north.	
Flood Risk	None recorded	
Access	Access off Holway Lane.	
Contamination	None recorded	
Existing Infrastructure/Facilities	The Bungalow on the site currently has services in situ.	
Townscape/Landscape Character	Evershot is a village close to the A37. The village has main centre with facilities including a school. The site is located in the Upper Frome Valley Landscape Character Area (2009), categorised as Chalk Valley Downland.	
Site Features	The site has several trees across the site and thick hedgerows on the eastern and western sides of the site. There is also a TPO on the site.	

Relevant Policy Considerations	Out DDB. Inside AONB
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.789ha	Potential Housing Density	<10dph
Potential Housing Yield	2	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>
Conclusion	A developable site. The site would be acceptable to a low level of housing delivery, reflecting the low density housing close to the site.		

Frampton - Submitted Sites with Development Potential

Site Reference: WD/FRAM/003

Site name / Address	Land at Frampton		
Ward/Parish	Frampton		
Current Land Use	Agricultural		
	Total Site Area (ha)	18.979	
	Developable Site Area (ha)	1.369	
	Brownfield?	(Partly brownfield)	
	Assessment of Existing Development Suitability for continued use	Existing commercial buildings to the northern end of the site. The remainder of the site is currently used for agriculture.	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site gently slopes from the northern to southern end. The ground is partly agricultural and partly a small existing industrial estate.	
Flood Risk	The southernmost edge of the site is adjacent to flood zone 2 and 3	Inclusion of a buffer may be required.
Access	The site can be accessed from either the A356 (dependant on ownership), North Park, or access off Church Lane (current access to small industrial site). There may also be potential for access off Brownes Place dependant on ownership.	
Contamination	The site goes over the top of the railway, where there may be some contamination as a result. The contaminated are is graded as a medium level potentially contaminated site.	
Existing Infrastructure/Facilities	The northern part of the site has a small industrial estate which seemed to be in operation, and some area as storage. The rest of the site is greenfield. The southern part of the site is adjacent to a number of residential dwellings with associated services including a recreational play ground.	
Townscape/Landscape Character	The site is on the Northern side of the village and is located in the Upper Frome Valley Landscape Character Area, categorised as Chalk Valley Downland. Frampton itself is characterised as a linear village running alongside Dorchester Road (the main road through the village).	
Site Features	The site is very much split in half by the railway,	

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	with part of the railway running above ground on half of the site and below ground. There are large trees and hedges to the south of the railway and large trees to the north eastern edge of the site.	
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Relevant Policy Considerations	No DDB, inside AONB
Planning status	Previous change of use for several agricultural buildings (1/E/03/001037 and 1/E/03/002424) and erection of hydrotherapy pool (1/E/03/000887)

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> (part only)
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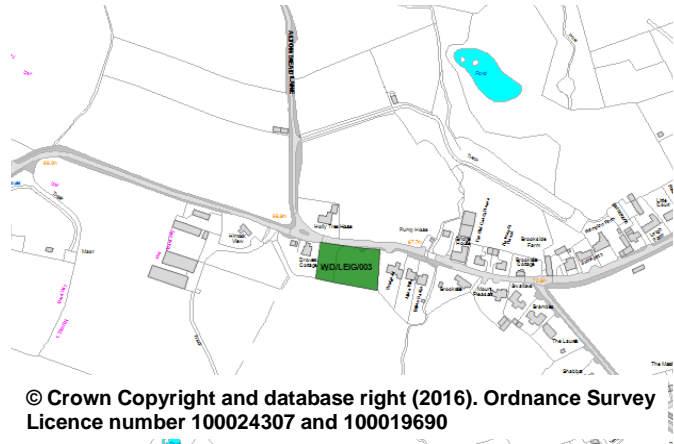
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing potential			
Housing Site Area (ha)	1.369ha	Potential Housing Density (dph)	25dph
Potential Housing Yield	34	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		

Conclusion	The top part of the site is currently used for employment and therefore it would be undesirable to loose employment land for residential equally this part of the site is also very segregated from the existing village therefore the northern part of the site would not be suitable for residential development. The site adjacent to the existing development at North Park to provide an extension to the existing development may have some potential.
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Leigh - Submitted Sites with Development Potential

Site Reference: WD/LEIG/003

Site name / Address	Chetnole Road		
Ward/Parish	Leigh		
Current Land Use	Agriculture Field (sheep grazing) / garden		
	Total Site Area (ha)	0.273	
	Developable Site Area (ha)	0.273	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat but raised above the road.	
Flood Risk	None recorded	
Access	Access can be achieved from Chetnole Road. There is no pedestrian pavement to the centre of the village.	
Contamination	Site is 85m from medium ranking contaminated land	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Site is 3.4km from St Andrews C of E Primary School.	
Townscape/Landscape Character	The site is located between existing residential dwellings. Development of the site would continue the settlement pattern of linear development along the lane. Minimal landscape impact.	
Site Features	The site is split into two, the eastern half is an agriculture field used for sheep grazing and the western half is a residential garden containing a garden shed.	

Relevant Policy Considerations	No DDB
Planning status	None recorded.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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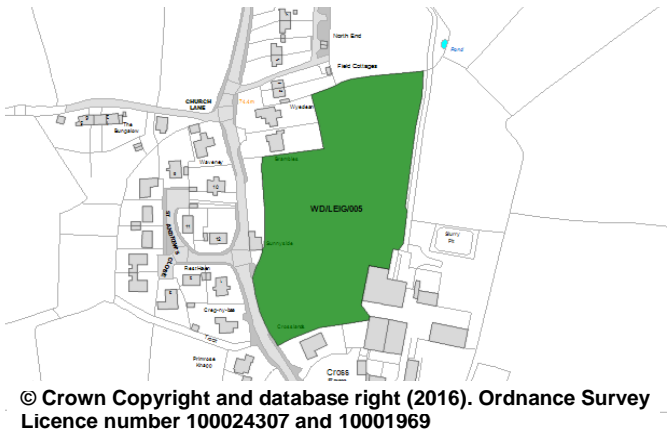
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.273ha	Potential Housing Density	30dph
Potential Housing Yield	8	Unit type	Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Site Reference: WD/LEIG/005

Site name / Address	Land North of Cross Farm		
Ward/Parish	Leigh		
Current Land Use	Agricultural land		
	Total Site Area (ha)	1.421	
	Developable Site Area (ha)	1.421	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is largely flat.	
Flood Risk	Surface water flooding on the south western edge	Would need individual site assessment, for example SUDs
Access	The site is accessible from the road but would require the loss of a mature hedgerow.	
Contamination	Site is 100m from low ranking contaminated land	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Site is 3.7km from St Andrews C of E Primary School	
Townscape/Landscape Character	The site is well related to the village centre and would fill in a gap within the street frontage. However, existing dwelling Sunnyside would conflict with a new development's ability to fill in a gap in the street frontage.	Site access point just south of sunny side, with development fronting onto the road to the west of the site, south of the access road.
Site Features	There are residential dwellings on three sides of the site to the north, west and south. In the south eastern corner the site adjoins a farm and its associated buildings.	

Relevant Policy Considerations	No DDB
Planning status	None recorded.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	1.421ha	Potential Housing Density	25dph
Potential Housing Yield	35	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		

Conclusion	A developable site.
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Litton Cheney - Submitted Sites with Development Potential

Site Reference: WD/LICH/003		
Site name / Address	Land at Litton Cheney	
Ward/Parish	Litton Cheney	
Current Land Use	Farm / Agricultural fields	
	Total Site Area (ha)	6.279
	Developable Site Area (ha)	1.026ha
	Brownfield?	<input type="checkbox"/>
	Assessment of Existing Development Suitability for continued use	The southern area of the site is used for grazing. The central area of the site is occupied by agricultural buildings. The western area of the site is used for growing crops. The site is considered suitable for continued use.

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The southern area of the site is relatively flat and occupied by pasture. The farmyard in the central area of the site is also relatively flat and occupied by hardstanding and agricultural buildings. The two fields on the western area of the site are recently ploughed fields which slope from the northwest to the southeast.	
Flood Risk	There is a small area on the site that is susceptible to surface water flooding.	Further assessment would be required to assess the impacts on site.
Access	Access to the southern portion of the site is via a gate on Main Street and a concrete track which runs up to the farm area. The farm may also be accessed through a single lane gravel track passing between two houses. The westernmost fields may be accessed by passing through the farm or via a gate on Chalk Pit Lane. The submitted site area includes a proposed additional access point from the site to Main Street to the east, through an existing residential dwelling.	
Contamination	The site is approximately 70m away from a high level potentially contaminated site, categorised as being previous landfill site. Potential contamination issues associated with the use of the site for agricultural purposes.	Further assessment would be required.
Existing Infrastructure/Facilities	The central part of the site includes a working farmyard which includes a series of cattle holding steel barns on hardstanding and hay storage areas. A wooden barn, used to store	

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	farm machinery and a range of other items, is situated on soft standing to the east of the farmyard.	
Landscape Character	The areas surrounding the site are rural and undeveloped. There are wide ranging, extensive views of the areas to the south from the fields on the western section of the site.	Landscape and visual impact assessment.
Site features	The central area of the site is occupied by agricultural buildings.	

Relevant Policy Considerations	Outside DDB, Partly in Conservation Area, within AONB
Planning status	Applications for housing (3 dwellings under WD/D/15/000945 and 6 dwellings under WD/D/16/002569) withdrawn.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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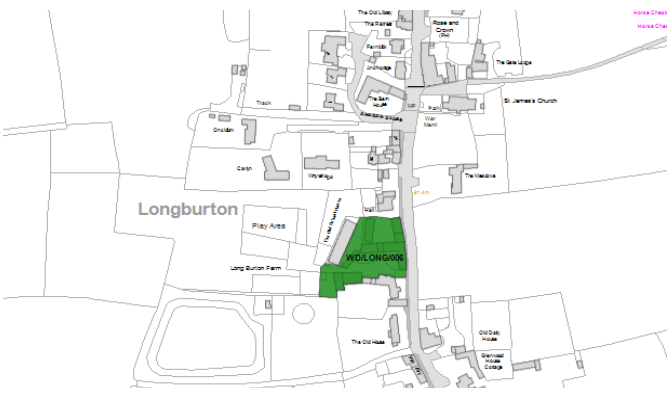
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing potential			
Housing Site Area (ha)	1.026ha	Potential Housing Density (dph)	15dph
Potential Housing Yield	15	Unit type	Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		

Conclusion	A developable site - The southern section of the site is developable. Access to the farm complex may restrict development in these areas. The fields on the western side of the site are rural and undeveloped, offering extensive views of the surrounding countryside.
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Longburton - Submitted Sites with Development Potential

Site Reference: WD/LONG/006

Site name / Address	Land at Longburton Farm		
Ward/Parish	Longburton		
Current Land Use	Farm Buildings \ Dog Agility Centre		
	Total Site Area (ha)	1.302	
	Developable Site Area (ha)	0.248	
	Brownfield?	<input type="checkbox"/>	
	Map Assessment of Existing Development Suitability for continued use	The collection of existing barns presents an opportunity for re-use such as for residential or employment uses.	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Site is largely level.	
Flood Risk	The site is adjacent to an area susceptible to surface water flooding.	Further assessment required
Access	Access is achievable of the main road (A352). If existing barns are to be retained access to the back field would not be achievable without the loss of existing structures.	
Contamination	None recorded	
Existing Infrastructure/Facilities	The site is 3.6km from Sherborne Abbey C of E Primary School.	
Townscape/Landscape Character	There is a group of barns on the eastern end of the site located in the Longburton Conservation Area and adjacent the Old School House a listed building. Development within the western field would extend build development into the countryside.	Conversion of the existing barns would need to respect the setting of the Conservation Area and Old School House a listed building. Exclude the eastern field from developable site area.
Site Features	The site has a collection of barns on the eastern end of the site. Barns currently used as kennels, stables and storage of farm machinery. There is a large polytunnel on site for indoor activities associated with the on-site dog agility centre.	

Relevant Policy Considerations	No DDB. Partly in Conservation Area.
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Suitable for a small number of barn conversions on the eastern end of the site subject to design constraints safeguarding the setting of the conservation area and listed building.
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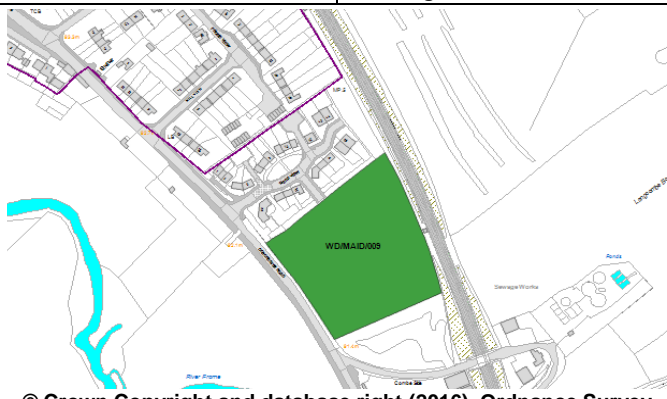
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.248ha	Potential Housing Density	15dph
Potential Housing Yield	4	Unit type	Barn Conversions
Anticipated Housing Delivery	1-5 years <input checked="" type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input type="checkbox"/>

Conclusion	A developable site.
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Maiden Newton - Submitted Sites with Development Potential

Site Reference: WD/MAID/009

Site name / Address	Land at Neil's View		
Ward/Parish	Maiden Newton		
Current Land Use	Grazing		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	1.238	
	Developable Site Area (ha)	1.238	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is very gently slopes down towards the road.	
Flood Risk	No recorded risk within the site boundary – flood zones 2 & 3 to the west of Dorchester road	Mitigation may be necessary however this would be subject to further assessment.
Access	Access via Neils View, access is already made.	
Contamination	Site located adjacent to railway line and 75m from sewage works	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	The site is between an existing residential development and a commercial site storing farm machinery. Therefore the site is adjacent to existing dwellings with services in situ.	
Townscape/Landscape Character	Maiden Newton is located in the Upper Frome Valley Landscape Character Area (2009), categorised as Chalk Valley and Downland. The site is adjacent to a new development (Neils View). The site fills a gap between a residential and commercial site and therefore does not join an open gap.	Landscape and Visual Impact assessment.
Site Features	The site is adjacent to the railway at the northern end, there is also a large hedge running along the side of the site adjacent to the road.	

