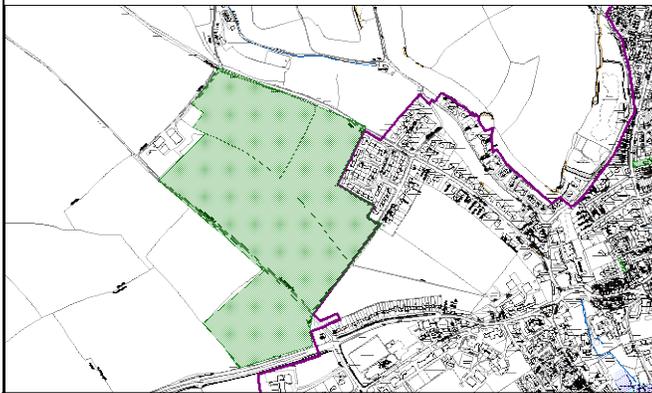


Sherborne - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/SHER/002



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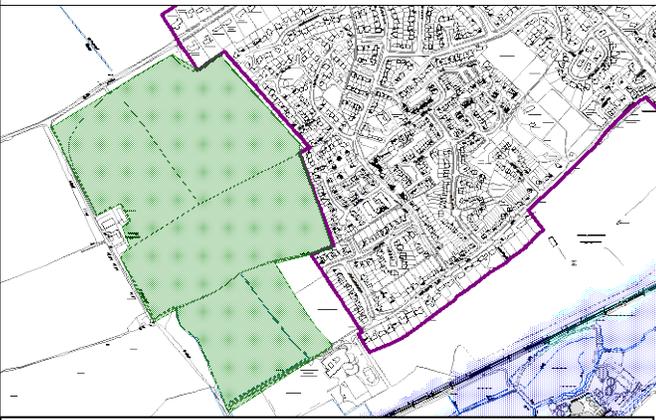
Site name:	Land north west of Sheeplands Lane		
Site Address:	Marston		
Developable Site Area (ha)	30.70		
Ward/Settlement	Sherborne		
Previously Developed Land?	No		
Current Land Use	Agricultural Land		

Constraints		Possible Mitigation
Topography/Ground Condition	South facing slope on gentle rise from Sherborne	
Flood Risk	Low flood risk.	
Access	Potential through first phase Barton Farm development, need new access from A30 Yeovil Road on field to south west.	
Contamination	Unknown. Old quarantine hospital on or close to site	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Would be visible in wider views but as part of Sherborne.	Woodland planting northern edge

Relevant Policy Considerations	Outside the Development Boundary				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for up to 5 years				
Suitability	Yes – dependent on access & new relief road				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	520 units	Potential Density	17 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/SHER/003

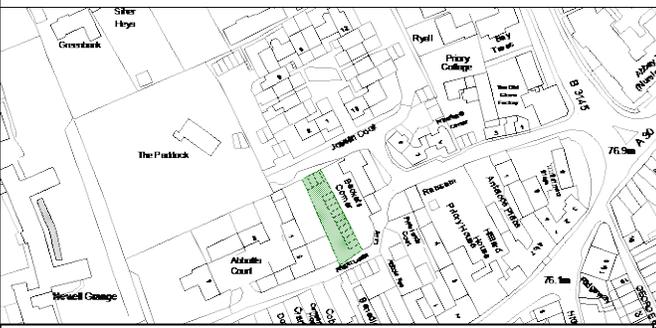
	Site name:	Land south of Bradford Road
	Site Address:	Bradford Road
	Developable Site Area (ha)	25.11
	Ward/Settlement	Sherborne
	Previously Developed Land?	No
	Current Land Use	Agricultural Land
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Constraints		Possible Mitigation
Topography/Ground Condition	Slight slope. Ground water source protection zone.	Mitigation measures for ground water source protection zone
Flood Risk	Low flood risk. Flood zone 3 to the south.	Avoid flood zone 3. Sequential test.
Access	Objections from Highway Authority - access problems	Infrastructure would need to be provided through development
Contamination	Pylons. Proximity to A30 (noise issues).	Buffering
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	Quite remote from the town but close to facilities such as a primary school. Difficult to provide strong visual cues through Horsecastles 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	Create footway linkages. Protection of woodland and appropriate landscaping and design.

Relevant Policy Considerations	Outside the Development Boundary				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for up to 5 years				
Suitability	Yes – only part of site if access problems can be resolved				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	600 units	Potential Density	24 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site subject to resolution of access issues. North west portion of site set aside for employment.				

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Site Reference: WD/SHER/004

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	Site Address:	Priestlands Lane			
	Developable Site Area (ha)	0.04			
	Ward/Settlement	Sherborne			
	Previously Developed Land?	Yes			
	Current Land Use	Garages			

Constraints		Possible Mitigation
Topography/Ground Condition	Slight slope	
Flood Risk	Low flood risk	
Access	Access difficult - roads very narrow. Potential to combine with 1/102/0032	Resolve access issues with a suitable scheme
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	May be over development of this area and garages appear well used. Adjacent to conservation area.	Appropriate design if possible.

Relevant Policy Considerations	Within Development Boundary				
Availability (ownership)	Yes – has been put forward for SHLAA for 0-5 years				
Suitability	Yes – dependent on design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	3 units	Potential Density	75 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

Site Reference: WD/SHER/005



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Site name:	Garages rear of 1-11 Half Acres		
Site Address:			
Developable Site Area (ha)	0.11		
Ward/Settlement	Sherborne		
Previously Developed Land?	Yes		
Current Land Use	Garages		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Existing	
Contamination	Unknown	
Existing Infrastructure/Facilities	Bordering residential	
Townscape/Landscape Character	May improve on existing use. Adjacent to conservation area.	Appropriate design

Relevant Policy Considerations	Within Development Boundary				
Availability (ownership)	Yes – has been put forward for SHLAA for 0-5 years				
Suitability	Yes – dependent on design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	7 units	Potential Density	64 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

Site Reference: WD/SHER/008



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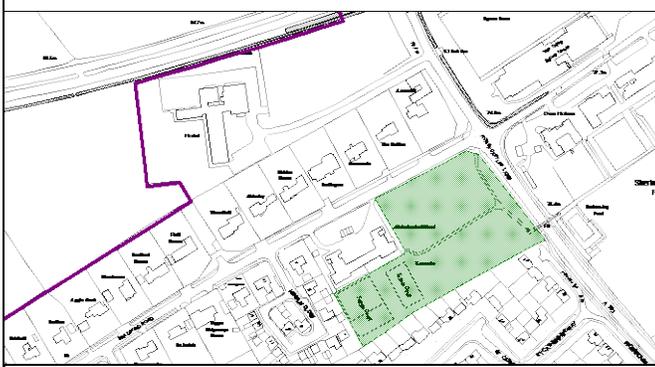
Site name:	Land adj to Quarr Lane Caravan Park
Site Address:	Land adj to Quarr Lane Caravan Park
Developable Site Area (ha)	0.08
Ward/Settlement	Sherborne
Previously Developed Land?	No
Current Land Use	Vacant. Grass and scrub.

Constraints		Possible Mitigation
Topography/Ground Condition	Level site. Former quarry on western boundary.	
Flood Risk	Low.	
Access	Fronts onto B3145 Bristol Road. No footway along frontage. Available to north and on east side.	
Contamination	Within Contaminated Land Site Buffer 1198	Survey needed. Remediation if necessary. Modern housing to the south of the site (within the same buffer area) suggest that it should not prevent residential development.
Existing Infrastructure/Facilities	Utilities available to south. Within walking distance of town centre facilities. Opposite secondary school.	Provide footway along frontage.
Townscape/Landscape Character	Grass and scrub open to road. Cypress trees around perimeter suggest it was formerly garden area. Built character is mixed.	Opportunity to introduce positive street scene elements into what is the northern gateway to the town.

