

Appendix H – Broad Locations



This appendix contains sites identified with potential for housing areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The general areas included are identified as Greenfield strategic housing allocations within the Core Strategy Options consultation document.

What are Broad Locations?



Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The advantage of identifying broad locations is that the community will be clear about where future development will be directed and there will be greater certainty for developers about where development will be encouraged¹. For the purposes of this SHLAA the Broad Locations are established from areas within and adjoining existing settlements.

The Borough Council is actively promoting planning policies for the identification of housing land from Greenfield sites, Options SS2a and SS2b set out the option of 75% or 90% of future development from previously developed land. In recent years the proportion of built development on previously developed land has been in the region of 90%. This means that the Borough must consider that to safely plan for future growth, some future housing must be identified from Greenfield sites. The Borough Council have identified the four Greenfield strategic areas put forward in the 2009 Core Strategy Options consultation document *Our Community, Your Future: Options* as potential broad locations. These Greenfield areas were submitted to the 2008 SHLAA by their respective landowners and are available in terms of their deliverability. The sites are delineated as an outline, some parts of these strategic locations are known to not be unsuitable for residential use, particularly where important open gaps, wildlife links/corridors, landscape features and woodlands exist and would therefore need to be protected as part of any development. Currently the Core Strategy is not suitably advanced enough to give an indication over the capacity of each location, but the SHLAA will aim to give a collective capacity from all Broad Locations.

It should be noted that since it is based upon proactive policy, the likely supply from such broad locations are not 'windfall' in terms of PPS3 policy. PPS3 allows for the supply from broad locations to be taken into account within the 11 to 15 year period.

¹ Strategic Housing Land Availability Assessments Practice Guidance

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Broad Location		
		
	Site Reference Numbers:	4/01/0001; 4/01/0006; 4/01/0008; 4/03/0007; 4/03/0012; 4/03/0016; 4/03/0019; 4/03/0020
	Site Name	Land at Preston Downs and Wyke Oliver Farm
	Site Address	Preston Downs and Wyke Oliver Farm
	Unconstrained Site Area (ha)	49.0ha
	Developable Site Area (ha)	n/a
	Ward	Between Preston and Littlemoor
	Previously Developed Land?	Largely Greenfield, some farm buildings associated with Wyke Oliver Farm.
	Current Land Use	Active agricultural land with farm buildings
Planning Status		
Planning History	None for residential	
Current Planning Status	Extensive area of Greenfield land outside the Development Boundary. Much of site within Area of Local Landscape Importance and Important Open Gap. Makes a significant part of the Lorton Valley. Important Biodiversity asset. Wyke Oliver Hill is an important distinctive landscape feature.	
Ownership	Multiple ownership, with tenants on farm	

Constraints		Mitigation
Topography/Ground Condition	Extensive area of Greenfield land outside the Development Boundary. Makes a significant part of the Lorton Valley. Important Biodiversity asset. Wyke Oliver Hill is an important distinctive landscape feature.	Avoid development on Wyke Oliver Hill and any prominent facing slope or ridge line.
Flood Risk	Small stream running east to west along northern extent of site	
Access	Difficult access to southern end of site given the quantity of existing development.	
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Would require significant improvement to existing services to meet capacity of proposed development. Size of development unlikely to require additional community facilities.	
Townscape/Character Adjacent Uses	Residential Development to the east and partly to the west. Open countryside to the south and parts to the north.	Part of site required for balancing area for Weymouth Relief Road

Relevant Planning Policy	Development Boundary removed to north west following High Court Challenge, Much of site within Area of Local Landscape Importance and Important Open Gap, Surface Water Catchment Area.
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Availability	Yes - Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes - Whole site completely unsuitable for wholesale housing development given visual, topography and wildlife/biodiversity constraints. Site may be more suitable to a number of smaller Greenfield
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	sites.		
Achievability	Yes – Given the likelihood of smaller sites, development could be phased. Principle of development subject to agreed mitigation measures and appropriate density.		
Estimate of Potential		Potential Density	
Conclusion	A deliverable key strategic housing location subject to agreeing the most suitable locations within the site.		