Relevant Policy Considerations	Out DDB, inside AONB
Planning status	None recorded

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Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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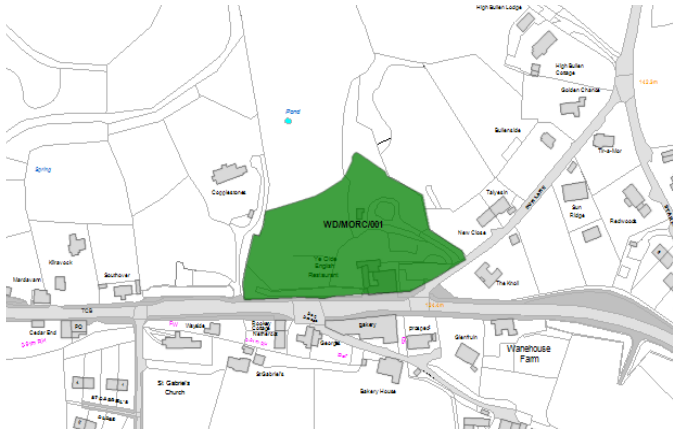
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	1.238ha	Potential Housing Density	20dph
Potential Housing Yield	25	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Morcombelake - Submitted Sites with Development Potential

Site Reference: WD/MORC/001		
Site name / Address	Ye Olde English House, Morcombe Lake	
Ward/Parish	Whitchurch Canonorum	
Current Land Use	Agricultural	
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	2.326
	Developable Site Area (ha)	0.857
	Brownfield?	<input type="checkbox"/>
	Assessment of Existing Development Suitability for continued use	The existing development includes a residential dwelling on the south eastern corner of the site and a field used for grazing on the western side of the site. The site is considered suitable for continued use.

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site rise steeply to the north. There are a series of terraces on the site	
Flood Risk	None recorded in flood zone 2 or 3	
Access	The site is accessed from Sun Lane on the southeastern corner of the site.	
Contamination	The northern part of the site is within a 100m of 3 contaminated sites. All three of the sites are graded as low level potentially contaminated sites.	Further assessment would be required.
Existing Infrastructure/Facilities	The settlement of Morcombelake is situated to the northeast of the site.	
Landscape Character	The A35 trunk road forms the southern site boundary and provides a corridor of development, including the commercial and industrial areas to the south of the site. The northern areas of the site have views of the valley and ridgeline the south of the site.	
Site features	There is a residential dwelling on the southeastern corner of the site and a wooden structure on the central area of the site.	


Relevant Policy Considerations	No DDB, site inside heritage coast (ENV1), within AONB
Planning status	None recorded.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Southern end of the site adjoining the main road would be suitable. The northern part of the site rises steeply and would be visually prominent.
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
Housing potential	
Housing Site Area (ha)	0.857ha
Potential Housing Yield	9
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>
Conclusion	Part of the site is acceptable for development, however parts of the site are steeply sloping and have limited access. The lower part of the site would be acceptable as part of the lower section of the site has flattened areas. Therefore development would be acceptable below the 140m contour line.

Mosterton - Submitted Sites with Development Potential

Site Reference: WD/MOST/008

Site name / Address	Field adjoining, Mosterton Cross
Ward/Parish	Mosterton
Current Land Use	Agricultural land with allotment plots

 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	1.216
	Developable Site Area (ha)	0.6
	Brownfield?	<input type="checkbox"/>
	Assessment of Existing Development Suitability for continued use	A small part of the site is being used as an allotment, there are sheds and greenhouses.

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is generally level, though it does slope gently down towards the north.	
Flood Risk	A very small area of the site is susceptible to surface water flooding.	Further assessment would be required, however for example SUDs may be appropriate.
Access	There is an existing site access from the main road which links Mosterton to Drimpton. The access serves the adjoining land to the east which has planning permission for residential development. This access could also provide access to the submitted site. A second separate access from the main road would not be suitable do to limited visibility and single track nature. There is no footway to the village.	Provide footway.
Contamination	None recorded	
Existing Infrastructure/Facilities	The village of Mosterton has a local shop, pub, village hall and primary school. The site is on the edge of the settlement but within walking distance of these services. The site is also near a bus stop.	
Townscape/Landscape Character	This is an open site. Land to the north is a community woodland, planted c.2007. The site adjoins land with planning permission for residential development. The houses nearby in Windsor Close are semi-detached with generous front and rear gardens. They are visually prominent in the landscape in terms of appearance and form. The houses belong to a housing association.	Retain proposed allotment and an area of open space.

Site Features	The site contains a small allotment with a small number of sheds, greenhouses and other paraphernalia.	Retain existing allotment.
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Relevant Policy Considerations	Outside DDB, within AONB.	
Planning status	<p>The site adjoins land to the east with planning permission, granted on appeal for residential development ref: WD/D/14/1541. The appeal process concluded that it would be unlikely that the new buildings would be significantly more prominent or visually intrusive in the wider views across the AONB than the houses presently at Windsor Close and Mosterton Cross.</p> <p>Open space and additional allotment provision are proposed though the planning permission on the submitted site. The loss of these features could be considered detrimental.</p>	

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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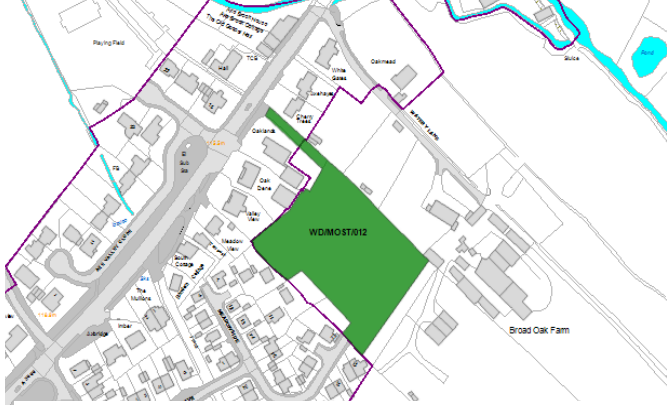
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> The site is suitable for development subject to the retention of the proposed allotment and a reduced area of open space.
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.6 ha	Potential Housing Density	17 dph
Potential Housing Yield	10	Unit type	Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		

Conclusion	A developable site.
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Site Reference: WD/MOST/012

Site name / Address	Land adjacent to Meadowside, Mosterton		
Ward/Parish	Mosterton		
Current Land Use	Vacant land		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.737	
	Developable Site Area (ha)	0.737	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The land rises from the main road A3066.	
Flood Risk	None recorded	
Access	The submission indicates two points of access. The access from the A3066 is narrow and overgrown. Access from Meadowside is achievable.	
Contamination	None recorded	
Existing Infrastructure/Facilities	The village of Mosterton has a local shop, pub, village hall and primary school. The site is in the centre of the village.	
Townscape/Landscape Character	There is built development on all sides. The housing types are mainly detached. Rear gardens adjoin the site.	Development should look to have rear gardens backing onto the rear gardens of the residential development to the southern and western boundaries.
Site Features	There are no features on the site.	

Relevant Policy Considerations	Outside DDB, within AONB.
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> The site may be suitable for development subject to securing appropriate vehicular access.
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.737 ha	Potential Housing Density	15 dph
Potential Housing Yield	11	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Osmington - Submitted Sites with Development Potential

Site Reference: WD/OSMI/004

Site name / Address	East Farm Cottages		
Ward/Parish	Osmington		
Current Land Use	Overgrown garden		
<p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.036	
	Developable Site Area (ha)	0.036	
	Brownfield?	<input type="checkbox"/>	
	Map Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Mainly level site	
Flood Risk	None recorded	
Access	Single track access from main road.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Fairly central in the village with easy access to any facilities.	
Townscape/Landscape Character	Adjacent to traditional vernacular cottages. Probably a former garden.	New dwellings should front onto the west to face Farthings and Hazelwood.
Site Features	Presently overgrown and bounded on three side by hedges.	

Relevant Policy Considerations	No DDB. Inside AONB and Conservation Area
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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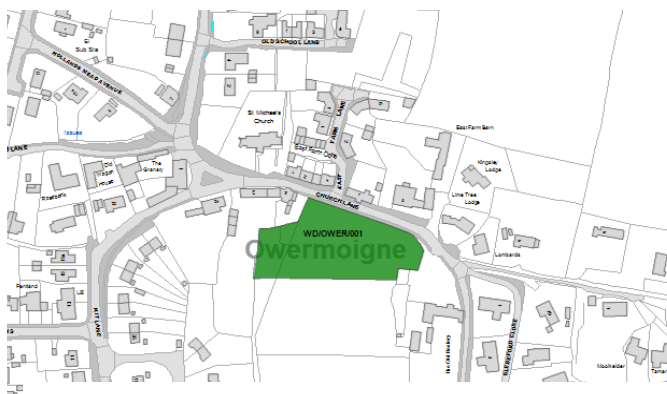
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.036 ha	Potential Housing Density	55dph
Potential Housing Yield	2	Unit type	Cottages
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		
Conclusion	A developable site.		

Owermoigne - Submitted Sites with Development Potential

Site Reference: WD/OWER/001

Site name / Address	Field adjacent to 6 Church Lane		
Ward/Parish	Owermoine		
Current Land Use	Grazing		
	Total Site Area (ha)	0.86	
	Developable Site Area (ha)	0.40	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The ground is mostly flat, however does slope down to the road at the edge of the site.	
Flood Risk	None recorded	
Access	The site can be accessed via Church Lane, however the access is not ideal for a large amount of traffic.	A further assessment would be required to assess the suitability of the access to the site.
Contamination	Part of the site is inside a low risk potentially contaminated area (Unknown Filled Ground(pit quarry etc))	Further assessment required.
Existing Infrastructure/Facilities	There is a gas box adjacent to the site and other residential houses adjacent to the site with associated facilities.	
Townscape/Landscape Character	This is a visually contained sit located at the centre of the village and within the Owermoine Conservation Area. Views into the site limited by mature trees and hedgerow along the northern boundary. Limited view southwards at the filed 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.	Quality design and layout needed to reflect historic character of the village and Conservation Area. Retain trees and hedgerows around perimeter. Landscape and visual impact assessment.
Site Features	The site is surrounded on three sides by large trees with a smaller hedgerow separating the site and the adjacent playing field.	

Relevant Policy Considerations	No DDB (SUS2), within a Conservation Area
Planning status	None recorded.

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Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> subject to retention of trees and hedgerow around perimeter. Quality design and layout. Suitable site access.
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.4ha	Potential Housing Density	30 - dph
Potential Housing Yield	12 units	Unit type	Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site - The site access would need to be assessed further to ensure any increased traffic around the site would not impact on the existing residential properties surrounding the site, therefore only part of the submitted site has been deemed suitable.
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Puddletown - Submitted Sites with Development Potential

Site Reference: WD/PUDD/001

Site name / Address	Judges Meadow, Puddletown		
Ward/Parish	Puddletown		
Current Land Use	Agricultural Land		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.919	
	Developable Site Area (ha)	0.51	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	This site is flat and currently laid to pasture.	
Flood Risk	Northern edges is located in flood zones 2 & 3	Exclude built development from flood zones 2 & 3
Access	Access to the site directly off Blandford Road.	
Contamination	Site is 4.5m from a medium rank contaminated land - Motor Vehicles: maintenance and repair to the north and 131m from a medium rank contaminated land – sawmill to the east	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Adjacent Puddletown. Electric pylons are present adjacent to the site.	
Townscape/Landscape Character	The site is located close to the centre of Puddletown. Thompson Close is adjacent to the south east boundary of the site.	Development backing onto the SE boundary, with dwellings facing north to front onto access road from the east and integrate well with Thompson Close. This arrangement would also afford south facing gardens, which would be desirable.
Site Features	There are some larger trees and hedgerows surrounding the edge of the site.	

Relevant Policy Considerations	Out DDB. Partly inside High Flood Risk area and adjacent to Conservation Area
Planning status	None recorded,

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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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.

Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.51 - ha	Potential Housing Density	27 - dph
Potential Housing Yield	14 units	Unit type	House / Flat
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Site Reference: WD/PUDD/002

Site name / Address	Chapel Ground		
Ward/Parish	Puddletown		
Current Land Use	Agricultural Land		
	Total Site Area (ha)	4.66	
	Developable Site Area (ha)	2.69	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

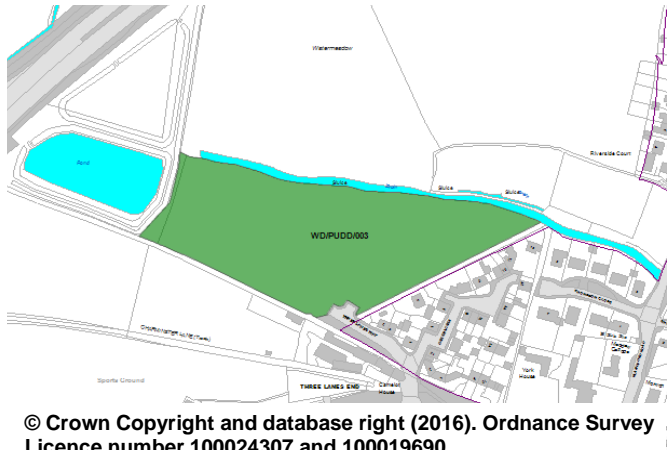
Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site gently slopes to the south eastern edge of the site.	
Flood Risk	None recorded	
Access	Vehicular access off Athelhampton Road and Milom Lane	
Contamination	None recorded	
Existing Infrastructure/Facilities	Electric pylons are visible on the site.	
Townscape/Landscape Character	Puddletown is a fairly sizeable village with a doctors surgery, primary and secondary school. The site is located in the Cerne and Piddle Valleys and Chalk Downland Landscape Character Area (2009), the highest point on the site is very visible from Athelhampton road.	Where new development meets existing at the N/NE boundary, new dwellings should take advantage of existing screening by having rear gardens backing onto this boundary.
Site Features	The side of the site adjacent to Milom Lane is lined with a hedgerow and there The coppice on the south eastern part of the site is also very visible from the road.	

Relevant Policy Considerations	Out DDB. Adjacent to Conservation area and SNCI.
Planning status	None recorded.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	2.69	Potential Housing Density	37dph
Potential Housing Yield	100 units	Unit type	Houses/Flats
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>
Conclusion	Part of the site on this assessment with the assumptions used at this time, seems acceptable for housing delivery. However the section to the south eastern area of the site is too visible from the road and therefore would not be deemed acceptable for development.		

Site Reference: WD/PUDD/003

Site name / Address	Land West of Greenacres		
Ward/Parish	Puddletown		
Current Land Use	Agricultural field		
	Total Site Area (ha)	2.046	
	Developable Site Area (ha)	2.046	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat currently to pasture.	
Flood Risk	The northern part of the site is adjacent to a sluice, there is also a small portion of the site which is susceptible to surface flooding.	Further assessment required.
Access	Access to the site is ready made, following an existing development adjacent to the site.	
Contamination	None recorded	
Existing Infrastructure/Facilities	The site currently has a made access, there are electric pylons running across the site. The site is adjacent to a recent development with associated facilities.	
Townscape/Landscape Character	The site is on the north western edge of the village of Puddletown, opposite the recreation ground and close to the primary school, secondary school and shop. The proposed development is adjacent to another recent development called Greenacres which sits directly east of the site.	Landscape and visual impact assessment. If developed, the site layout should include dwellings backing onto the eastern boundary, with the dwellings facing NW.
Site Features	The site has some trees and hedges to the western edge of the site; however the site is very visible from the road.	

Relevant Policy Considerations	Out DDB
Planning status	None recorded.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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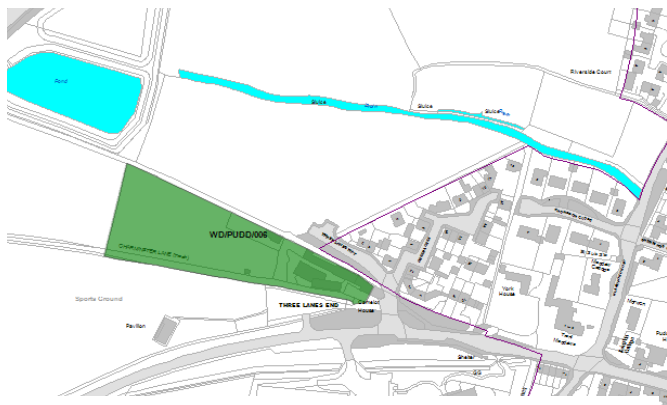
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to Landscape and visual impact assessment.
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	2.046- ha	Potential Housing Density	30 - dph
Potential Housing Yield	61 units	Unit type	Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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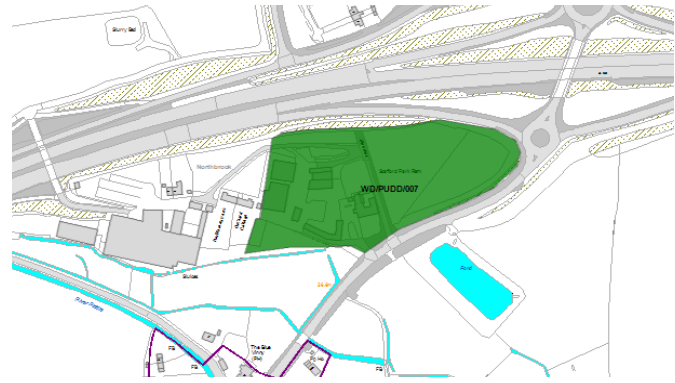
Site Reference: WD/PUDD/006

Site name / Address	Land at Three Lanes End		
Ward/Parish	Puddletown		
Current Land Use	Charity shop and agricultural field		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.938	
	Developable Site Area (ha)	0.938	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The land is flat with a very slight slope to the western end; the site is mostly to grass with a storage area to the northern and eastern side.	
Flood Risk	There is a pocket of surface water flooding at the western end of the site	Would need individual site assessment, for example SUDs
Access	The site can be accessed via a gate off a single made track leading off the main road, or subject to the eastern portion of the site's current planning application (see planning status)	
Contamination	None recorded	
Existing Infrastructure/Facilities	Electric pylons running through the site, the site also seems to have water troughs on the site (access to water). The site has a storage area to the eastern side of the site including some storage buildings and storage containers.	
Townscape/Landscape Character	The site is adjacent to the recreation field, and in close proximity to the primary school. The site is located to the edge of the village and is between the main village area and the A35. The narrower eastern part of the site is adjacent to 1, 3 and 5 Greenacres which front onto Three Lanes Way. The site has a vegetated northern edge; this is largely the case at the southern boundary too with the exception of the south east corner.	Landscape and visual impact assessment. Development in the south east corner should front onto Three Lanes Way to provide a good front/front relationship with 1 Greenacres. There is also an opportunity to front dwellings onto Charminster Lane at the south of the site for casual surveillance of this public right of way.
Site Features	The site is surrounded by trees and hedges on the north, eastern and southern sides, with larger trees to the northern edge of the site.	

Relevant Policy Considerations	Out DDB.		
Planning status	There is currently an application for the erection of 5 detached dwellings on part of the site (WD/D/16/000457)		
Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to landscape and visual impact assessment.		
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	0.93 – ha	Potential Housing Density	30 dph
Potential Housing Yield	28	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		
Conclusion	A developable site - there may be some potential impacts with access dependant on the current application on the eastern side of the side.		

Site Reference: WD/PUDD/007

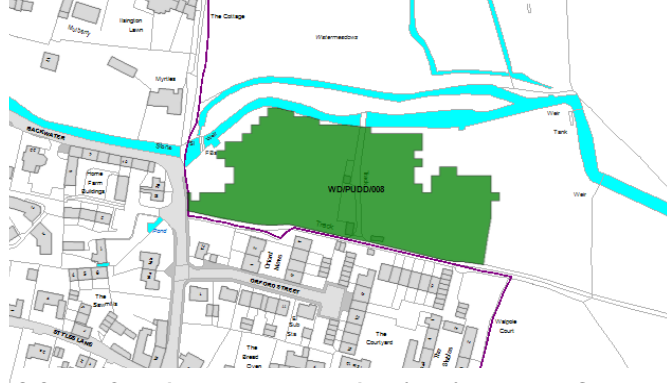
Site name / Address	Northbrook Farm and Stafford Park Farm		
Ward/Parish	Puddletown		
Current Land Use	Agricultural / Farm buildings		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	3.323	
	Developable Site Area (ha)	2.154	
	Brownfield?	☐	
	Assessment of Existing Development Suitability for continued use	The site is currently in use as a farm with associated farm buildings and a small area of grazing.	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site slopes to the North Eastern side of the site. The area of the site with the existing farm is fairly flat.	
Flood Risk	Southern edge located in flood zones 2 & 3	Exclude built development from flood zones 2 & 3
Access	The site is accessible off the main road through Puddletown which joins to the A35.	
Contamination	Potential contaminated land within the site – fuel tank, exact location is unknown	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Part of the site has a working farm and several houses, therefore infrastructure and facilities should not be an issue.	
Townscape/Landscape Character	The site is on the edge of the village and the farm and nearby residential buildings are of an older style. The proximity to the A35 is a noise constraint. Listed farmhouse.	Ample screening to mitigate against noise from A35. Development predominantly in the south east of the site, furthest away from A35 and outside of flood zones 2 & 3 also.
Site Features	Part of the site is a working farm, with associated farm buildings and a farm house. The eastern part of the site had been used for pasture and has some trees and hedgerow across the middle of the site. The edge of the site is covered with hedgerow with some larger trees adjacent to the road.	

Relevant Policy Considerations	Outside DDB, Partly inside Flood Zone
Planning status	The site had prior approval for a dwelling (Change of use of agricultural building to dwelling house (Use Class C3) and for associated operational development (Prior Approval Agricultural

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	to dwelling). - WD/D/15/000719		
Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Excluding the area inside flood plain 2 and 3.		
Achievability	Yes <input type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area (ha)	2.154	Potential Housing Density	20dph
Potential Housing Yield	40	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		
Conclusion	A developable site.		

Site Reference: WD/PUDD/008		
Site name / Address	Bottom of Mill Street	
Ward/Parish	Puddletown	
Current Land Use	Agricultural field	
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	1.328
	Developable Site Area (ha)	0.87
	Brownfield?	<input type="checkbox"/>
	Map Assessment of Existing Development Suitability for continued use	N/A

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat and currently to pasture.	
Flood Risk	Western, northern and eastern edges are located in flood zones 2 & 3	Exclude built development from flood zones 2 & 3
Access	There is direct access off Mill Street which joins directly to Blandford road, one of the main routes through the village.	
Contamination	Site is 120m from medium ranking contaminated land	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	There are some smaller electric pylons adjacent to the site, there is also several small single storey structures on the site.	
Townscape/Landscape Character	The site is surrounded on two sides by existing residential properties and is located in the Cerne and Piddle Valleys and Chalk Downland landscape character area 2009.	Landscape and Visual Impact assessment.
Site Features	The site has some larger trees and hedgerow to the northern side of the site. There is a high brick wall on the north western corner of the site.	

Relevant Policy Considerations	Out DDB, Partly inside Flood Zone and inside conservation area (PUDDLETOWN CONSERVATION AREA)
Planning status	None recorded.

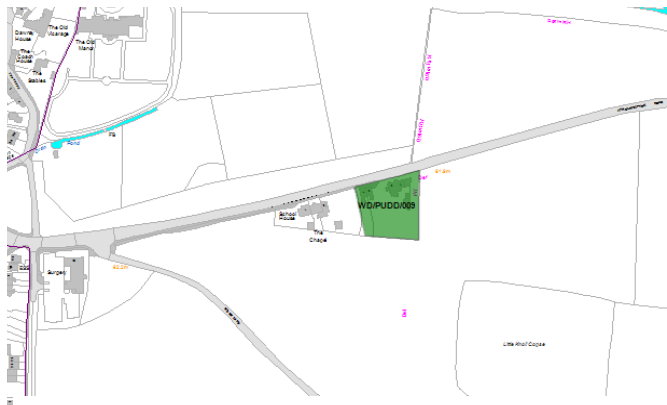
Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Currently the majority of the site access is on the flood plain, this would need to be assessed further if any development was to be considered on this site.
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.87- ha	Potential Housing Density	30 - dph
Potential Housing Yield	26	Unit type	Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Site Reference: WD/PUDD/009			
Site name / Address	4, 5, 6, 7 Athelhampton Road		
Ward/Parish	Puddletown		
Current Land Use	Residential garden		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.305	
	Developable Site Area (ha)	0.200	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat with some hedge row and trees surrounding the site.	
Flood Risk	None recorded	
Access	Access to the site is off Athelhampton road through Puddletown.	Access point into the site from Athelhampton Road with a street going between the current gap between 5 and 6 Athelhampton Road.
Contamination	None recorded	
Existing Infrastructure/Facilities	There are already several houses and outbuildings on part of the site.	
Townscape/Landscape Character	Puddletown is a fairly sizeable village with a doctor's surgery, primary and secondary school. The site is located in the Cerne and Piddle Valleys and Chalk Downland Landscape Character Area (2009). The area of the village where this site is located is on the outskirts of the village and is next to the old church which is now a residential property. The western boundary of the site that separates the former church is well vegetated.	Utilizing the vegetated western boundary by having rear gardens from 1-2 dwelling(s) back onto here. These dwellings would front onto a street and would face east. Two dwellings could also face north providing frontage on Athelhampton Road. This would leave space for two dwellings with rear gardens backing onto the eastern boundary and fronting onto the newly created street.
Site Features	The site is adjacent to Athelhampton Road, this site is in a area slightly set apart from the main part of the village.	