Relevant Policy Considerations	Outside development boundary. LLLI, GWSPZ, Contaminated Land Site Buffer 1198				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes - Subject to policy change and quality design.				
Achievability	Yes - development should be viable in this location.				
Estimate of Potential	2 units	Potential Density	25 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WD/SHER/009



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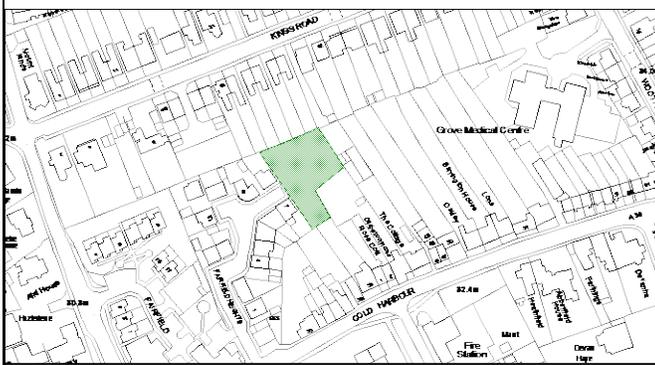
Site name:	Land at Bradford Road, Sherborne School for Girls
Site Address:	Land at Kenelm & Aldhelmsted West, Bradford Road, Sherborne
Developable Site Area (ha)	1.39
Ward/Settlement	Sherborne
Previously Developed Land?	No
Current Land Use	Open amenity space/ tennis courts in association with private boarding school.

Constraints	Possible Mitigation
Topography/Ground Condition	Lapsed planning consent: 1/D/10/000076 (outline)
Flood Risk	
Access	
Contamination	
Existing Infrastructure/Facilities	
Townscape/Landscape Character	

Relevant Policy Considerations	Within development boundary. Affects the setting of the Conservation Area.				
Availability (ownership)	Yes - Availability known as site subject to lapsed planning permission for residential development.				
Suitability	Yes – The principle of development has been established through previous planning permission.				
Achievability	Yes – Subject to resubmitted planning application.				
Estimate of Potential	30 units	Potential Density	22 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

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Site Reference: WD/SHER/010



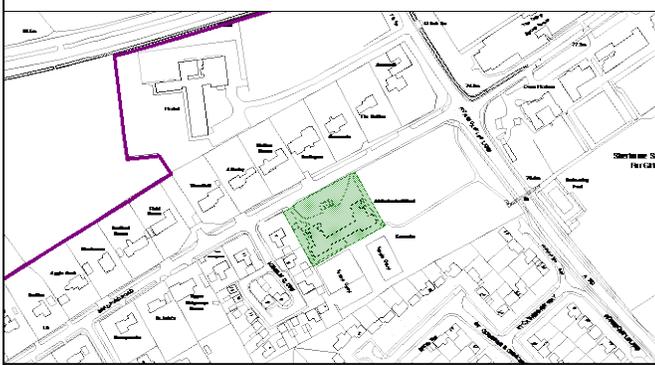
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Site name:	Land at Fairfield Heights, Coldharbour
Site Address:	Land at Fairfield Heights, Coldharbour
Developable Site Area (ha)	0.11
Ward/Settlement	Sherborne
Previously Developed Land?	No
Current Land Use	Former garden land

Constraints	Lapsed planning consent: 1/D/09/001922 (Full)	Possible Mitigation
Topography/Ground Condition		
Flood Risk		
Access		
Contamination		
Existing Infrastructure/Facilities		
Townscape/Landscape Character		

Relevant Policy Considerations	Within development boundary. Affects the setting of the Conservation Area.				
Availability (ownership)	Yes - Availability known as site subject to lapsed planning permission for residential development.				
Suitability	Yes – The principle of development has been established through previous planning permission.				
Achievability	Yes – Subject to resubmitted planning application.				
Estimate of Potential	5 units	Potential Density	47 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

Site Reference: WD/SHER/011



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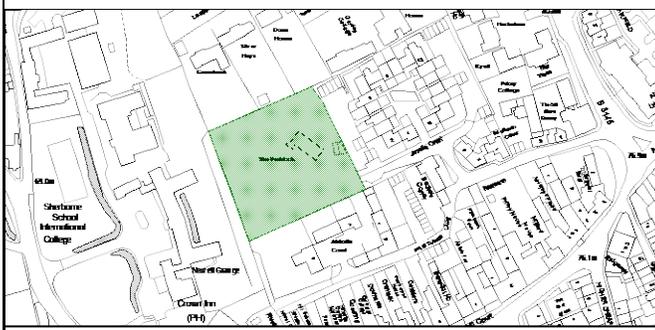
Site name:	Aldhelmsted East, Sherborne School For Girls, Bradford Road	
Site Address:	Aldhelmsted East, Sherborne School For Girls, Bradford Road	
Developable Site Area (ha)	0.39	
Ward/Settlement	Sherborne	
Previously Developed Land?	Yes	
Current Land Use	Boarding house for private school.	

Constraints	Possible Mitigation
Topography/Ground Condition	Lapsed planning consent: 1/D/10/000075
Flood Risk	
Access	
Contamination	
Existing Infrastructure/Facilities	
Townscape/Landscape Character	

Relevant Policy Considerations	Within development boundary. The building is now Listed Grade II				
Availability (ownership)	Yes - Availability known as site subject to lapsed planning permission for residential development				
Suitability	Yes – The principle of development has been established through previous planning permission.				
Achievability	Yes – Subject to resubmitted planning application and listed building consent.				
Estimate of Potential	22 units	Potential Density	57 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site.				

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Site Reference: WD/SHER/013



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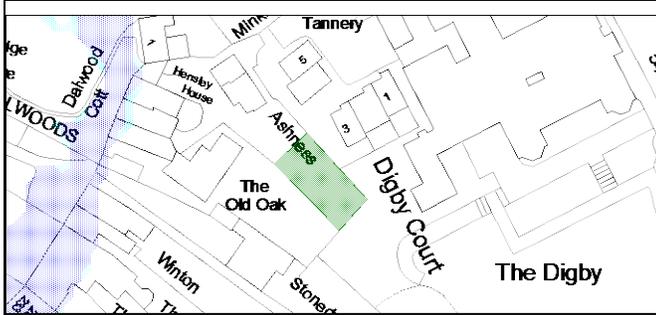
Site name:	Gardens at Kymin and The Paddock	
Site Address:	The Kymin and The Paddock	
Developable Site Area (ha)	0.24	
Ward/Settlement	Sherborne	
Previously Developed Land?	Yes	
Current Land Use	Gardens	

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes to the west - then adjoining very steep land	
Flood Risk	Low flood risk	
Access	Unmade private track, restricted access. Potential to combine with 1/08/102/0001	Access issues to be resolved
Contamination	Unknown	
Existing Infrastructure/Facilities	Residential so existing	
Townscape/Landscape Character	Adjacent to Conservation Area.	Sensitive design in elevated position

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Unknown				
Suitability	Yes – dependent on design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	12 units	Potential Density	50 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

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Site Reference: WD/SHER/017



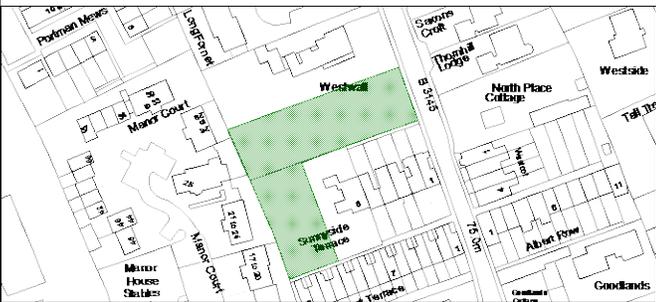
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Site name:	4 Dalwood Court
Site Address:	4 Dalwood Court, Westbury, Sherborne
Developable Site Area (ha)	0.021
Ward/Settlement	Sherborne
Previously Developed Land?	No
Current Land Use	Domestic garden area/private allotment.

