



Appendix E

Broad Locations

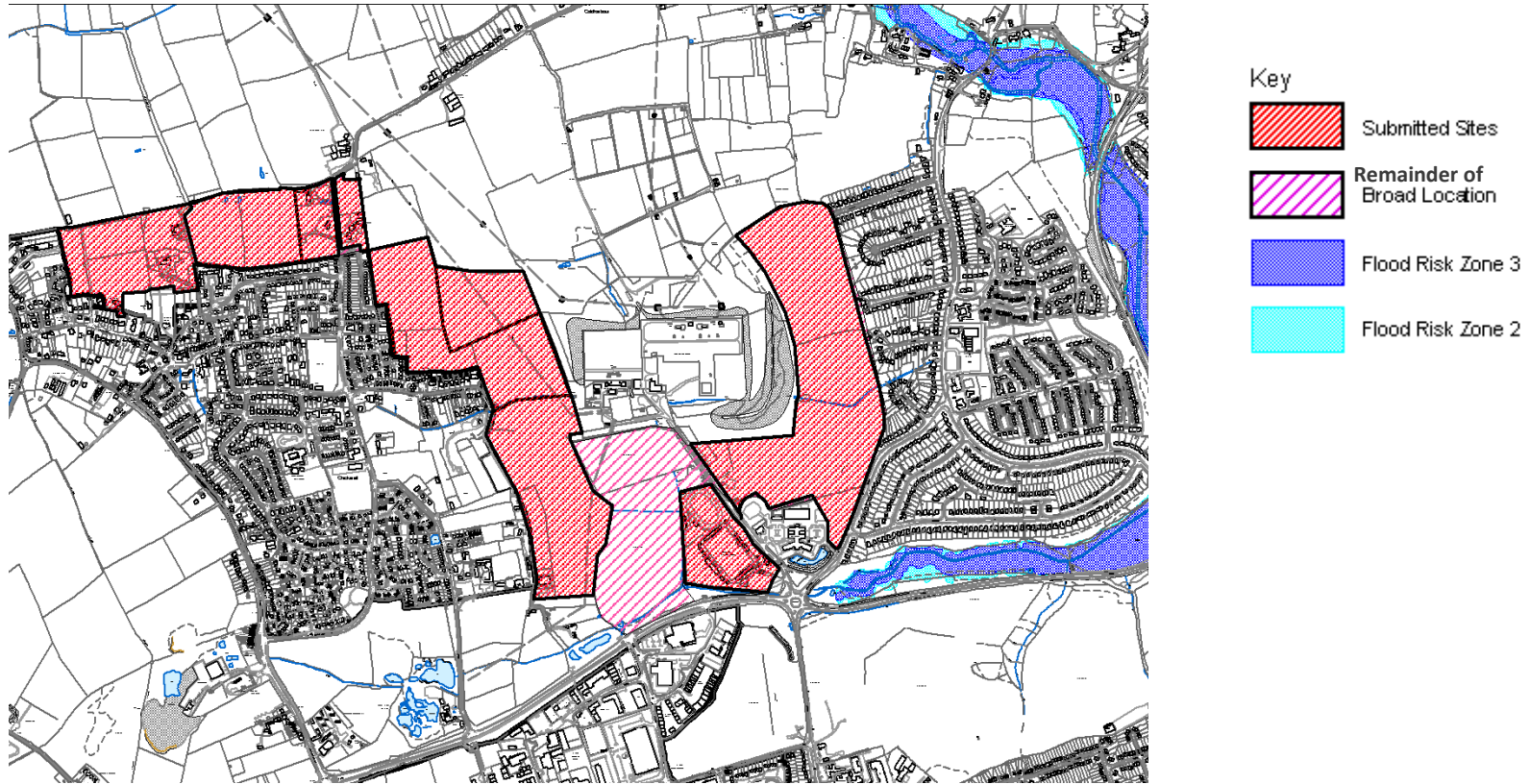
APPENDIX E – BROAD LOCATIONS

The sites in this appendix refers specifically to options for urban extensions to Dorchester and Weymouth investigated as result of the development proposals put forward in the Proposed Modifications to the Regional Spatial Strategy. The information in this appendix is based on the West Dorset Urban Extension Study carried out by Halcrow.