Relevant Policy Considerations	Out DDB. Adjacent to Conservation area.
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Planning status	None recorded
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Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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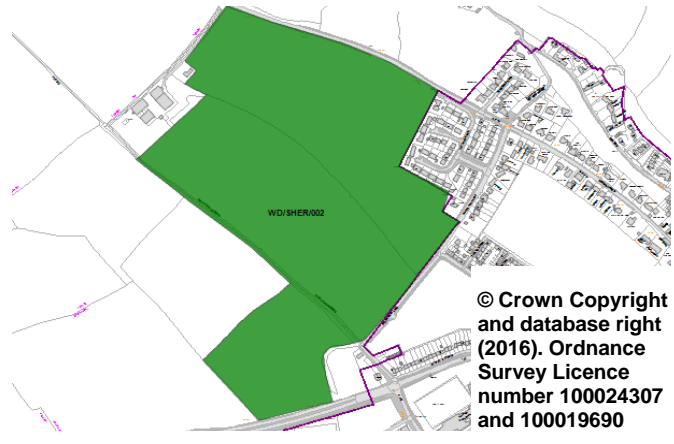
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.2ha	Potential Housing Density	20dph
Potential Housing Yield	4	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Sherborne - Submitted Sites with Development Potential

Site Reference: WD/SHER/002

Site name / Address	Land to North West of Sherborne- Barton Farm		
Ward/Parish	Sherborne		
Current Land Use	Agricultural Land		
	Total Site Area (ha)	30	
	Developable Site Area (ha)	30	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site rises gently to the north west.	
Flood Risk	None recorded	
Access	The site can be accessed from the Sheeplands lane and directly onto Marston Road. Trent Path Lane is a track that runs around the edge of the site. There are public footpaths to the town centre.	
Contamination	Site is 1m from medium ranking contaminated land – Isolation Hospital	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	1.1km from Sherborne Primary School & The Gryphon School, 1K from Town Centre	
Townscape/Landscape Character	Would be visible in wider views but as part of Sherborne. The north eastern boundary is adjacent to development called 'The Sheeplands'.	Landscape and Visual Impact assessment. Woodland planting along northern edge. Appropriate screening of NE boundary and the rear gardens of new dwellings backing on to the rear of existing dwellings at The Sheeplands. Frontage onto Marston Road would also be favourable.
Site Features	The site is made up of a series of four fields divided by mature hedgerows.	

Relevant Policy Considerations	Out DDB
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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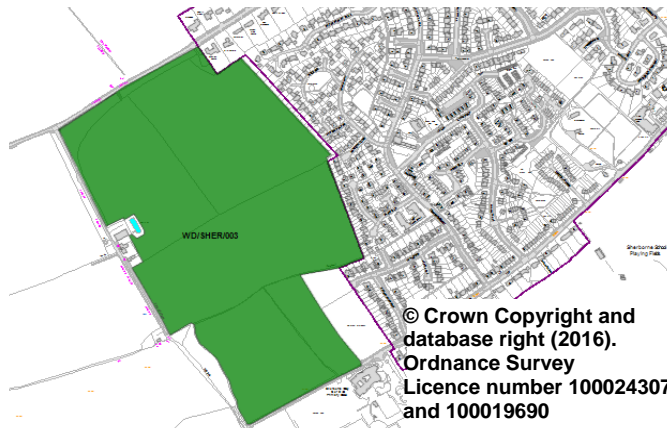
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to landscape and visual impact assessment.
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	30	Potential Housing Density	17dph
Potential Housing Yield	520	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Site Reference: WD/SHER/003

Site name / Address	Land to West of Sherborne		
Ward/Parish	Sherborne		
Current Land Use	Agricultural Land		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	26.714	
	Developable Site Area (ha)	26.714	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	


Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site has a slight slope.	
Flood Risk	None recorded	
Access	Site access can be achieved from Bradford Road and Lenthay Road. Several footpaths cross the site.	
Contamination	Site is 170m from medium ranking contaminated land - railway. Noise issues due to proximity to the A30.	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Adjacent Sherborne Abbey C of E Primary School, 1.5km from the town centre	
Townscape/Landscape Character	Quite remote from the town but close to facilities such as a primary school. Difficult to provide strong visual cues through Horsecastle development to facilities or town centre beyond due to 1970s style estate road layout. Lack of overlooking of some footway linkages may affect safety. Belt of woodland along northern boundary.	Landscape and Visual Impact assessment. New dwellings backing onto the rear of development to the east to provide active frontage to the west, and facilitate perimeter block development.
Site Features	The site consists of five fields divided by mature hedgerows. There is a farm complex on the western edge but outside the site area.	

Relevant Policy Considerations	Out DDB
Planning status	None recorded

Availability]	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to landscape and visual impact assessment.		
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	26.714ha	Potential Housing Density	24dph
Potential Housing Yield	600	Unit type	House / flats
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		
Conclusion	A developable site.		

Thornford - Submitted Sites with Development Potential

Site Reference: WD/THOR/004

Site name / Address	Pound Lane, Thornford		
Ward/Parish	Thornford		
Current Land Use	Agricultural Land		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.712	
	Developable Site Area (ha)	0.712	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Site is largely level.	
Flood Risk	None recorded	
Access	There is no current access to the site without some loss of hedgerow along pound road. No public footpath to village along Pound Road, footpath links to the village to the north of the site.	
Contamination	Gas pipeline to the east.	
Existing Infrastructure/Facilities	Site is 0.42km from Thornford C & E Primary School	
Townscape/Landscape Character	The site has the potential to relate to the existing village.	Limited extend of development. Need to establish strong east boundary line with existing hedgerows to North West & South East.
Site Features	Land is an agricultural field with no site features. The site is surrounding on three sides by hedgerows.	

Relevant Policy Considerations	Outside DDB.
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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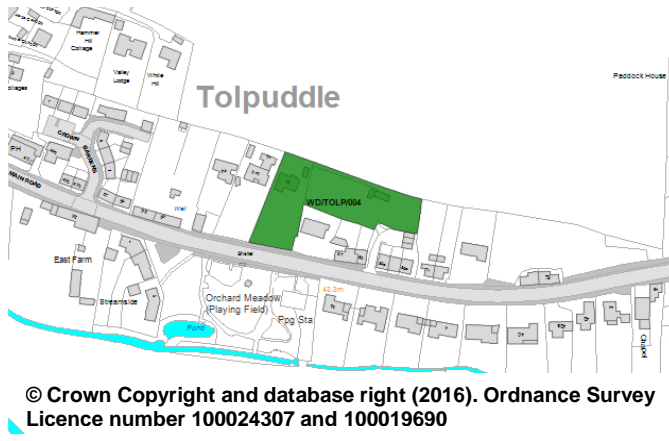
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Achievability	Yes <input checked="" type="checkbox"/> /No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.712 - ha	Potential Housing Density	30dph
Potential Housing Yield	21	Unit type	House
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		

Conclusion	A developable site.
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Tolpuddle - Submitted Sites with Development Potential

Site Reference: WD/TOLP/004		
Site name / Address	63 Main Road	
Ward/Parish	Tolpuddle	
Current Land Use	Residential property / vacant land	
	Total Site Area (ha)	0.278
	Developable Site Area (ha)	0.278
	Brownfield?	<input type="checkbox"/>
	Assessment of Existing Development Suitability for continued use	N/A

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site slopes down to the road. The area around the house and garage is flat however the front garden is sloped and then stepped down to the road. The top section of the site to the east side of the existing bungalow is fairly flat.	Further assessment would be required to assess if development may impact the existing houses.
Flood Risk	None recorded	
Access	This site can be accessed from the main road through Tolpuddle, however the access is fairly steep and only single track.	
Contamination	Site is 160m from low ranking contaminated land	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Tolpuddle is a small village on the edge of West Dorset. Services already present for existing house on the site. The site is fairly close to the centre of the village and is opposite a playground and bus stop	
Townscape/Landscape Character	The site is located along the high street of Tolpuddle and at the rear of 65-69 Main Road. Pixies cottage is grade II listed building.	Two new units should ideally back onto the rear of properties 65-69 Main Road, this would also provide a favourable outlook to the new dwellings. One unit facing west (at the east of the site) would complete a sense of enclosure.
Site Features	There is a residential property on the northwest corner.	

Relevant Policy Considerations	No DDB, Inside conservation area (TOLPUDDLE CONSERVATION AREA)
Planning status	An application to demolish the existing dwelling and build a new property was previously

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	submitted (1/D/08/002204). The field adjacent to the existing dwelling was also previously submitted to build 3 houses, which was approved (1/E/04/000410).
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Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Site Area	0.278 - ha	Potential Housing Density	11 - dph
Potential Housing Yield	3 units	Unit type	Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Winterborne Abbas - Submitted Sites with Development Potential

Site Reference: WD/WINT/001		
Site name / Address	Manor Farm	
Ward/Parish	Winterbourne Abbas	
Current Land Use	Farm buildings and access/yard area	
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	1.474
	Developable Site Area (ha)	1.13ha
	Brownfield?	<input checked="" type="checkbox"/>
	Assessment of Existing Development Suitability for continued use	Manor farm housing remains suitable as a residential dwelling. The remaining structure are a range of barns many of which would be suitable for conversion to office or residential.

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Level site on road frontage rising to north.	
Flood Risk	Southern edge is located in flood zones 2 & 3. A large band of surface water flooding runs across the site.	Exclude built development from flood zones 2 & 3. Will need individual site assessment, for example SUDs
Access	Vehicular access direct from A35 (Trunk road) and from Manor Farm Lane via the remainder of the farm complex. Additional movements subject to HA approval. There is a footway along the northern side of the A35 to the garage shop and school.	
Contamination	Site is 83m from low rank contaminated land – Unknown filled pit and 113m from medium rank contaminated land – former fuel tank	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Adjacent Winterbourne Valley C o E Primary School	
Townscape/Landscape Character	Agricultural unit comprising of a mix of traditional and more modern (portal framed) farm buildings. Integral to village form. The single storey stone-built barn is worthy of retention. Locally important Buildings.	
Site Features	The site consists of a farm house and several barns / access area. The southern edge is bounded by a stonewall. There are a number of mature trees on the southern end of the site. The east of the site borders a former garage and the west of the site residential development.	

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Relevant Policy Considerations	Partially Out DDB. Partly inside Flood Zone and Conservation area.
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Exclude built development from flood zones 2 & 3.
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	1.13ha	Potential Housing Density	40dph
Potential Housing Yield	45	Unit type	House/flats
Anticipated Housing Delivery	1-5 years <input checked="" type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input type="checkbox"/>

Conclusion	A developable site. Access would need to be achieved across the flood plain.
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Winterbourne Steepleton - Submitted Sites with Development Potential

Site Reference: WD/WINT/021

Site name / Address	Land at Steepleton		
Ward/Parish	Winterbourne Steepleton		
Current Land Use	Garden / Agricultural field		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.475	
	Developable Site Area (ha)	0.457	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	There are two barns on the site. The first is stone brick on the northeast edge suitable for conversion. The second is open framed on the northern end of the site.	

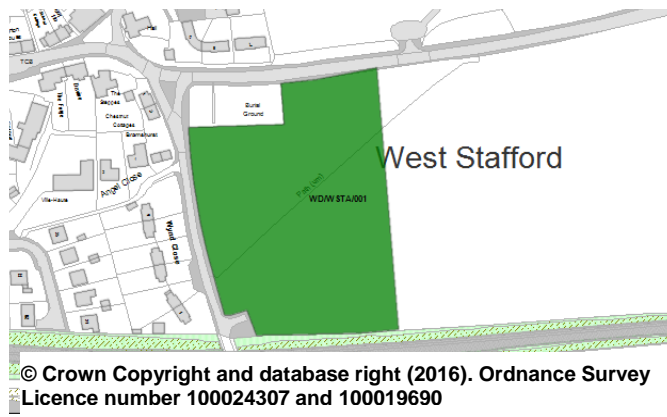
Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is level.	
Flood Risk	A small section of the Eastern edges is located in flood zones 2 & 3	Exclude built development from flood zones 2 & 3
Access	The site could be accessed from an upgraded track to the south or from the road through the adjacent farm yard. Rural road with no footway.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Site is 0.7km from Winterbourne Valley C o E Primary School. There is no footway to the A35 where facilities are located (Winterborne Abbas).	
Townscape/Landscape Character	The site is partly within the Conservation Area. The site is well related to the existing settlement.	Would need sensitive design to fit into village setting.
Site Features	There are two barns on the site. There is a stone barn on the sites south-eastern boundary that frames a small courtyard to the north. The road is fronted by a stone wall. The second barn is located in the corner of a larger agricultural field.	

Relevant Policy Considerations	Partially Out DDB. Partly inside Flood Zone and Conservation area.
Planning status	07/001030 - Demolish barn and erect 4No dwellings. Modify vehicular access.(Granted) 06/000686 - Demolish barn and erect 4No dwellings. Modify vehicular access (Withdrawn)

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Excluding build development from flood zones 2 & 3. Subject to sensitive design.		
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	0.457ha	Potential Housing Density	20dph
Potential Housing Yield	9	Unit type	House
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		
Conclusion	A developable site.		