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	
Flood Risk	Access is through FRZ 2 & 3.	
Access	Very constrained narrow access from Westbury via Dalwoods. Parking and turn-on-site likely to be restricted.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Adjacent to site. Within walking distance of town centre facilities.	
Townscape/Landscape Character	Falls within Sherborne Conservation Area. Important Local Buildings at the entrance to the rear courtyard. The Old Oak to the south is a listed building. Plots to the north east (The Old Tannery) are smaller than the proposed site. Site is visually enclosed.	Will require sympathetic design to preserve and enhance the Conservation Area. The site is suitable for limited residential development – one small unit. Requires good innovative design.

Relevant Policy Considerations	Within DDB. Within Sherborne Conservation Area.			
Availability (ownership)	SHLAA submitted site			
Suitability	Yes – subject to vehicular access issues being acceptable to DCC highways.			
Achievability	Yes – development would be viable in this location			
Estimate of Potential	1 unit	Potential Density	47 dph	Unit type House
Anticipated Delivery	1-5 years			
Conclusion	A developable site			

Site Reference: WD/SHER/021

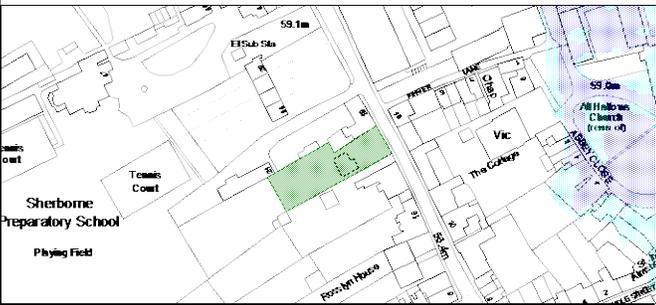
 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land adjacent Sunnyside Terrace
	Site Address:	Land adjacent Sunnyside Terrace , Sherborne
	Developable Site Area (ha)	0.19
	Ward/Settlement	Sherborne
	Previously Developed Land?	No
Current Land Use	Domestic garden	

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes down to south.	
Flood Risk	N/A	
Access	The front garden of Westwall fronts onto North Road. The side garden to 6 Sunnyside Terrace has pedestrian access only from North Road.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	On or adjacent to site. Within walking distance of town centre facilities.	
Townscape/Landscape Character	Trees form an important aspect of the Conservation Area; a number within the northern site should be retained. Creating vehicular access to the garden of Westwall will require the removal of a portion of boundary wall. Mix of terraced and detached properties.	Potential for carefully designed units with access from North Road. Could be in a terrace format, backing onto Sunnyside Terrace

Relevant Policy Considerations	DDB, Sherborne Conservation Area, Important Local Buildings, TPOs, GWSPZ – Castleton Boreholes				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes – subject to design				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	9 units	Potential Density	47dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

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Site Reference: WD/SHER/022

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	Site Address:	Land at 17 Acreman Street, Sherborne		
	Developable Site Area (ha)	0.07		
	Ward/Settlement	Sherborne		
	Previously Developed Land?	In part.		
Current Land Use	Residential house and garden.			

Constraints		Possible Mitigation
Topography/Ground Condition	Level site. Current post-war house built on bomb site.	
Flood Risk	N/A Surface water may be an issue along the road frontage.	
Access	Direct vehicular access from Acreman Street.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Utilities on site. The site is within easy walking distance of town centre facilities.	
Townscape/Landscape Character	Strong urban character of historic terraced housing set on or close to the back-edge of the footpath. Listed properties to either side. 2 nd world war bomb site. The mid-20 th C house on the plot is out of keeping. Planning for 2 dwellings (one on frontage and one to rear) refused 1/D/11/001837.	Replace the existing house on the site with a building more in keeping with the historic surroundings. The design will have to be of the highest quality to address the reasons for refusal on the planning application

Relevant Policy Considerations	Within DDB. Within Sherborne Conservation Area. Adjacent to Listed Buildings.				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes - subject to suitable design.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	1 unit	Potential Density	43 dph	Unit type	House/flat
Anticipated Delivery	1 -5 years				
Conclusion	A developable site				

Site Reference: WD/SHER/023

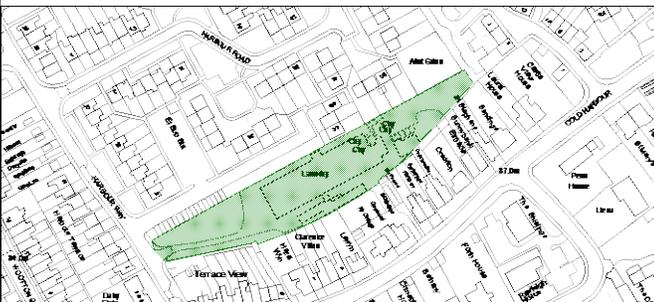
	Site name:	Land off Osborne Road
	Site Address:	Osborne Road, Sherborne, DT9 3RY
	Developable Site Area (ha)	0.53
	Ward/Settlement	Sherborne
	Previously Developed Land?	Yes
<p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Current Land Use	Agricultural buildings and yard area

Constraints		Possible Mitigation
Topography/Ground Condition	Land slopes down from road towards railway on eastern boundary.	
Flood Risk	Next to area within FRZ 2 & 3.	
Access	Two points of access of the Osborne Road. Footways from the site into Sherborne town centre.	
Contamination	Railway and nearby pumping station are contaminated sites. May also be an issue on site due to agricultural use.	
Existing Infrastructure/Facilities	On site. Within walking distance of town centre facilities.	
Townscape/Landscape Character	Currently commercial dairy unit. Within DDB and Conservation Area. Listed buildings on site. Traditional stone and clay tiled or thatched vernacular architecture plus 20 th century portal framed buildings with fibre cement cladding. Within sight of Old Sherborne Castle.	The removal of the large modern agricultural buildings could improve the appearance of the conservation area and the setting of the Ancient Monument. Traditional farm buildings suitable for conversion.

Relevant Policy Considerations	Within DDB. Conservation Area.				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes - subject to the existing agricultural business ceasing trading or relocating.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	21 units	Potential Density	40 dph	Unit type	House/flats
Anticipated Delivery	11 – 15 years				
Conclusion	A developable site				

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

Site Reference: WD/SHER/024

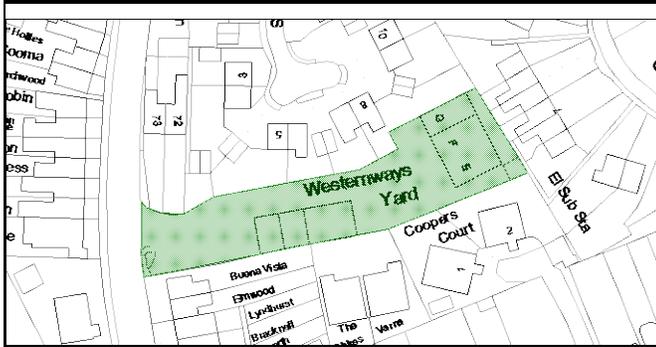
 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land off Harbour Way
	Site Address:	Land off Harbour Way, Sherborne
	Developable Site Area (ha)	0.48
	Ward/Settlement	Sherborne
	Previously Developed Land?	Yes
	Current Land Use	Commercial laundry.