Regional Spatial Strategies are now proposed to be abolished, and the Regional Spatial Strategy for the South West is not being progressed to adoption. However these broad locations have still been submitted to the SHLAA and therefore are assessed by this document. The appropriate scale of development on these areas will be decided through future district planning policy.

The urban extension to Weymouth has been part of a recent public consultation and comments have been received from a variety of stakeholders on all of the sites. At this stage, however, it is too early to conclude which specific parts of the sites would or would not be suitable therefore all of the sites are included.

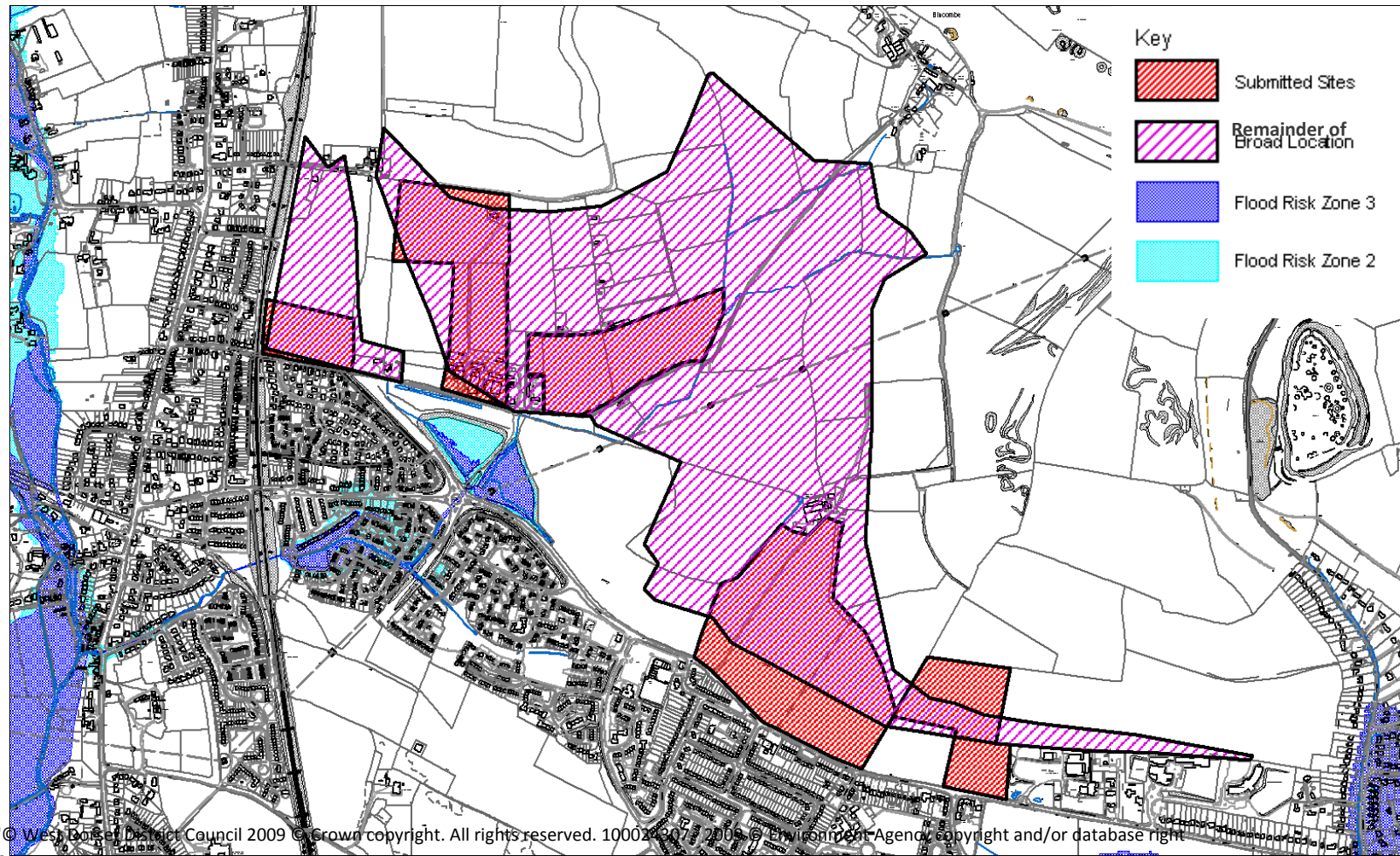
WEYMOUTH URBAN EXTENSION - CHICKERELL



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WEYMOUTH URBAN EXTENSION - LITTLEMOOR