West Stafford - Submitted Sites with Development Potential

Site Reference: WD/WSTA/001

Site name / Address	Land to the east of Wynd Close		
Ward/Parish	West Stafford		
Current Land Use	Agricultural Field		
	Total Site Area (ha)	1.496	
	Developable Site Area (ha)	1.496	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat, currently used for arable farming.	
Flood Risk	None recorded	
Access	The site can be accessed off the main road running through West Stafford.	
Contamination	Adjacent to railway, potential contamination on site.	The site may require further investigation of contamination.
Existing Infrastructure/Facilities	There are electric pylons running through the site. The site is also adjacent to existing properties with associated facilities.	
Townscape/Landscape Character	The site is on the edge of West Stafford, which is a small village with limited facilities. The site is located in the Crossways Gravel Plateau landscape character area (2009). The village had not been subject to much development in recent years.	Landscape and visual impact assessment.
Site Features	The site is opposite some existing dwellings on the western side of the site. The site has thick hedgerows to the North and Western sides of the site. There is also a hedgerow to the southern edge of the site, with some larger trees also in the hedgerow. The site has a footpath running diagonally across the site.	

Relevant Policy Considerations	No DDB
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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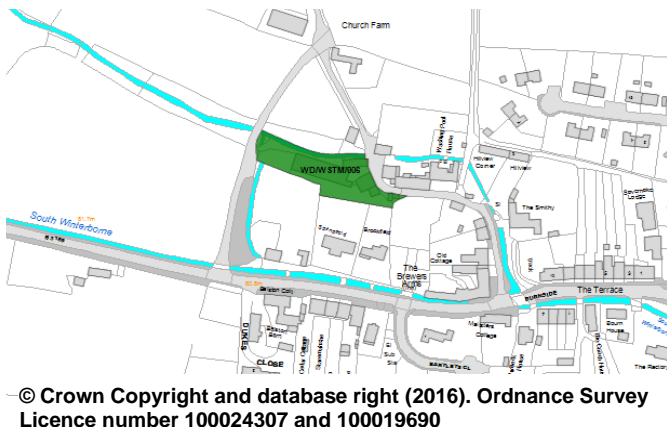
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to landscape and visual impact assessment and investigation of potential site contamination
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	1.496 - ha	Potential Housing Density	30 - dph
Potential Housing Yield	45 units	Unit type	Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site, however the footpath across the site would need to be retained or re-routed in some form.
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Winterbourne St Martin (Martinstown) - Submitted Sites with Development Potential

Site Reference: WD/WSTM/006		
Site name / Address	Land at Church Farm (Site C)	
Ward/Parish	Winterborne St Martin	
Current Land Use	Agricultural buildings / storage	
	Total Site Area (ha)	0.178
	Developable Site Area (ha)	0.165
	Brownfield?	<input type="checkbox"/>
	Assessment of Existing Development Suitability for continued use	N/A

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is fairly flat.	
Flood Risk	None recorded	
Access	The site can be accessed off the main road through Martinstown (B3159), over a reinforced concrete bridge (wide enough for two cars).	
Contamination	None recorded	
Existing Infrastructure/Facilities	There are several existing farm buildings on the site.	
Townscape/Landscape Character	The site is in the Dorchester Downs landscape character area (2009).The site is on the edge of the village of Martinstown and is on the Northern valley side of the settlement.	
Site features	The site has several existing structures on the site, with a concrete hardstanding. The areas around the existing structures are overgrown with scrub and some small trees.	

Relevant Policy Considerations	No DDB, adjacent Conservation Area
Planning status	Part of the site previously got permission in 2011 to erect additional farm buildings, silage put and bridge for road access.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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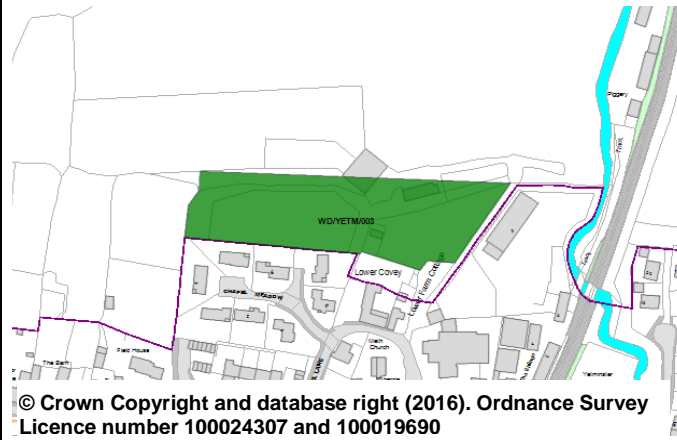
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area (ha)	0.165 - ha	Potential Housing Density (dph)	30 - ha
Potential Housing Yield	5	Unit type	Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		

Conclusion	A developable site.
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Yetminster - Submitted Sites with Development Potential

Site Reference: WD/YETM/003

Site name / Address	Land at Lower Farm		
Ward/Parish	Yetminster and Ryme Intrinsic		
Current Land Use	Agricultural		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.843	
	Developable Site Area (ha)	0.760 (flood zone area removed)	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	There are two barns to the north of the site which are suitable for their continued use as part of the farm.	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat and free from topographical constraints.	
Flood Risk	Eastern end of the Site is partly inside flood zone 2.	Exclude built development from flood zones 2
Access	The main vehicular access point should be through upgrading the farm access track east of Lower Farm House. Public footpath (N34/120 runs to the east.	The development would also need to provide for appropriate traffic management along Chapel Lane & the High Street. A pedestrian /cycle link westwards to access the school would be useful.
Contamination	Site is 60m from a medium rank contaminated land – railway line	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	Site is 0.4km from St Andrews C of E Primary School. Within walking distance of school, village shop, hall, doctors' surgery, and railway station.	
Townscape/Landscape Character	Level site well contained in wider views. The site has the potential to absorb development without significant adverse impacts on the wider landscape. Lower Farm House is grade II listed.	In keeping with the character of the area.
Site Features	The site consists of two small fields and two barns on the sites northern edge. The site adjoins residential development on its southern boundary.	

Relevant Policy Considerations	Outside of DDB, Partly inside flood zone, adjacent to conservation area (YETMINSTER CONSERVATION AREA)
Planning status	None recorded

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Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Exclude built development from flood zones 2 & 3.
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.760ha	Potential Housing Density	30 dph
Potential Housing Yield	22	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Weymouth - Submitted Sites with Development Potential


Site Reference: WP/MELC/024

Site name / Address	Site adjacent to Stanley Street, Crescent Street and Queen Street		
Ward/Parish	Melcombe Regis, Weymouth		
Current Land Use	Car repairs, storage for beach pedalos, car garage		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.046	
	Developable Site Area (ha)	0.046	
	Brownfield?	<input checked="" type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	Site was originally stables for Esplanade hotels. The car repairs (B2 use) has no external space to work/park cars and beach items stored.	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Flat urban site	
Flood Risk	Site inside flood zone 2 and 3. (Subject to flood defences)	Assess the impact of sea flood defences on the site.
Access	Good flat site, edge of Town Centre. Close to Railway Station, bus stops on The Esplanade, Nearby Pharmacy and Medical Centre. Near Community Centre, Schools within 1 mile of site	
Contamination	None recorded but car repairs and historic storage	Survey essential
Existing Infrastructure/Facilities	Electricity, water, gas	
Townscape/Landscape Character	Former Georgian/Victorian mews and stables for Esplanade Hotels. Not listed but of heritage value. Poor state of repair in places	The site needs to be sensitively developed with sympathetic design and conversion of the two storey and one storey brick structures which historically and architecturally contribute to the street scene and Conservation Area and nearby listed building
Site Features	Former brick stables, brick pillars with stone plinths on Stanley street elevation, some brickwork painted red and rendered. Modern block work structure on western side of the courtyard. Much altered over the years to the detriment of the site features	

Relevant Policy Considerations	Within DDB, Inside flood zone (however is protected by flood defences)		
Planning status	Car repairs B2, storage B8 WP/15/0571 - Demolition of existing building and erect 6 dwellings (revised scheme) WP/15/00198 - Demolition of existing building and erect 6 dwellings		
Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to contamination survey and sensitive design.		
Achievability	Yes <input checked="" type="checkbox"/> /No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	0.46 ha	Potential Housing Density	13 dph
Potential Housing Yield	6 units	Unit type Flats/dwellings mix	Flats
Anticipated Housing Delivery	1-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input type="checkbox"/>		
Conclusion	A Developable site		

Site Reference: WP/PRES/035

Site name / Address	Land at Sutton Poyntz (b)		
Ward/Parish	Sutton Poyntz		
Current Land Use	Agricultural		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	5.797	
	Developable Site Area (ha)	0.62	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development	N/A	
	Suitability for continued use		

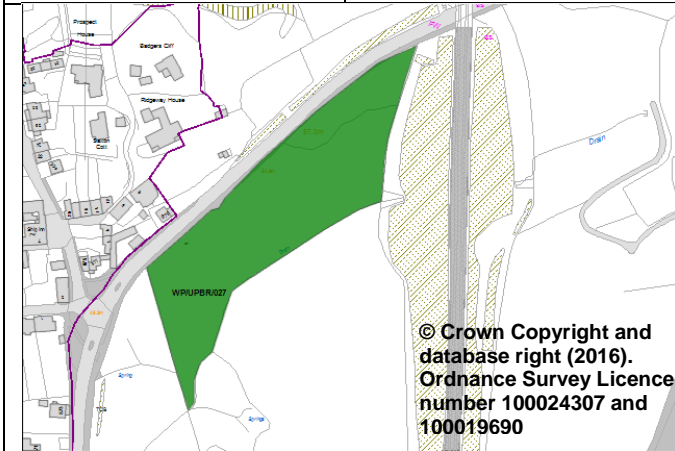
Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat at the south, but slopes up from the south (20m at lowest point) to north (55m highest point). The site is far steeper at the north of the site, sloping dramatically from west to NE-E.	Limiting development to the south and middle of the site.
Flood Risk	None of site recorded in flood zone 2 or 3	
Access	The north of the site can be accessed from White Horse Lane, which is a narrow rural lane with no through road. There is an access point on the east side of Sutton Road (at SW of the site). This should be the main point of access.	
Contamination	None recorded	
Existing Infrastructure/Facilities	The site is close to The Springhead public house. There are two primary schools in Preston; the nearest secondary schools are The Wey Valley School, Weymouth and The Thomas Hardye School, Dorchester. Preston Road Surgery is the closest medical centre. The nearest shops are Spar, north side of Preston Road, Preston and Co-Op, south side of Preston Road, Preston.	
Townscape/Landscape Character	The site is adjacent to existing properties and is to the north eastern side of the village. The site similar to the rest of the village is surrounded by steep slopes.	A full landscape impact assessment may be required due to the sensitivity of the sites location.
Site features	The site is bordered by residential development on its western edge.	

Relevant Policy	Outside DDB
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Considerations	
Planning status	None recorded
Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Development should be restricted to the south / south west of the site
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
Housing potential	
Housing Site Area (ha)	0.62
Potential Housing Density (dph)	10dph
Potential Housing Yield	6
Unit type	Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>
Conclusion	A developable site. A full landscape impact assessment would need to be carried out due to the sensitivity of the sites location, and a lower density would be required to elevate the impacts on the surrounding area.

Site Reference: WP/UPBR/027

Site name / Address	Land at Spring Piece, Upwey		
Ward/Parish	Upwey & Broadwey, Weymouth		
Current Land Use	Pasture land		
	Total Site Area (ha)	3.656	
	Developable Site Area (ha)	1.002	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site consists of a shallow valley running south west to north east currently used as grazing land. The valley bottom contains a small brook surrounded by marshy ground and is prone to flooding. From the lower ground the land rises gently towards the southern boundary but climbs more steeply towards the main road forming the northern boundary. A steep railway embankment forms the eastern boundary and the main Dorchester Road abuts the western boundary.	
Flood Risk	A line of surface water flooding runs across the site	Would need individual site assessment, for example SUDs
Access	No access is available to the north being prevented by the steepness of the ground. A more obvious solution is to come off the main road to the west just north of the existing stream. With the new bypass the traffic flow on Dorchester road now is vastly reduced.	
Contamination	Site is 20m from a medium rank contaminated land – Railway line	May need to assess site further to determine mitigation
Existing Infrastructure/Facilities	The site lies immediately to the east of the present village of Upwey and is separated from it by the old Dorchester to Weymouth Road. The village supports a local pub (The Ship Inn), a church (with bell ringers) and a nearby small convenience store. A bus stop lies immediately adjacent to the site with frequent buses to both Dorchester and Weymouth.	
Townscape/Landscape Character	The existing village comprises mainly two storey vernacular houses built from the local	The development might take the form of a linked terrace of stone built cottages with

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	stone. The site itself is surrounded on all sides by hedges and trees with a low stone wall running adjacent to the road boundary. Several medium size trees lie within the site and there are several TPO's immediately to the south of the site.	raised pavements and steps reminiscent of Bincombe further along the valley. The road would serve the dwellings from below and have parking spaces rather than garages.
Site Features	The site consists of a shallow valley running south west to north east currently used as grazing land.	