Constraints		Possible Mitigation
Topography/Ground Condition	Level site largely hard surfaced. Some grassed and landscaped areas.	
Flood Risk	N/A	
Access	Existing vehicular access off Harbour Way. Also fronts onto a cul-de-sac on northern boundary. Site extends eastwards to potentially connect with Lambs Field. Footways along both sides of Harbour Way which provide pedestrian access to the town centre.	
Contamination	Contaminated land site.	
Existing Infrastructure/Facilities	On site	
Townscape/Landscape Character	Within a residential area. Overgrown leylandii and small ornamental species on the boundary of site are not worthy of retention. Single storey laundry building not worthy of retention.	Availability for redevelopment will be dependent upon closure and/or relocation of the existing business. Include new tree planting in any new proposals.

Relevant Policy Considerations	Within DDB. Loss of employment but not a key employment site. Castleton Borehole GWSPZ. Adjacent to Conservation Area. Contaminated Land				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes - Subject to contaminated land remediation.				
Achievability	Yes - development would be viable in this location but costs will be relatively high due to existing use values, demolition and contaminated land remediation.				
Estimate of Potential	20 units	Potential Density	42 dph	Unit type	House/flat
Anticipated Delivery	11 – 15 years				
Conclusion	A developable site				

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Site Reference: WD/SHER/025



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Site name:	Land at Western Ways Yard
Site Address:	Land at Western Ways Yard, Bristol Road, Sherborne, DT9 4HR
Developable Site Area (ha)	0.2
Ward/Settlement	Sherborne
Previously Developed Land?	Yes
Current Land Use	Workshops & car parking area.

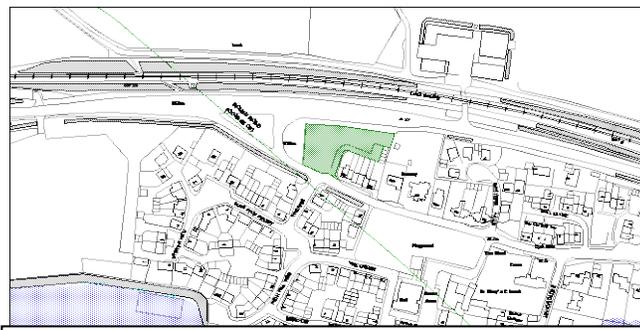
Constraints		Possible Mitigation
Topography/Ground Condition	Level site hard surfaced.	
Flood Risk	N/A	
Access	Vehicular access directly from the Bristol Road. Footway on the western side of Bristol Road only. Allows pedestrian access to the town centre.	
Contamination	None recorded but the site is in commercial uses (car repairs, printing, pet accessories).	
Existing Infrastructure/Facilities	On site	
Townscape/Landscape Character	Within DDB. Within a residential area of mixed character. Two modern detached bungalows are accessed off the yard area. The workshop buildings on the site have no architectural merit and are not worthy of retention for conversion.	Redevelopment will rely on closure of existing businesses. Possibly one house at the entrance fronting onto the Bristol Road with a terrace of houses in the eastern end with parking and turning area in front. Possibly also space for a flat over garage.

Relevant Policy Considerations	Within DDB. Loss of employment but not a key employment site. Castleton Borehole GWSPZ.				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes - Suitable for residential development.				
Achievability	Yes - development would be viable in this location but development costs will be relatively high due to existing use values, demolition and possible contamination.				
Estimate of Potential	6 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	11 - 15 years				
Conclusion	A developable site				

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Stratton - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/STRA/002



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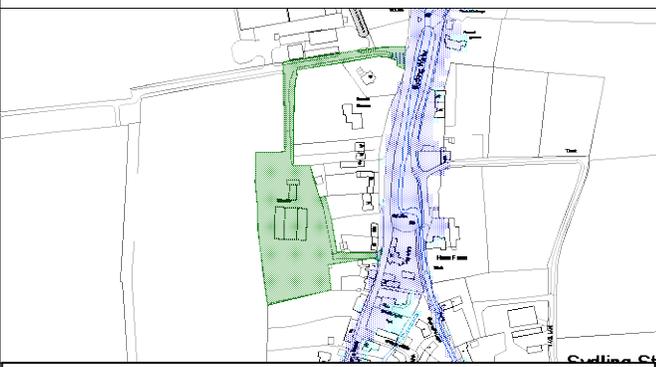
Site name:	72 Stratton Road		
Site Address:	72 Stratton Road, Stratton		
Developable Site Area (ha)	0.21		
Ward/Settlement	Stratton		
Previously Developed Land?	No		
Current Land Use	Woodland		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Stratton Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Visually contained and well related to the settlement. Covered by an area TPO. On edge of built development – 1980's terraced houses & modern vernacular style development opposite. Could provide attractive end stop if designed sensitively to accommodate important trees.	Sufficient tree cover should be retained to continue screening from the surrounding landscape to the north and passing road.

Relevant Policy Considerations	Outside DDB				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes - subject to retention of tree cover.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	6 units	Potential Density	30 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Sydling St Nicholas - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/SYDL/003

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land at Sherrans Farm			
	Site Address:	Land at Sherrans Farm, Sydling St. Nicholas			
	Developable Site Area (ha)	0.878			
	Ward/Settlement	Sydling St Nicholas			
	Previously Developed Land?	Yes			
	Current Land Use	Former agricultural or commercial portal framed buildings on site with parking and circulation areas.			

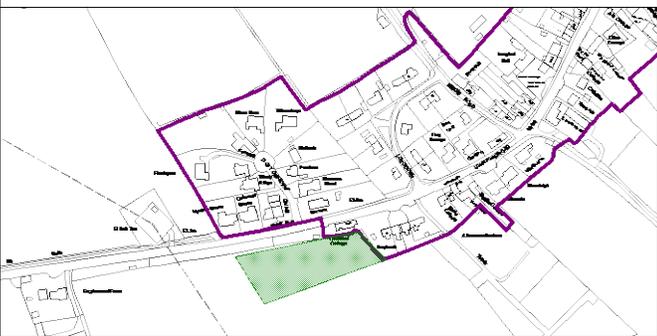
Constraints		Possible Mitigation
Topography/Ground Condition	Level site on gently rising land to west of village.	
Flood Risk	None on the site but the two access points lead into FRZ 3 on Sydling High Street	
Access	Two points of access onto Sydling High Street. No footways along High Street.	
Contamination	None recorded but the site is a former 'Works'.	
Existing Infrastructure/Facilities	Utilities on or adjacent to site.	
Townscape/Landscape Character	The site is screened from wider views in the village by existing built development to the east and the rising topography and hedgerow to the west. Relates well to the linear form of the village along the valley bottom.	Strong boundary to west should be retained. If access is from the north, this should also be mitigated with hedgerow planting to its western side.