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CHICKERELL

DEVELOPABLE

Location	Dwelling Potential (approx)	Within DDB	Timescale	Source
Land to the north of Chickerell	350	X	6-15 years	Submitted
Land to the east of Chickerell	550	X	6-15 years	Submitted
Land to the west of Southill	750	X	6-15 years	Submitted

NON-DEVELOPABLE

Location	Dwelling Potential (approx)	Within DDB	Timescale	Source
Wessex Stadium	100	X		Submitted

LITTLEMOOR

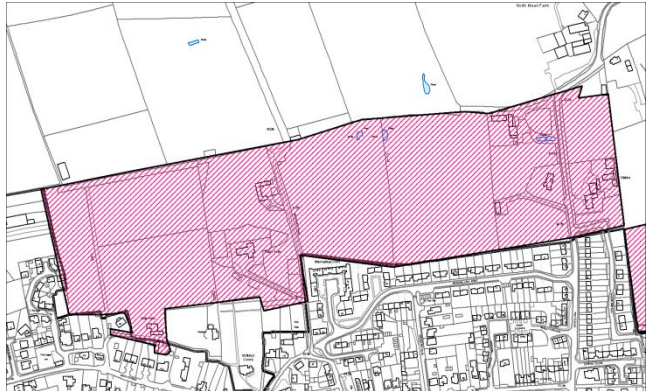
DEVELOPABLE

Location	Dwelling Potential (approx)	Within DDB	Timescale	Source
Land to the north of Littlemoor Road	2,851	X	6-15	Submitted and Council Identified

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DEVELOPABLE SITES

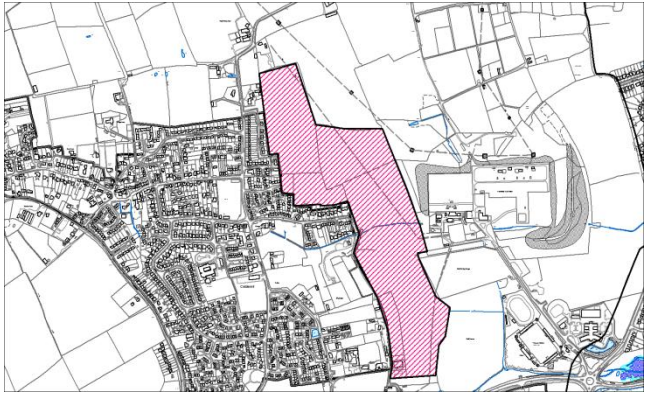
SHLAA 2008/09 REPORT – BROAD LOCATION

	Site Reference Number:	1/033/0025;1/03/0030;1/033/0027	
	Location	Land to the North of Chickerell	
	Unconstrained Site Area	14.05	
	Developable Site Area	9.812	
	Settlement	Chickerell	
	Previously Developed Land?	No	
	Current Land Use	Agricultural Land and stables	
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Planning Status			
Planning History	None for residential		
Ownership	More than one owner but majority of land under option by developer		

Constraints	Possible Mitigation	
Topography/Ground Condition	Northern part is particularly elevated.	Built development not to encroach on skyline.
Flood Risk	Low flood risk.	
Access	Highway Authority states that the sites submitted at the north would need to link and that there is potential access via Floods Yard site. Also potential for linkage to School Hill to the east of the site. See Urban Extension Study	Dependent on capacity for access through Floods Yard site and continuation of agreement to link to School Hill.
Contamination	Unknown	
Existing Infrastructure	Bordering residential. See Urban Extension Study	
Landscape/Townscape Character	The site is well related to the existing settlement. The ridgeline and existing vegetation provide a natural boundary along the northern edge. South east section adjoins Conservation Area.	Retain and enhance landscaping. Sensitive design, particularly adjoining Conservation Area. Development to not encroach on skyline.
Relevant Planning Policy	Outside the Development Boundary	
Availability	Yes – Site has been put forward for SHLAA study for 5-10 years	
Suitability	Yes – subject to further consideration through preparation of future policy documents	
Achievability	Yes – development would be viable in this location providing satisfactory access is deliverable	
Estimate of Potential	330	Potential Density 85% of site at 40dph
Comments:	Dependent on the preferred location for the 700 urban extension to Weymouth	
Delivery/Phasing	Developable within 6-15 years . Would be dependent on other development taking place for access to whole of site. Would deliver 50-60 dwellings per annum (6-7 years)	
Conclusion	A developable site (subject to policy change)	