Relevant Policy Considerations	Out DDB. Partly inside Conservation Area and SNCI.
Planning status	None recorded.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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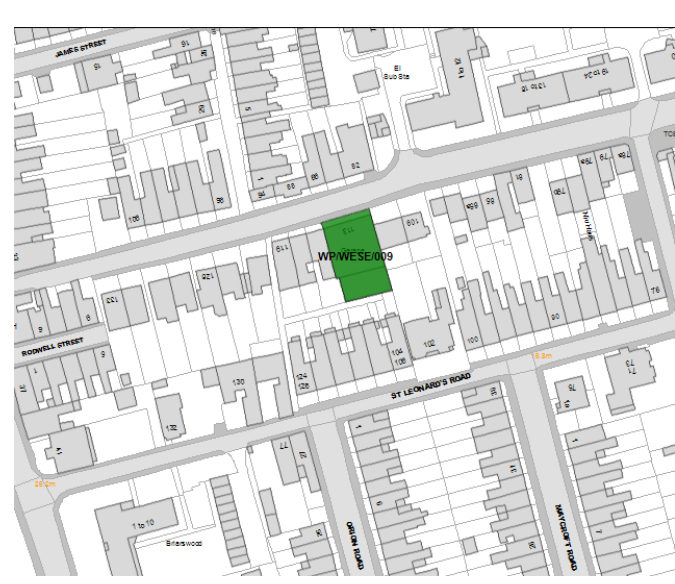
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	1.00- ha	Potential Housing Density	14- dph
Potential Housing Yield	14	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	The site is constrained by steep gradients and the stream and low lying marshy area. Land north of the stream is developable subject to access and topographical constraints
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Site Reference: WP/WESE/009

Site name / Address	Old Fire Station Garage, 113 Franchise Street
Ward/Parish	Weymouth East, Weymouth
Current Land Use	Car repairs (B2)

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	Developable Site Area (ha)	0.035
	Brownfield?	<input checked="" type="checkbox"/>
	Assessment of Existing Development Suitability for continued use	<p>Car repairs (B2) and mot test centre. Large brick building, well presented with large roller shutter at entrance. Former Fire Station garage with small open area to the south and narrow path to Franchise Street and St Leonards Road, Adjacent to Town Centre Conservation Area at Chapelhay</p> <p>Site has no off site car parking on narrow one-way street leading to main road.</p>

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Flat site in a residential area	
Flood Risk	None recorded	
Access	5 minute walk to Weymouth Town Centre and Asda store. Primary Schools within 1 mile. Main bus route 100m away. No on site parking	
Contamination	Former fire station vehicle repairs	Survey required
Existing Infrastructure/Facilities	Within an existing residential area	
Townscape/Landscape Character	Townscape – industrial building	
Site Features	Well presented brick building with some features.	

Relevant Policy Considerations	Inside DDB
Planning status	Car repairs B2 None recorded.

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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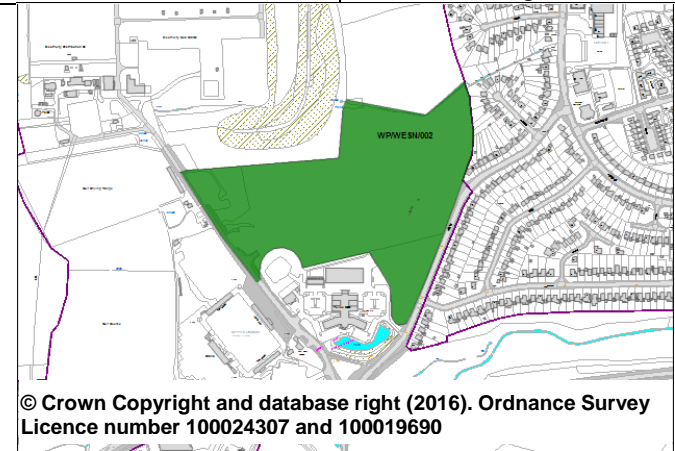
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.035 - ha	Potential Housing Density	114dph
Potential Housing Yield	4 units	Unit type	Flats
Anticipated Housing Delivery	1-5 years <input checked="" type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input type="checkbox"/>

Conclusion	A developable site. Redevelop site or sensitive conversion
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Site Reference: WP/WESN/002

Site name / Address	Land at Radipole Lane, Weymouth		
Ward/Parish	Chickerell		
Current Land Use	Golf Course & agricultural fields		
	Total Site Area (ha)	28.979	
	Developable Site Area (ha)	9.12	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	Golf course, golf driving range on the eastern end of the site	

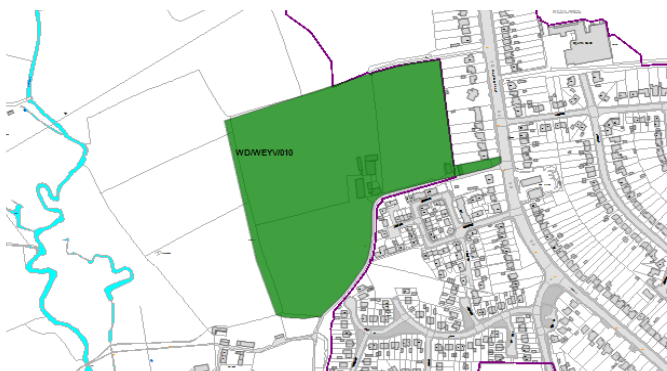
Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Fields slope North to Southill	
Flood Risk	Some small areas of surface water flooding on the site.	Potential for mitigation such as SUDs
Access	Radipole Lane, Hampshire Road	
Contamination	Potential for some contamination on the site. The site is within 120m of a potentially high contaminated site (i.e electrical production and distribution area). The site is also adjacent to a potential low risk contaminated site (i.e identified as unknown filled ground (Pond, marsh, river, stream))	The site may need further assessment to identify contamination risk.
Existing Infrastructure/Facilities	Bordering residential.	
Townscape/Landscape Character	Northern part of the site is elevated and exposed to distant views. South East could accommodate development, fairly level and screened with trees	Landscape and Visual Impact assessment.
Site Features	The western end of the site is a golf course and driving range. The remaining part of the site is agricultural fields. There is an electricity sub station to the north, existing residential development to the east and Weymouth Football club and a police station on the site southern boundary.	

Relevant Policy Considerations	Out DDB, South East part of the site close to SSSI
Planning status	The southern portion of the site was a former employment allocation in the West Dorset Local

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	Plan. 1/D/08/000681 - Develop land by the erection of 7 No units for B1 (business) Use Class with "access" and "layout" to be determined at this outline stage 1/D/07/001294 - Erect 7No units for B1 (business) Use Class, together with access and estate roads (Withdrawn) Various applications relating to Golf Course		
Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Subject to Landscape and Visual Impact assessment and potential contamination		
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	9.12 ha	Potential Housing Density	35 dph
Potential Housing Yield	319	Unit type	Housing / Flats
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>
Conclusion	Parts of the site are elevated and exposed on the open slopes between Chickerell and Southill. Residential development would result in unacceptable landscape impacts. However the lower slopes of the site have been assessed as having potential		

Site Reference: WP/WEYV/010

Site name / Address	Land Redlands		
Ward/Parish	Wey Valley, Weymouth		
Current Land Use	Agriculture / Farm buildings		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	15.503	
	Developable Site Area (ha)	6.85	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Land rises to North	
Flood Risk	The western part of the site is located inside flood zone 2 and 3. This part of the site is also susceptible to some surface flooding.	Buffer around the flood zone, potential for other methods including SUDs to prevent surface water flooding.
Access	From Dorchester Road	
Contamination	None recorded	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Well related to existing development and eastern site is visually contained by strong vegetation. Western site is more open and exposed to the south and west	Limit development to the area east of the field boundary cutting the site in two. Retain and enhance boundary vegetation. Landscape and Visual Impact assessment.
Site Features	Farm buildings in corner of second field.	

Relevant Policy Considerations	Out DDB, Part of the site is inside flood zone 2 and 3
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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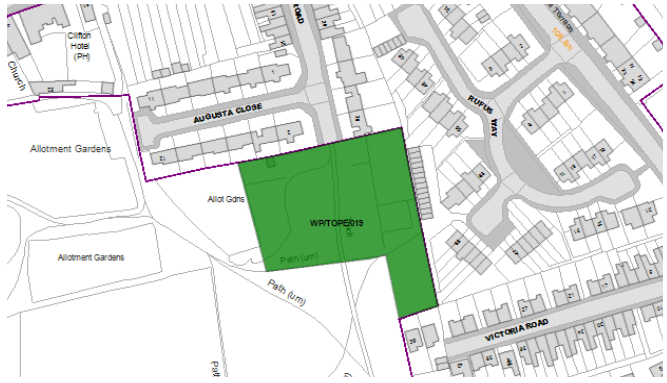
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Exclude built development from flood zones 2 & 3.
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	6.84ha	Potential Housing Density	30dph
Potential Housing Yield	205 units	Unit type	House
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>
Conclusion	A developable site.		

Portland - Submitted Sites with Development Potential

Site Reference: WP/TOPE/019

Site name / Address	Land at Augusta Road		
Ward/Parish	Tophill East, Portland		
Current Land Use	Former play area		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.505	
	Developable Site Area (ha)	0.5	
	Brownfield?	<input type="checkbox"/>	
	Map Assessment of Existing Development	N/A	
	Suitability for continued use		

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat and the site is predominantly grass with a track running between the north and south.	
Flood Risk	None recorded	
Access	The only access point is at the north of the site from Augusta Road.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Augusta Road contains terraced properties hard up to the edge of the pavement and terminates in a turning head for 1970's open plan estate of semi detached dwellings. Further development to the east, 1970s terraced estate with a parking court. Site is a disused play area and allotments with additional allotments adjacent.	Retain trees / landscaping and create positive edge to open countryside and retaining allotments.
Site Features	There are hedgerows on site, which will provide substantial screening for the properties on Augusta Road.	

Relevant Policy Considerations	Out DDB. Inside a regionally important geological and geomorphological site (ENV1)
Planning status	Application WP/15/00767/FUL for 22 dwellings under consideration

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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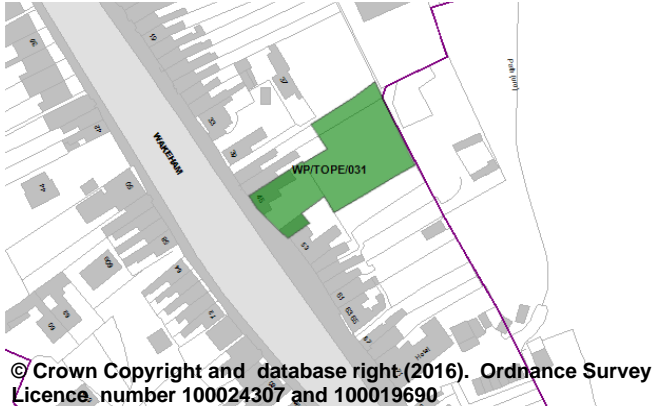
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.505 - ha	Potential Housing Density	40 dph
Potential Housing Yield	20 units	Unit type	House / Flat
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site with potential for Rural Affordable units
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Site Reference: WP/TOPE/031

Site name / Address	45 Wakeham, Portland		
Ward/Parish	Tophill East, Portland		
Current Land Use	Garden amenity		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.113	
	Developable Site Area (ha)	0.113	
	Brownfield?	<input checked="" type="checkbox"/> IN PART	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat. Garden is part paved but predominantly grass surface.	
Flood Risk	None recorded	
Access	Only access point is from Wakeham to the west of the site, vehicular access will only be possible with the removal of the boundary wall.	Removal of the boundary wall would be a loss to the townscape of Wakeham, however replacing the existing studio building would be a positive contribution to the street.
Contamination	None recorded	
Existing Infrastructure/Facilities	Within built up area.	
Townscape/Landscape Character	Replacing the existing studio building (south of the dwelling at 45 Wakeham) would represent an improvement the streetscape with one new dwelling proposed to front onto Wakeham. The four dwellings proposed at the rear of 45 Wakeham is realistic and does not appear to as though it would negatively on the surrounding dwellings.	
Site Features	Predominantly garden space with a studio building to the south of the dwelling at 45 Wakeham.	

Relevant Policy Considerations	Inside DDB
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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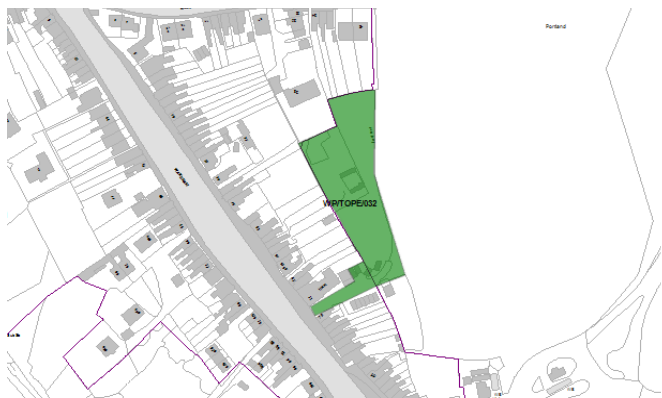
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.113 ha	Potential Housing Density	44 dph
Potential Housing Yield	5 units	Unit type	Terrace
Anticipated Housing Delivery	1-5 years <input checked="" type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input type="checkbox"/>

Conclusion	A developable site.
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Site Reference: WP/TOPE/032

Site name / Address	Land to East of 41-47 Wakeham		
Ward/Parish	Tophill East, Portland		
Current Land Use	Agricultural and Parking / Garages		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 1000196</p>	Total Site Area (ha)	0.365	
	Developable Site Area (ha)	0.365	
	Brownfield?	<input checked="" type="checkbox"/> (Part)	
	Assessment of Existing Development	N/A	
	Suitability for continued use		

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Slight slope up from S to N/NE	No development on higher ground
Flood Risk	None recorded	
Access	The only potential access is at SW of site between 71-79 Wakeham. There is poor surfacing of the road at the south of site.	If the site is developed, no dwellings at S/SW of site to allow access. Re-surfacing the road.
Contamination	None recorded	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Vegetated to W/SW boundary – backing onto dwellings at Wakeham but not enough screening. There is a public footpath that bounds the eastern boundary from north to south.	Increase screening on western boundary. Ensuring that development fronts onto the footpath to the east for casual surveillance of the path.
Site Features	Garages (12 approximately) at S/SW of site.	