Relevant Policy Considerations	Outside DDB. AONB. GWSPZ.				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes - subject to retention of boundary trees and hedgerow planting.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	26 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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

Thornford - Submitted / Identified Large Sites with Development Potential

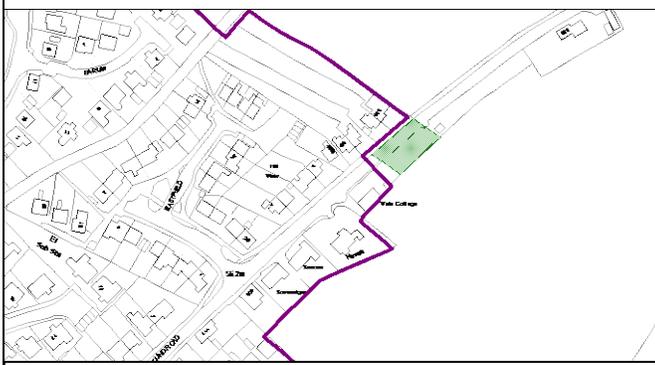
Site Reference: WD/THOR/001

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land south of Digby Crescent
	Site Address:	Longford Road
	Developable Site Area (ha)	0.42
	Ward/Settlement	Thornford
	Previously Developed Land?	No
	Current Land Use	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Flat.	
Flood Risk	Low flood risk.	
Access	May be problems with access	Access issues to be resolved
Contamination	Unknown	
Existing Infrastructure/Facilities	Greenfield site therefore infrastructure would be needed.	
Townscape/Landscape Character	The site has the potential to relate to the existing village. If the site were shortened to equal the extent of buildings on the opposite side of the road it would create a stronger gateway/entrance to the village. The site is reasonably flat and through appropriate planting would be relatively easy to assimilate with the village and surrounding countryside.	Limited extent of development

Relevant Policy Considerations	Outside the Development Boundary				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for 0-5 years				
Suitability	Yes - dependent on design and limiting extent of development and access				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	5 units	Potential Density	12 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/THOR/002



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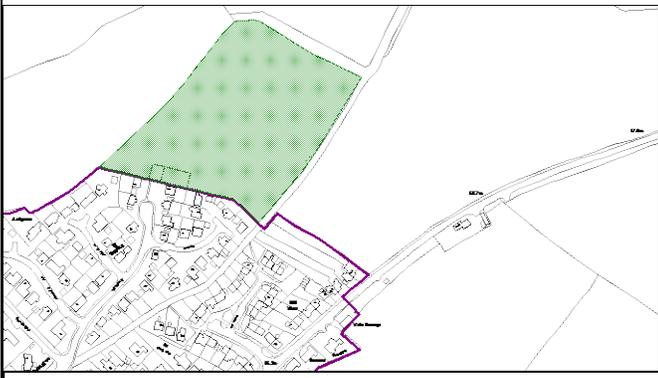
Site name:	Land at 399 Pound Road
Site Address:	Land at 399 Pound Road
Developable Site Area (ha)	0.05
Ward/Settlement	Thornford
Previously Developed Land?	No
Current Land Use	Garden/Yard

Constraints		Possible Mitigation
Topography/Ground Condition	Flat.	
Flood Risk	Low flood risk.	
Access	Highways authority has no objection in principle	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent to existing residential	
Townscape/Landscape Character	The site fits in with the pattern of linear development in this part of the village and does not extend beyond the housing on the other side of the road. This, combined with the lack of visibility within the wider landscape means that the proposed development would not have a significant impact on the landscape.	

Relevant Policy Considerations	Outside the Development Boundary				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for 0-5 years				
Suitability	Yes - dependent on design and limiting extent of development and access				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	1 units	Potential Density	20 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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

Site Reference: WD/THOR/003

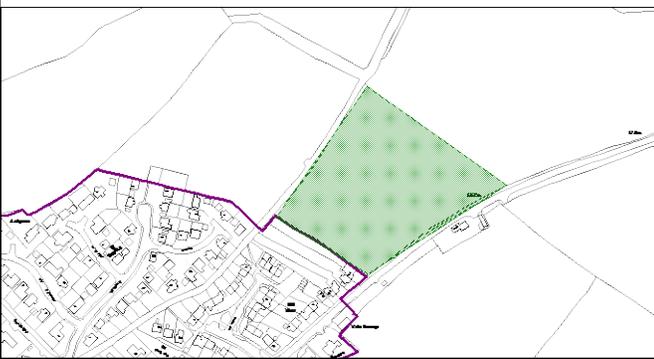
 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land north of Sarum and The Drove			
	Site Address:				
	Developable Site Area (ha)	2.42			
	Ward/Settlement	Thornford			
	Previously Developed Land?	No			
	Current Land Use	Agricultural Land			

Constraints		Possible Mitigation
Topography/Ground Condition	Flat adjacent to defined development boundary then slope in north west corner.	Contain development on flat section
Flood Risk	Low flood risk.	
Access	Potential from SHLAA site to east– would need investigation.	
Contamination	Unknown.	
Existing Infrastructure/Facilities	Greenfield site therefore infrastructure would be needed but adjacent to residential.	
Townscape/Landscape Character	The site has the potential to relate to the existing village. Residential to the south with hedgerows along other boundaries. Relatively open views west across Yeo valley. Long distance views across the site from the north/west end at the Lillington Ridge.	Additional planting along western boundary.

Relevant Policy Considerations	Outside the Development Boundary				
Availability (ownership)	Unknown				
Suitability	Yes – dependent on design and obtaining access.				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	70 units	Potential Density	29 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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

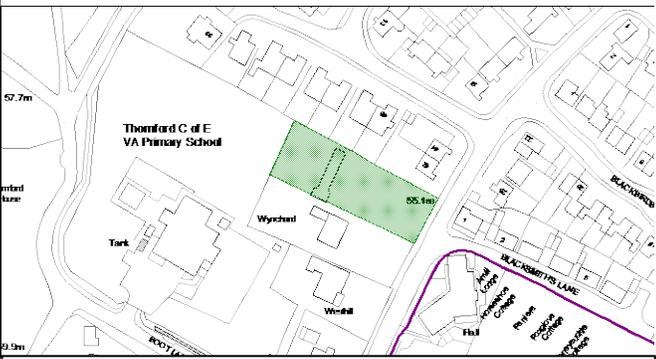
Site Reference: WD/THOR/004

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land north east of Pound Road
	Site Address:	Pound Road
	Developable Site Area (ha)	1.95
	Ward/Settlement	Thornford
	Previously Developed Land?	No
	Current Land Use	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Flat adjacent to defined development boundary then steep slope at north west.	Contain development on flat section
Flood Risk	Low flood risk.	
Access	Potential – would need investigation. Would affect the managed hedgerow along Pound Road	
Contamination	Unknown. Gas pipeline to east	
Existing Infrastructure/Facilities	Greenfield site therefore infrastructure would be needed.	
Townscape/Landscape Character	The site has the potential to relate to the existing village.	Limited extent of development. Need to establish strong east boundary in line with existing hedgerows to North West & South East

Relevant Policy Considerations	Outside the Development Boundary				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for 0-5 years				
Suitability	Yes – dependent on design and limiting extent of development				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	60 units	Potential Density	31 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WD/THOR/009

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land adjacent Wynchard
	Site Address:	Land adjacent Wynchard, Pound Road, Thornford, Sherborne, DT9 6QB
	Developable Site Area (ha)	0.17
	Ward/Settlement	Thornford
	Previously Developed Land?	In part.
Current Land Use	Residential garden with single storey outbuildings.	

Constraints		Possible Mitigation
Topography/Ground Condition	Level site. Land rises gently above road.	
Flood Risk	N/A	
Access	Direct vehicular access from Pound Road. Brick retaining wall along frontage.	
Contamination	N/A	
Existing Infrastructure/Facilities	On site	
Townscape/Landscape Character	Well contained within the settlement pattern. TPOs on site. Large detached house with generous plot. Detached bungalows to the south, higher density residential to the north and east. The existing sheds on the site are not worthy of retention. The site could easily accommodate two detached houses without harming the character of the area.	