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Broad Location			
	Site Reference Numbers:	4/11/0004; 4/11/0005; 4/11/0009	
	Site Name	Markham & Little Francis	
	Site Address	Land off Cockles Lane/ Land south of Chickerell Road	
	Unconstrained Site Area (ha)	39.0ha	
	Developable Site Area (ha)	n/a	
	Ward	Westham West & Wyke Regis	
	Previously Developed Land?	No	
	Current Land Use	Mixture of open space, some agricultural land and woodland	
Planning Status			
Planning History	Most recent planning application refused 85/00419/OUT for residential development.		
Current Planning Status	None		
Ownership	Single ownership		

Constraints		Mitigation
Topography/Ground Condition	Most significant strategic open undeveloped part of west Weymouth. Southern part of site very visible on rising slopes - important landscape feature	Restrict developable area to land outside of that with Town Green status.
Flood Risk	Within EA Flood Zone 1	None
Access	Existing site access at Cockles lane constrained by existing development and turning onto Lanehouse Rocks Road.	Site would need access off Chickerell Road which may be constrained by junction with Radipole Lane and Benville Road.
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Would require significant improvement to existing services to meet capacity of proposed development. Size of development unlikely to require additional community facilities.	
Townscape/Character Adjacent Uses	Surrounded by residential development on all sides. Site provides an important visual/wildlife corridor with links to Heritage Coast to west. TPOs on site.	Allow development north of Cockles Lane to retain wildlife corridor along southern end of site to retained open space.

Relevant Planning Policy	Outside the Development Boundary, wholly within the Important Open Gap, wholly within Area of Local Landscape Importance, partly within SNCI.
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Availability	Yes - Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes - Most significant strategic open undeveloped part of west Weymouth. Whole site completely unsuitable for wholesale housing development. Part of site affected by SNCI and proposed village green status that would constrain development. Southern part of site very visible on rising slopes - important landscape feature with many TPOs significant in distant views of the town and
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Achievability	Yes – Development could be phased given potential capacity on site. Principle of development subject to agreed mitigation measures and appropriate density.		
Estimate of Potential		Potential Density	
Conclusion	A deliverable key strategic housing location		

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Broad Location		
		
	Site Reference Numbers:	4/12/0005; 4/12/0008; 4/12/0009; 4/12/00010; 4/12/0014
	Site Name	Land at the Wey Valley
	Site Address	Land off Nottingham Lane/Dorchester Road
	Unconstrained Site Area (ha)	19.1ha
	Developable Site Area (ha)	n/a
	Ward	Wey Valley
	Previously Developed Land?	No
	Current Land Use	Agricultural Land
Planning Status		
Planning History	None for residential	
Current Planning Status	None	
Ownership	Multiple ownership	

Constraints		Mitigation
Topography/Ground Condition	Mainly grazing agricultural land. Site within slopes of Wey Valley, within ALLI and important open gap.	Retain open field bounded by trees to the west of the site.
Flood Risk	Potential for impact on flood risk downstream in Wey Valley.	Subject to flood risk assessment
Access	Access off Nottingham Lane, capacity constrained by width of carriageway and junction with Dorchester Road.	Potential for access improvement after the Relief Road opens due to less traffic generation on the Dorchester Road.
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Would require improvement to existing services to meet capacity of development. Size of development unlikely to require additional community facilities.	None
Townscape/Character Adjacent Uses	Location forms key 'gap' between linear developments along the Dorchester Road and the village of Nottingham. Western part of the site within the Nottingham Conservation Area.	Development better suited to eastern edge to avoid coalescence of the open gap to Nottingham village.

Relevant Planning Policy	Outside the Development Boundary
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Availability	Yes - Landowner intention known through submitted SHLAA 2 forms
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Suitability	Yes – However, whole site completely unsuitable for wholesale housing development. Development would look to retain open gap between Nottingham Village and Dorchester Road.
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Achievability	Yes - Development could be brought forward in single phase due to limitations on
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	capacity for development. Subject to agreement of landowners.
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Estimate of Potential		Potential Density	
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Conclusion	A deliverable strategic site
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