Relevant Policy Considerations	Inside DDB. Inside a regionally important geological and geomorphological site (ENV1)
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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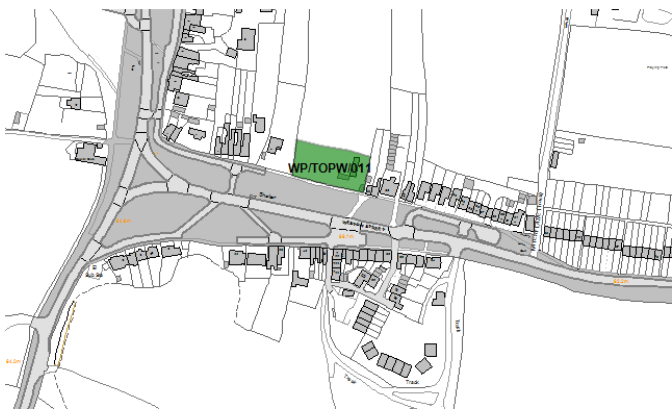
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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West Dorset, Weymouth & Portland Development Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

Housing Potential			
Housing Site Area	0.365 ha	Potential Housing Density	41dph
Potential Housing Yield	15	Unit type	Houses
Anticipated Housing Delivery	1-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input type="checkbox"/>		
Conclusion	A developable site.		

Site Reference: WP/TOPW/011

Site name / Address	Land between 21-35 Weston Street		
Ward/Parish	Tophill West, Portland		
Current Land Use	Sports Pitches		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	1.742	
	Developable Site Area (ha)	0.26	
	Brownfield?	<input type="checkbox"/>	
	Map Assessment of Existing Development Suitability for continued use	The only existing development is a shelter at the SE corner of the site. Sports pitches – one large standard pitch and three smaller pitches.	


Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	There is a gradual slope up from south (65m) to north (75m), the shape of the site dictates how gradual this is.	The positioning of dwellings and consideration of storeys of dwellings.
Flood Risk	Surface water flooding at the southern end of the site	Would need individual site assessment.
Access	There is potential access point at S of site onto Weston Road – however there is a stone wall along the S boundary and vehicular access would involve dismantling part of this wall. There is potential access point at NE of site from Haylands – large enough for vehicular access but would involve removing hedgerows at NE of site.	The southern access point could be pedestrian / cycle access only if access point at NE of site could be secured.
Contamination	None recorded	
Existing Infrastructure/Facilities	Sports pitches, one standard, two smaller pitches	Recreation ground west of Weston Road – flatter more appropriate site for a sports pitch with goal frames already in place.
Townscape/Landscape Character	The noise from Perryfield Quarry can be heard across the site. Dwellings at the north boundary would be exposed due to the topography.	Additional screening of east boundary, denser development at west of site further away from quarry. Additional screening of north, east and west boundary.
Site Features	There are hedgerows at each boundary, but less significant at east and west boundaries.	

Relevant Policy Considerations	Out DDB. Inside a regionally important geological and geomorphological site (ENV1)
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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.

Planning status	WP/15/00366 - Extraction of dimension stone by underground mining at land known as "Perryfields" Portland		
Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	0.26 ha	Potential Housing Density	23dph
Potential Housing Yield	6	Unit type	Terraces
Anticipated Housing Delivery	1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>		
Conclusion	A developable site. Infill development between 21-35 Weston Street. Retain sports pitches. Opportunity to enhance site access and parking facilities for Weston Harlequins FC and provide a new clubhouse.		

Site Reference: WP/TOPW/030

Site name / Address	Avalanche Road		
Ward/Parish	Tophill West, Portland		
Current Land Use	No current use		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.278	
	Developable Site Area (ha)	0.278	
	Brownfield?	<input type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is flat with a significant step down from west to east from Avalanche Road in terms of access. This drop down to the site would affect the relationship with existing dwellings on the western side of Avalanche Road.	Designing storeys of future dwellings so that they are not overshadowed by existing Avalanche Road dwellings.
Flood Risk	None recorded	
Access	Access is only possible from Eastern side of Avalanche Road, to the west of the site. Informal parking currently occurs between Avalanche Road and the site. There is a bus stop on East side of Avalanche Road.	The negative effects of informal parking east of Avalanche Road could be militated against by positioning the access point to the site directly south of the existing bus stop, and repositioning the bus stop to the north.
Contamination	None recorded	
Existing Infrastructure/Facilities	Adjacent residential development.	
Townscape/Landscape Character	There is dense vegetation at the north and south boundaries.	This can be utilised to screen development from development north of the site, layout of housing can be designed so that dwellings back on to these vegetated areas.
Site Features	The strip of land between Avalanche Road and the site is used for informal parking which diminishes the townscape and intrudes onto the footway.	As previously mentioned the careful positioning of the access point to the site could discourage this parking.

Relevant Policy Considerations	Out DDB. Inside a regionally important geological and geomorphological site (ENV1)
Planning status	None recorded.

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Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.278 ha	Potential Housing Density	28 dph
Potential Housing Yield	8	Unit type	House
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>

Conclusion	A developable site.
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Site Reference: WP/TOPW/031

Site name / Address	North Eastern Corner, Southwell Business Park		
Ward/Parish	Tophill West, Portland		
Current Land Use	Tarmacked surface, currently used as a car park for Island of Portland Aldridge Community Academy (IPACA)		
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.277	
	Developable Site Area (ha)	0.277	
	Brownfield?	<input checked="" type="checkbox"/>	
	Assessment of Existing Development Suitability for continued use	N/A	

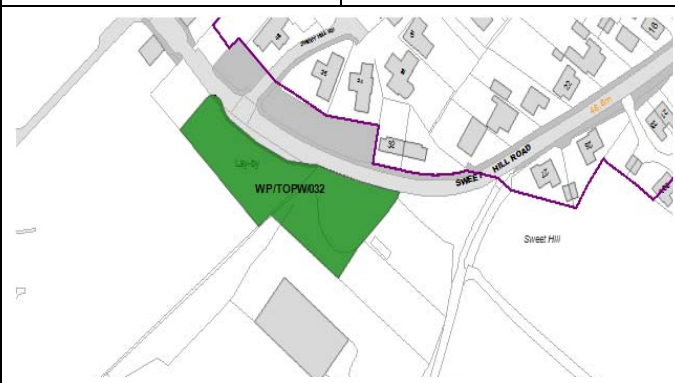
Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	The site is downward sloping from south to north.	Appropriate positioning of dwellings and number of storeys for higher/lower ground.
Flood Risk	None recorded	
Access	Access from Sweet Hill Road	
Contamination	None recorded	
Existing Infrastructure/Facilities	IPACA, Southwell Business Park, Maritime Hotel are all close to the site.	
Townscape/Landscape Character	There are views to sea looking NE at the site Vegetation at N & E boundary. Park directly NW of the site	Retaining sea views through layout design Incorporating into gardens of dwellings Opportunity to create enclosure to the park through housing along northern boundary. Landscape and Visual Impact assessment.
Site Features	Tarmacked surface, currently used as a car park for IPACA	

Relevant Policy Considerations	Out DDB, Site close to SNCI
Planning status	None recorded

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> Retain sea views.
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>		
Housing Potential			
Housing Site Area	0.277 ha	Potential Housing Density	28 dph
Potential Housing Yield	8 units	Unit type	Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>
Conclusion	A developable site. Retain sea views.		

Site Reference: WP/TOPW/032		
Site name / Address	South of Southwell Business Park	
Ward/Parish	Tophill West, Portland	
Current Land Use	Vacant	
 <p>© Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690</p>	Total Site Area (ha)	0.289
	Developable Site Area (ha)	0.289
	Brownfield?	<input type="checkbox"/>
	Map Assessment of Existing Development	N/A
Suitability for continued use		

Development Constraints	Site Constraints	Possible Mitigation
Topography/Ground Condition	Undulating grass surface.	Would need to excavate to flatten
Flood Risk	None recorded	
Access	Access from Sweet Hill Road	
Contamination	None recorded	
Existing Infrastructure/Facilities	Adjacent residential.	
Townscape/Landscape Character	The SW boundary of the site is fenced off – unattractive. Heavily vegetated at the east of the site. The Impact on amenity of the dwellings opposite on Sweet Hill Road.	Planting to diminish the unattractive visual impacts of the fence. Retention of vegetated area with no development in this area. Ensure that dwellings do not exceed 1-2 storeys. Landscape and Visual Impact assessment.
Site Features	A lay-by at the NW of the site which appears unnecessary for the area.	
Relevant Policy Considerations	Out DDB, Site adjacent to SNCI	
Planning status	None recorded.	

Availability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Suitability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Achievability	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
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Housing Potential			
Housing Site Area	0.289 ha	Potential Housing Density	24 dph
Potential Housing Yield	7 units	Unit type	Housing
Anticipated Housing Delivery	1-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/> subject to policy change <input checked="" type="checkbox"/>
Conclusion	A developable site.		

Appendix B: Submitted Sites with No Development Potential (West Dorset, Weymouth and Portland)

West Dorset - Submitted Sites with No Development Potential

Abbotsbury

Site ID	Site Name	Area (ha)	Reason for exclusion
WD/ABBO/001	Little Orchard, Rodden	1.105	Not a developable site – isolated site in a small hamlet.

Bincombe

WD/BINC/002	Land to North of Icen lane, Littlemoor	6.663	Residential development would extend beyond the proposed Littlemoor extension in an arbitrary fashion, unrelated to landform or character. Residential development here would be located beyond proposed extensive mitigation planting reaching onto more visually prominent land. Unacceptable landscape impact.
WD/BINC/005	Coombe Farm, Chapel lane	0.456	The site is isolated from other residential development. The area is currently defined by a rural agricultural landscape with open and expansive views. Residential development in this area would result in unacceptable landscape impacts.
WD/BINC/006	Land at Icen Farm	6.896	The northern higher half of the site is unsuitable for development due to potential encouragement onto the countryside and AONB and the slopes of the ridgeway. The lower southern half of the site consists of for agricultural buildings now in a commercial use and would be unsuitable for residential use.

Bradford Abbas

WD/BRAB/003	Land East of Back Lane	1.382	The site is raised above the surrounding development and relates poorly to the existing development at ground level. Back Lane forms a definitive limit to the eastern edge of the village. The site is elevated with extensive views to the south. Unacceptable landscape impacts.
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Bridport

WD/BRID/045	Land North of 13-93 Jessopp Avenue	0.73	Residential development here would remove the important screening and buffer effect of the site, particularly from the western side of the river. Residential development would result in a detrimental change of character and unacceptable impacts on the landscape.
WD/BRID/050	Land at Broad Lane, Bridport	5.547	Elevated and visually prominent site. Development would result in unacceptable landscape impact. Poor access – no development potential
WD/BRID/085	Little Orchard Farm	2.125	Isolated location, development would have an unacceptable impact on Dorset AONB & landscape quality.
WD/BRID/086	Waddon Barn	0.974	Elevated highly visible site in open countryside. Isolated location development would be detrimental to Dorset AONB & landscape character.
WD/BRID/087	Land east of A3066 and North of Gore Lane/Mangerton Lane	11.102	Development would have a detrimental impact on the Dorset AONB & setting of Bridport.

Site ID	Site Name	Area (ha)	Reason for exclusion
WD/BRID/088	Watton House Farm	0.079	Poor access, isolated from main settlement.
WD/BRID/091	Burton Road (c)	0.375	Site in open countryside where further development would be detrimental to open character, access & highway safety issues.
WD/BRID/092	Land East of the Old Railway Station Car Park	0.221	Development may result in negative impacts to the sensitive coastal landscape. Development may also have potential impacts to the eastern gateway into West Bay unless it is sensitively designed with the landscape in mind.
WD/BRID/093	West Road	0.062	No development potential due to unsuitable access and isolated location.