Relevant Policy Considerations	Within DDB. TPO trees.				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes - subject to retention of preserved trees.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	2 units	Potential Density	12 dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

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

Trent - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/TREN/001

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Horserake Field			
	Site Address:				
	Developable Site Area (ha)	0.20			
	Ward/Settlement	Trent			
	Previously Developed Land?	No			
	Current Land Use	Agricultural Land			

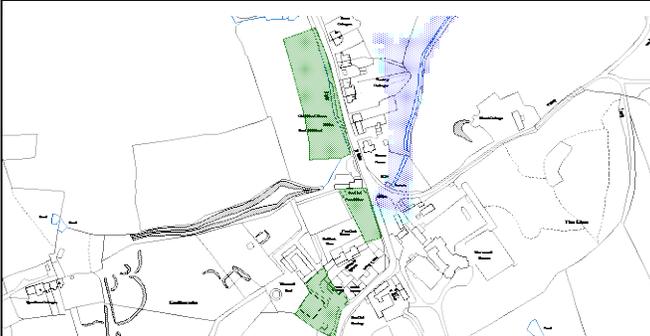
Constraints		Possible Mitigation
Topography/Ground Condition	Elevated from road	
Flood Risk	Low flood risk.	
Access	Highways authority has no objection in principle	
Contamination	Unknown	
Existing Infrastructure/Facilities	Greenfield site therefore infrastructure would be needed.	
Townscape/Landscape Character	The lane to Gore, and particularly the mature planting on the western side, forms a natural visual stop to the village. The development of housing in the southern portion of this field would continue the existing frontage along the northern side of Down Lane. There is an established built development opposite. There are listed almshouses opposite the site.	Sensitive design may enable development to take place without detriment to the Conservation Area or the setting of the Listed Building. Any impact upon the character of the Conservation Area can be mitigated by the retention and management of the boundary hedgerows.

Relevant Policy Considerations	Outside the Development Boundary				
Availability (ownership)	Yes – Site has been put forward for SHLAA study for 0-5 years				
Suitability	Yes - dependent on design and limiting extent of development				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	5 units	Potential Density	25 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Warmwell - Submitted / Identified Large Sites with Development Potential

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Site Reference: WD/WARM/001

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land at Warmwell
	Site Address:	Warmwell
	Developable Site Area (ha)	1.07
	Ward/Settlement	Warmwell
	Previously Developed Land?	In part.
	Current Land Use	Mix of agricultural paddocks and farm buildings/yard areas.

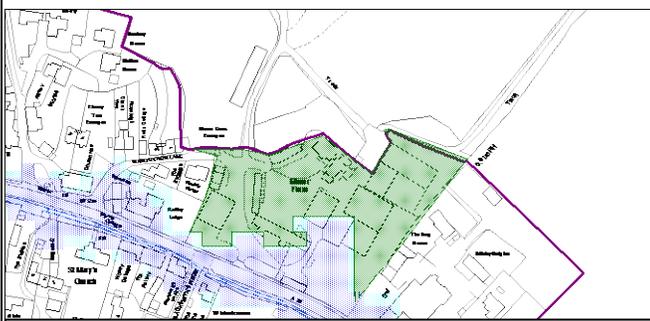
Constraints		Possible Mitigation
Topography/Ground Condition	Level relatively low-lying land rising gently on either side of the village to east and west.	
Flood Risk	Part in FRZ 3	Exclude from developable area
Access	Would be off B3390. 30 mph zone in the village. No continuous footways.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Utilities in the village. No shop or school. No footway to Crossways or Broadmayne.	
Townscape/Landscape Character	Small settlement of traditional and historic housing and farmsteads, set close to the B3390. The submitted site extends far beyond the built confines of the village and covers large areas of open agricultural land. It includes an area of pre-historic earthworks. Development on this scale would be out of character.	High quality, low density linear development fronting onto the highway, with traditional proportions and layout, would be necessary to preserve rural character. Preferably below 50m contour. Retain and enhance tree canopy. Some potential to infill gaps within the existing frontages.

Relevant Policy Considerations	Outside DDB. Adjacent to Conservation Area. GWSPZ. 5km Heathland				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to development being limited to the infilling of existing gaps in the B3390 frontage and traffic management measures and possibly a footway being delivered.				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	32 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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

Winterborne Abbas - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/WINT/001



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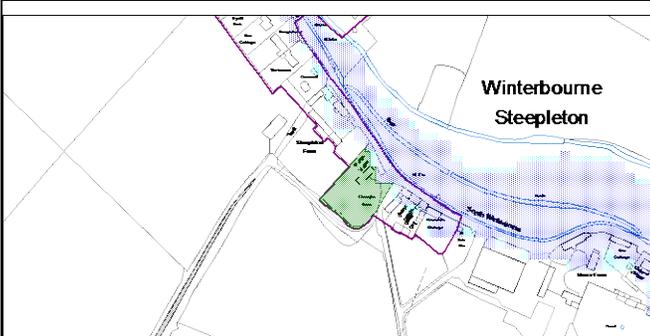
Site name:	Land at Manor Farm
Site Address:	Land at Manor Farm, Winterbourne Abbas
Developable Site Area (ha)	0.95
Ward/Settlement	Winterbourne Abbas
Previously Developed Land?	Yes
Current Land Use	Farm buildings and access/yard area.

Constraints		Possible Mitigation
Topography/Ground Condition	Level site on road frontage rising to north.	
Flood Risk	Outside FRZ 3. The access to the public highway is within it and has been subject to severe flooding recently (winter 2013/14).	
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	Not recorded but the site is in agricultural use.	
Existing Infrastructure/Facilities	On site.	
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	

Relevant Policy Considerations	Within DDB. AONB. Conservation Area. Locally Important Buildings.				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes – a suitable site for development				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	38 units	Potential Density	40 dph	Unit type	House/flat
Anticipated Delivery	1 - 5 years				
Conclusion	A developable site				

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

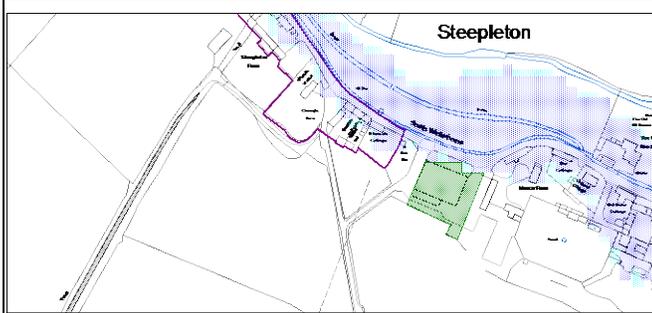
Site Reference: WD /WINT/002

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Champs House
	Site Address:	Winterbourne Steepleton
	Developable Site Area (ha)	0.25
	Ward/Settlement	Winterbourne Steepleton
	Previously Developed Land?	Yes
	Current Land Use	Dwelling with garden which is mainly lawn. Dwelling has agricultural tie.

Constraints		Possible Mitigation
Topography/Ground Condition	Level	
Flood Risk	Low - Flood zone 1. Flood zone 3 to the north	
Access	Existing vehicular access on to B3159. Rural road with no footway.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Utilities on site. No footway to the A35 where the facilities are (Winterbourne Abbas).	
Townscape/Landscape Character	Site is within Conservation Area. The site is well related to the existing settlement. In AONB. Mature trees along the site boundary important in landscape views. TPO to south. Protected mammal recorded on site.	Would need sensitive design to fit into village setting. Retain mature trees along the site boundary landscape and soften potential views.

Relevant Policy Considerations	Within the Development Boundary, Conservation Area, AONB, GWSPZ. TPO to south.				
Availability (ownership)	Yes –SHLAA submitted site.				
Suitability	Yes – if designed appropriately and to highways issues being resolved and retention of trees.				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	5 units	Potential Density	20 dph	Unit type	House/flat
Anticipated Delivery	1 -5 years				
Conclusion	A developable site				

Site Reference: WD/WINT/003



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Site name:	Land adjacent to Manor Farm
Site Address:	Winterbourne Steepleton
Developable Site Area (ha)	0.29
Ward/Settlement	Winterbourne Steepleton
Previously Developed Land?	Yes
Current Land Use	Farm buildings

Constraints		Possible Mitigation
Topography/Ground Condition	Level	
Flood Risk	Low: Flood zone 1. Flood zone 3 to the north of the site.	
Access	Existing vehicular access on to B3159. Rural road with no footway.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Utilities on site. No footway to the A35 where the facilities are (Winterbourne Abbas).	
Townscape/Landscape Character	Northern half of site is within Conservation Area. Modern portal framed agricultural building. The site is well related to the existing settlement. Within AONB. The mature trees along the site boundary are protected and are an important part of the local character.	Would need sensitive design to fit into village setting. Need to retain mature trees. Removal of barn could secure visual improvements.

Relevant Policy Considerations	Outside the Development Boundary. Within Conservation Area, AONB, GWSPZ. TPO
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Availability (ownership)	Yes – SHLAA submitted site.
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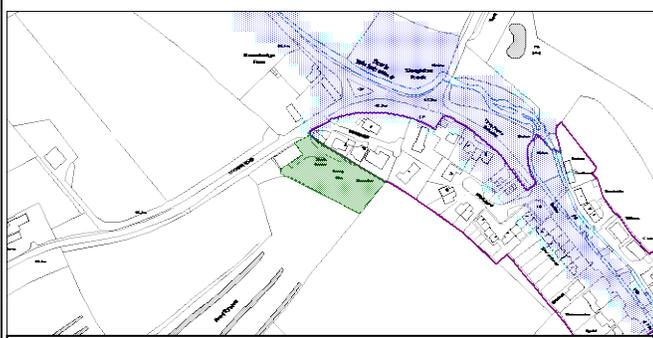
Suitability	Yes – Subject to policy change, appropriate design.
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Achievability	Yes – development would be viable in this location
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Estimate of Potential	5 units	Potential Density	17 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change.				
Conclusion	A developable site				

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

Site Reference: WD/WINT/005



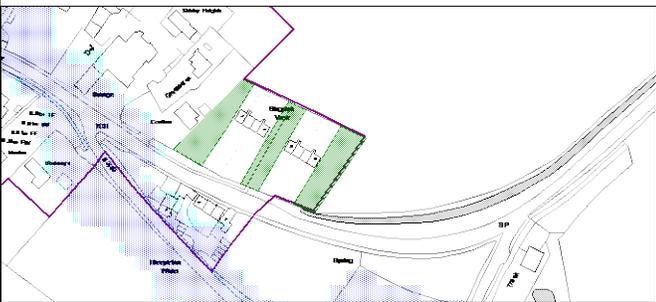
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Site name:	Caravan field at Sheraton		
Site Address:	Scots Corner, Coombe Road, Winterbourne Steepleton		
Developable Site Area (ha)	0.30		
Ward/Settlement	Winterbourne Steepleton		
Previously Developed Land?	Yes		
Current Land Use	Caravan and camping site		

Constraints		Possible Mitigation
Topography/Ground Condition	Level	
Flood Risk	Low: Flood zone 1.	
Access	Existing vehicular access on to Coombe Road. Rural road with no footway.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Utilities on site. No footway to the A35 where the facilities are (Winterbourne Abbas).	
Townscape/Landscape Character	The campsite area is associated with the existing settlement and defined by hedgerows on most sides. Agricultural – type building at entrance. Area is screened to south by sloping landform. Strip Lynchetts / Field System to south. Modern bungalow development to north.	Would need sensitive design to fit into village setting. Retain existing hedgerows. Establish structural planting along southern boundary.

Relevant Policy Considerations	Outside the Development Boundary. AONB, GWSPZ.				
Availability (ownership)	Yes – SHLAA submitted site.				
Suitability	Yes – if designed appropriately with planting along southern boundary.				
Achievability	Yes – development would be viable in this location				
Estimate of Potential	9 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change.				
Conclusion	A developable site .				

Site Reference: WD/WINT/015

	Site name:	Land at Blagdon View
	Site Address:	Land at Blagdon View, Winterbourne Abbas
	Developable Site Area (ha)	0.25
	Ward/Settlement	Winterbourne Abbas
	Previously Developed Land?	No
© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690	Current Land Use	Residential garden area

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises quite steeply to the north east, up from the road.	
Flood Risk	Outside Floodzone 2 & 3 but access to the shop and school is within.	
Access	Currently there is only one point of vehicular access of the A35 Trunk Road serving two of the properties (4 & 5 Blagdon View). Informal parking on the highway verge and in lay-by. New access points onto the trunk road, or increased parking on the verge would need approval of HA. Footway on northern side of A35 to the garage shop and school.	Create off-road parking in association with any development.
Contamination	N/A	
Existing Infrastructure/Facilities	On site	
Townscape/Landscape Character	Within DDB and adjacent to existing development. Former local authority housing with generous plots. Extensive south facing gardens at the front of the houses.	Potential if unit(s) located on existing building line.

Relevant Policy Considerations	Within DDB. AONB. GWSPZ				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes subject to adequate access and parking arrangements.				
Achievability	Yes development would be viable in this location.				
Estimate of Potential	6 units	Potential Density	24 dph	Unit type	House
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site.				

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Site Reference: WD/WINT/016

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land East of Nethercroft
	Site Address:	Land East of Nethercroft, Winterbourne Abbas
	Developable Site Area (ha)	0.15
	Ward/Settlement	Winterbourne Abbas
	Previously Developed Land?	No
Current Land Use	Uncultivated paddock	

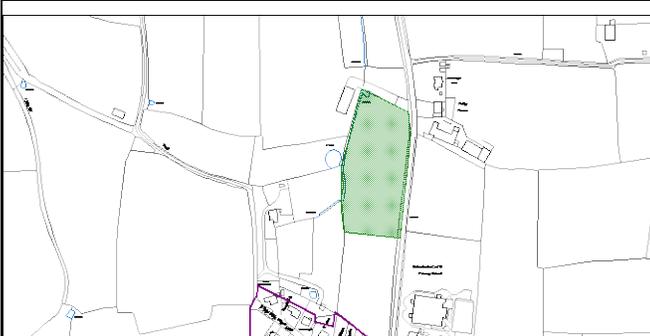
Constraints		Possible Mitigation
Topography/Ground Condition	Uncultivated paddock.	
Flood Risk	The frontage of the site onto the A35 is within FRZ 3	
Access	None currently but fronts onto A35. The creation of an access would require the removal of much of the roadside hedge.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Adjacent to site. School and garage shop within walking distance. Footway along A35	
Townscape/Landscape Character	Within DDB and adjacent to existing development. Development extending into northern portion of the site would rise above existing building line, and result in significant landscape impacts.	The site is suitable for residential development of 2 houses or 4 flats Potential if unit(s) located on existing building line. Retain northern portion of site above existing building line as undeveloped gardens.