Broadwindsor

WD/BROA/013	Land to the East of the Bottle Inn	0.581	This site is isolated from the services and facilities of Marshwood, in a countryside location.
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Buckland Newton

WD/BUCK/009	Land adjoining Duntish Oaks, Duntish	0.447	The site is lacking in local amenities and is not considered a sustainable location.
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Burton Bradstock

WD/BURT/008	Land south of B3157 and West of Beach Road	2.573	No development potential, the site is partly inside the heritage coast and is clearly visible from coastal paths and important to setting of village and would intrude on open countryside.
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Chickerell

WD/CHIC/007	Land at Fleet Road	0.185	Residential development in this location would result in unacceptable landscape impacts within the AONB and Heritage Coast landscapes, and the rural character of Fleet Road
WD/CHIC/015	Land off Mandeville Road (a)	3.069	Development of the site would result in an unacceptable impact on the heritage coast, there are also access issues with the site.
WD/CHIC/017	Land off Mandeville Road (b)	0.447	Development of the site would result in an unacceptable impact on the heritage coast, there are also access issues with the site.
WD/CHIC/018	Former Training Camp, Camp Road	8.112	Open and elevated site that feels separate from the existing urban area. The character and appearance of residential development in such isolation would result in an unacceptable impact on the Heritage Coast.
WD/CHIC/019	Land to South of Buckland Cottages, Buckland Ripers	0.33	Unacceptable impact on landscape and townscape, Residential development here would erode the rural character of the settlement and the green corridor running along the river
WD/CHIC/027	Victoria Inn, Knights in the Bottom	0.469	Unsuitable - Highway issue with the straight coast road B3157 – Site is an isolated site within the Heritage Coast & Dorset AONB and would not be sustainable.

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Site ID	Site Name	Area (ha)	Reason for exclusion
WD/CHIC/028	Valentines Kennels and Cattery	0.641	Isolated site within Heritage Coast and AONB. Not a sustainable location

Charlton Down

WD/CHTR/010	Former Sewage Field, Back Lane	3.685	Residential development would spread onto an open and exposed field, of detriment to the character and setting of the village. Likely significant impact on the setting of the adjacent listed building. Wider visual impacts would be apparent to the South. Unacceptable impact on townscape/landscape.
WD/CHTR/021	Land at Charlton Down	25.6	The site is adjacent to a listed building and partly inside the flood plain. A proportion of the site is also inside the AONB. Likely significant impact on the setting of the adjacent listed building. Wider visual impacts would be apparent to the South. Unacceptable impact on townscape/landscape.

Charminster

WD/CHTR/023	Linch Close	1.051	The site is isolated from the main settlement of Charminster and away from existing amenities by the main road (A37). The site is also part of the open greenspace between Poundbury and Charminster and development in this area would negatively impact upon the open nature of the area characterised by the water meadows.
WD/CHTR/024	Land North of Dorchester	374.839	A substantial area outside, but visible from, the AONB with the potential for significant landscape and visual impacts when viewed from within the AONB and more locally. The site area is elevated and exposed, particularly to the north; characteristic of the chalk downland landscape. Development here would be fundamentally at odds with the prevailing character, resulting in significant landscape impacts. Land east of C12 may have an unacceptable impact on landscape/townscape as the site does not relate well to the built form of the village and would not be in keeping with the chalk downland character of the area. The busy C12 separates the land from the village.
WD/CHTR/025	Higher Burton Farm, Dorchester	218.105	A substantial area outside, but visible from, the AONB with the potential for significant landscape and visual impacts when viewed from within the AONB and more locally. The site area is elevated and exposed; characteristic of the chalk downland landscape. Development here would be fundamentally at odds with the prevailing character, resulting in significant landscape impacts.

Corscombe

WD/CORS/001	Yew Tree Stables	0.582	A non-deliverable site due to access constraints.
WD/CORS/002	Grenville Farm	0.715	A non-developable site due to isolated location in the countryside. The existing barns maybe suitable for conversion under permitted development

Site ID	Site Name	Area (ha)	Reason for exclusion
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Crossways

WD/CROS/007	Land adjacent to the Warmwell Road and B3390 link road	12.38	This site feels detached from the settlement of Crossways, and has little visual or physical relationship due to the urban edge. Residential development in this area would be isolated, and significantly harmful to local landscape and townscape character. Considered to be unsuitable for residential.
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Dorchester

WD/DORC/035	Wessex Water Treatment Works	3.409	The site is partially identified as a “key employment site” and the adjacent unneighbourly land uses would impact significantly on residential amenity. Residential development would be inappropriate here, though the site may be suitable for carefully designed employment uses subject to appropriate access.
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Leigh

WD/LEIG/004	Land North of Church Lane	0.943	The site is unsuitable for development as it would extend built development into the countryside.
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Longburton

WD/LONG/002	Meriden, Street Lane	0.972	Unacceptable impact on landscape and townscape character from a significant and uncharacteristic extension into the open countryside. Residential development in this location would represent a departure from the single road frontage pattern of development.
WD/LONG/004	Land at West Hall Farm	4.2	Residential development would compromise a substantial extension to the village, eroding the linear form of the village and the setting of the Longburton Conservation Area. Unacceptable townscape and landscape impacts.
WD/LONG/005	Land at Church Close	0.661	Residential development would compromise a substantial extension to the village, eroding the linear form of the village and the setting of the Longburton Conservation Area. Unacceptable townscape and landscape impacts. Unsuitable site access.

Lyme Regis

WD/LYME/022	Land at Woodberry Down	1.969	The site is in a visually prominent location within the AONB, resulting in unacceptable landscape impacts.
WD/LYME/023	Land at Timber Hill	0.833	This site is characterised by green, undeveloped land in a visually prominent hilltop location in the AONB. This site is separate from Lyme Regis town centre to the south of the site.
WD/LYME/024	Land at Timber Hill	3.998	This site is characterised by green, undeveloped land in a visually prominent hilltop location in the AONB. This site is separate from Lyme Regis town centre to the south of the site.

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Site ID	Site Name	Area (ha)	Reason for exclusion
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Maiden Newton

WD/MAID/008	Land at Maiden Newton	0.139	The site is almost wholly inside flood zone 2 and 3 therefore would not be suitable for residential development.
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Middlemarch

WD/MINT/002	Land adj to Old Sawmills	0.659	A non-developable site due to isolated location.
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Mosterton

WD/MOST/010	West Farm, Mosterton	11.019	A non-developable site due to exposed and isolated location.
WD/MOST/011	Land East of West Farm, Mosterton	3.058	A non-developable site due to loss of trees and isolated location.

Osmington

WD/OSMI/005	East Farm Cottages	0.029	Unsuitable due to overlooking and the setting of east farm cottages
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Owermoigne

WD/OWER/007	Sandyholme Holiday Park, Moreton Road, Owermoigne	2.41	The site is unsuitable for the proposed change of use due to its remote location from services.
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Puddletown

WD/PUDD/004	Land rear of 17 to 25 High Street	0.356	The is unsuitable for development due to overlooking on the existing adjacent dwellings, the access on to the site is also narrow and directly off the main road through Puddletown.
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Puncknowle

WD/PUNC/001	Church Street	0.27	Not suitable – unsustainable location, part of green rural setting to village .
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Sherborne

WD/SHER/027	Sherborne Valley House	4.53	The site is detached from the built form of Sherborne and would constitute isolated development in the countryside. Built development within the valley would have a high landscape impact.
WD/SHER/028	South of Lenthay Road	0.961	In isolation the site is inaccessible. This site forms part of an important green corridor reaching into the centre of the town. The flat valley bottom character is typical of the Yeo Valley Pasture character area. Residential development extending south into this area would be at odds with the key characteristics, resulting in unacceptable landscape impacts.

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Thornford

WD/THOR/006	Land adjoining Longford Road	0.789	Unacceptable impact on landscape and townscape character due to the departure from traditional settlement from spreading into the open countryside. The tracks that border the site are ancient routes into the village, and the historic element of the settlement area is retained at this part of the village. Residential development here would be harmful to the setting of Thornford Conservation Area.
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Winterborne Abbas/Steepleton

WD/WINT/014	Land adjoining Boxenhedge Farm	1.26	The site forms part of a buffer preventing coalescence of built development and contributing to the character of the villages. The northern portion of the site lies within Flood zones 2 & 3, and residential development beyond this would relate poorly to the road and pattern of the village. Unacceptable landscape and townscape impacts. Potential highways issues at this at this site.
WD/WINT/019	Land opposite the conifers	0.047	Site is unsuitable as the site is inside the flood plain 2 & 3.
WD/WINT/020	Venele House	0.814	The site is unsuitable. An isolated site, elevated above the road and remote from the village. Residential development here would result in landscape impact and the visual quality of the area.

West Stafford

WD/WSTA/002	Land at Stafford Farm	17.415	The site is isolated from the main village of West Stafford and the area also has limited local facilities
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Martinstown

WD/WSTM/004	Land at Church Farm (Site A)	0.4162	The site access is an issue as there is only single track access and some very steep sections to the site, there may also be landscape constraints associated with the site as it is higher up on the valley side.
WD/WSTM/005	Land at Part Church Farm (Site B)	2.714	Part of the site would not be suitable due to flooding issues, the remaining part of the site would have landscape constraints due to the elevated nature of the site. The site is also not within the main part of the settlement and would expand the linear nature of Martinstown irreversibly.
WD/WSTM/007	2 Alington Place	0.632	The site is unsuitable for development as it is segregated from the main centre of Martinstown and there is no clear access or footway to the main facilities in the village.

Yetminster

WD/YETM/007	Land at Mill Lane Yetminster	0.064	The site is unsuitable as development would be prominent in views along Mill Lane. As a result, the locally distinctive balance would be significantly harmed by the loss of openness and the extension of the built up area.
WD/YETM/008	Ryme Road	6.339	The site is unsuitable for development as it would extend built development into the countryside and result in an

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			adverse visual impact. The site is poorly connected to the village centre.

Weymouth and Portland - Submitted Sites with No Development Potential

Preston

Site ID	Site Name	Area (ha)	Reason for exclusion
WP/PRES/008	Wyke Oliver Road	34.706	Much of the site is significantly elevated and open to views. An important area of landscape rising above Weymouth. Existing development is already intrusive; particularly areas on upper slopes. Unacceptable landscape impacts. Farm buildings could be converted, development unacceptable in undulating and elevated open landscape.
WP/PRES/009	Land lying to the west of Enkworth Road	4.785	A prominent and visible sloping site. Site forms part of an important Wildlife corridor and has visual links to the rest of Lorton Valley. Unacceptable landscape impacts from residential development in this location.
WP/PRES/033	Land to South of Louviers Road and to North of Southdown Ave	3.742	Much of the site is significantly elevated and open to views. An important area of landscape rising above Weymouth. Existing development is already intrusive; particularly areas on upper slopes. Continuing this pattern of development would be significantly harmful to the character of the area. Unacceptable landscape impacts.
WP/PRES/034	Land at Sutton Poyntz	39.847	The site is not well related to the village form and would have a detrimental impact on the Conservation Area and urban form of the village. The site would be visible as an incongruous extension from nearby rights of way and the elevated landscape to the north. The only viable site access points are into the south east of the site which is susceptible to surface water flooding. Unacceptable impacts on landscape and townscape character.
WP/PRES/036	Land at Sutton Poyntz (c)	5.797	The site is unsuitable for development as it is heavily constrained in terms of access, landscape and flooding, with no possibility of mitigation.
WP/PRES/037	Tides Reach, 1 Bowleaze Coveaway	0.107	Unsuitable due to overdevelopment of the site. House would have to be demolished. Any flats development would overlook properties in Preston Road.

Tophill East

WP/TOPE/030	Yeates Corner, Tophill	1.923	This site is not suitable for development primarily due to its exposed location. The lack of facilities nearby and limited walkability make it an unsustainable location, especially in light of the type of dwellings proposed.
WP/TOPE/033	Bottomcoombe (Phase 2), off Park Road	0.474	The site is not suitable for development
WP/TOPE/034	Bottomcoombe (Phase 3)	0.652	A large part of the site is in the SNCI. Residential development would extend the form of the settlement in an uncharacteristic and arbitrary way. Unacceptable impacts on landscape and townscape character. Consideration of this site was also reliant on the suitability of SHLAA site 41 due vehicular access constraints.

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Tophill West

WP/TOPW/019	Hinde Plot, Reap Lane	0.653	Residential development in this area would fundamentally conflict with the prevailing pattern of development, and extend into the characteristically open grassland landscape surrounding Portland's settlements. There are also likely to be significant impacts from the sensitive coastal landscape. This area is not considered to be suitable for residential development due to unacceptable impacts on the landscape and townscape character.
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Upwey/Broadway

WP/UPBR/026	Land off Goulds Hill Close	0.068	This site is unsuitable for development on account of the issues with access and steep gradient.
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Wey Valley

WP/WEYV/016	The Grove, Dorchester Road	0.236	Unsuitable - The site is an important gap between two existing built up areas and is an integral feature within the Broadway Conservation Area. An attractive breathing space between settlements.
WP/WEYV/017	Land North of Nottingham Lane	3.028	Significant impacts on rural character and the open quality of the landscape in this area would make the site unsuitable for residential development. Residential development at this site would fill an important gap between Nottingham and Broadwey/ Redlands.
WP/WEYV/018	Land North of Nottingham Lane	1.466	Significant impacts on rural character and the open quality of the landscape in this area would make the site unsuitable for residential development. Residential development at this site would fill an important gap between Nottingham and Broadwey/ Redlands.
WP/WEYV/019	Mount Pleasant Site, Mercery Road	6.276	Unsuitable for residential development as it is a key employment site

Wyke Regis

WP/WYKE/013	Land lying to the south of Barrow Rise, Wyke Regis	0.021	Open and elevated Site unsuitable for development due to isolated location from built development, prominent location overlooking the Fleet and Heritage Coast.
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