Relevant Policy Considerations	Within DDB, AONB				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes subject to adequate access and parking arrangements.				
Achievability	Yes development would be viable in this location.				
Estimate of Potential	4 units	Potential Density	26 dph	Unit type	House/Flat
Anticipated Delivery	6 - 10 years				
Conclusion	A developable site				

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

Yetminster - Submitted / Identified Large Sites with Development Potential

Site Reference: WD/YETM/001

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land to the west of St. Andrews C of E Primary School
	Site Address:	Thornford Road, Yetminster
	Developable Site Area (ha)	1.10
	Ward/Settlement	Yetminster
	Previously Developed Land?	No
	Current Land Use	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Level site.	
Flood Risk	Low flood risk	
Access	Directly onto Thornford Road. No footway currently to the heart of village. Close to primary school. PROW crosses diagonally across the site. N34/8	Access would need improvement. Footway required.
Contamination	None recorded.	
Existing Infrastructure/Facilities	Greenfield site therefore infrastructure would be needed. Close to school. Within walking distance of village shop, hall, doctors' surgery, and railway station.	
Townscape/Landscape Character	Rural location to north of the village. Hedgerow and trees along Thornford Road frontage. Mature hedgerow along western boundary. The site has the potential to absorb development without significant adverse impact on the wider landscape.	Maintain roadside vegetation where possible and hedgerow on western boundary.

Relevant Policy Considerations	Outside Development Boundary				
Availability (ownership)	Identified through officer survey				
Suitability	Yes – subject to retention of natural boundary features, provision of footway and acceptable design and layout.				
Achievability	Yes – development should be viable in this area				
Estimate of Potential	38 units	Potential Density	35 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change.				
Conclusion	A developable site (subject to policy change)				

Site Reference: WD/YETM/002



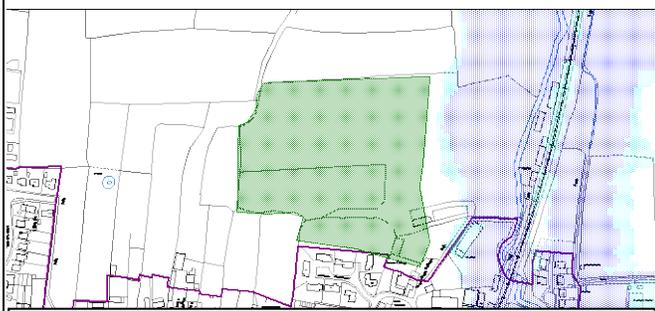
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Site name:	Land to the east of St Andrews C of E Primary School
Site Address:	Thornford Road, Yetminster
Developable Site Area (ha)	2.59
Ward/Settlement	Yetminster
Previously Developed Land?	No
Current Land Use	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk.	
Access	Vehicular access from Thornford Road. No obvious link through to High Street – existing pedestrian route only. May be potential to link into Stonyacres	Access would need improvement. Need footway along Thornford Road and pedestrian/cycle link through to the village centre.
Contamination	None recorded on site.	
Existing Infrastructure/Facilities	Greenfield site therefore infrastructure would be needed. Close to school. Within walking distance of 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 impact on the wider landscape.	Need to respect land plots and be in keeping with the character of the area.

Relevant Policy Considerations	Outside Development Boundary, next to LLLI and Conservation Area.				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes – subject to satisfactory design and layout and acceptable access arrangements.				
Achievability	Yes – development should be viable in this area				
Estimate of Potential	90 Units	Potential Density	35 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change.				
Conclusion	A developable site				

Site Reference: WD/YETM/003



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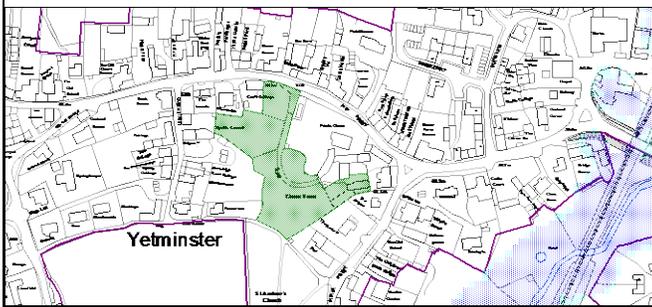
Site name:	Land to the north of
Site Address:	Chapel Meadow
Developable Site Area (ha)	3.95
Ward/Settlement	Yetminster
Previously Developed Land?	No
Current Land Use	Agricultural Land

Constraints		Possible Mitigation
Topography/Ground Condition	Fairly flat. Gently sloping up to west.	
Flood Risk	Low flood risk – bordering flood risk zone 3.	
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	None recorded on site.	
Existing Infrastructure/Facilities	Greenfield site therefore infrastructure would be needed. 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 impact on the wider landscape.	In keeping with the character of the area.

Relevant Policy Considerations	Outside Development Boundary, LLLI to west. Conservation Area to south and west.				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes – dependent on satisfactory access arrangements and design / layout.				
Achievability	Yes – development should be viable in this location.				
Estimate of Potential	138 units	Potential Density	35 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change.				
Conclusion	A developable site				

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

Site Reference: WD/YETM/004



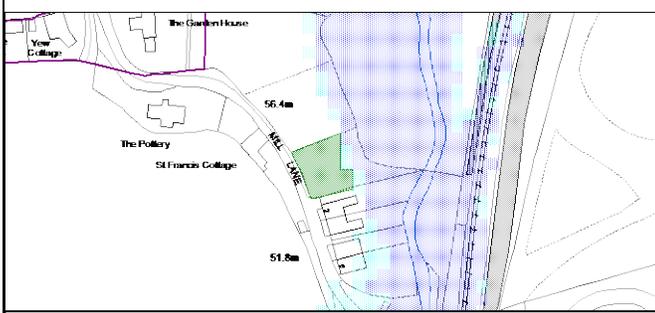
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Site name:	Cross Farm
Site Address:	Cross Farm, Yetminster
Developable Site Area (ha)	0.61
Ward/Settlement	Yetminster
Previously Developed Land?	No
Current Land Use	Agricultural paddocks

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises to south.	
Flood Risk	Low.	
Access	Access onto High Street with footway on northern side. Also fronts onto a narrow lane to the south which joins Church Street to Queen Street and Melbury Road beyond.	Potential to introduce a pedestrian route through the site to link to the right of way.
Contamination	N/A but former agricultural land.	
Existing Infrastructure/Facilities	Utilities adjacent to site. mainly greenfield so will need infrastructure. Close to village shop, hall, doctors' surgery, school and railway station.	
Townscape/Landscape Character	The small paddocks which extend behind the frontage buildings on High Street. Only the small front portion of the site is in the public realm. The village is characterised by traditional historic housing set on or close to the back-edge of the highway.	High quality "infill" development here of local vernacular scale, form and appearance could make a positive contribution to the character and appearance of the area.

Relevant Policy Considerations	Within DDB. Within Yetminster Conservation Area.				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes - subject to high quality design appropriate to the historic character of the area.				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	18 units	Potential Density	30 dph	Unit type	House
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

Site Reference: WD/YETM/006



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Site name:	Land at Mill Lane
Site Address:	Land at Mill Lane, Yetminster
Developable Site Area (ha)	0.04
Ward/Settlement	Yetminster
Previously Developed Land?	No
Current Land Use	Grass paddocks

Constraints		Possible Mitigation
Topography/Ground Condition	Ground slopes steeply the east down to river. Southerly portion is more level.	
Flood Risk	FRZ 3 to east.	
Access	Directly off Mill lane via existing field gate. No footway along Mill Lane.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Adjacent to the site.	
Townscape/Landscape Character	No adverse impacts upon wider landscape. Outside DDB but within Yetminster Conservation Area. Sloping ground would make development difficult on the northern portions, but potential for development in the southern portion of the site next to 3 Mill Lane.	Retain trees. High quality low density development. Create strong vegetated boundary to northern and eastern site boundaries.

Relevant Policy Considerations	Outside DDB. Conservation Area. FRZ 3 to east.				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes - subject to retention of trees.				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	1 unit	Potential Density	25 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				