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SHLAA 2008/09 REPORT – BROAD LOCATION

	Site Reference Number:	1/08/033/0004; 1/033/0031
	Locations	Land to east of Chickerell
	Unconstrained Site Area	21.08
	Developable Site Area	12.62
	Settlement	Chickerell
	Previously Developed Land?	No
	Current Land Use	Agricultural Land
PI© Crown copyright. All rights reserved. 100024307. 2008		
Planning History	Submitted to previous Local Plan inquiry and rejected by Inspector.	
Ownership	Comprehensive scheme put forward for whole area.	

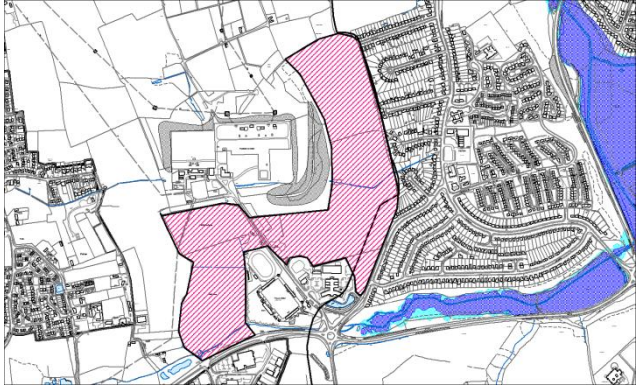
Constraints		Possible Mitigation
Topography/Ground Condition	Northern part is particularly elevated. Central portion very steeply sloping	Built development not to encroach on skyline.
Flood Risk	Low flood risk. Localised drainage issues.	SUDs
Access	Developer proposing access to south across third party land from Chickerell Relief Road off School Hill	
Contamination	Unknown	
Existing Infrastructure	Bordering residential. Investment in facilities essential. See Urban Extension Study	
Landscape/Townscape Character	The sloping site is highly visible in the wider landscape from view points to the south. It occupies an important green gap between Chickerell and the electricity sub station. See Urban Extension Study.	

Relevant Planning Policy	Outside the Development Boundary
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Availability	Yes – Site has been put forward for SHLAA study for 5-10 years		
Suitability	Yes – subject to further consideration through preparation of future policy documents		
Achievability	Yes – development would be viable in this location providing satisfactory access is deliverable		
Estimate of Potential	500	Potential Density	40 dph
Comments:	Dependent on the preferred location for the 700 urban extension to Weymouth		
Delivery/Phasing	Developable within 6-15 years .		
Conclusion	A developable site (subject to policy change)		

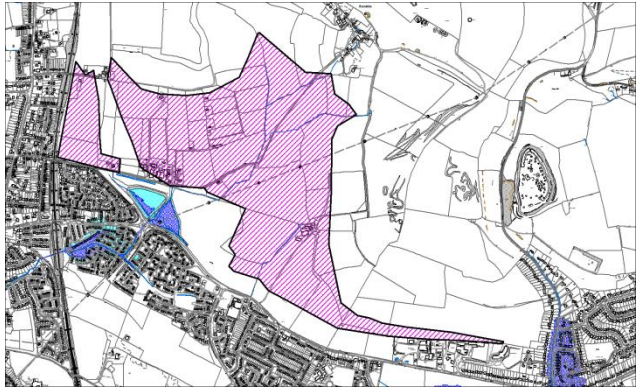
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SHLAA 2008/09 REPORT – BROAD LOCATION

	Site Reference Number:	1/033/0032
	Location	Land to the west of Southill
	Unconstrained Site Area	28.95
	Developable Site Area	19 (66% of site to take account of other uses)
	Settlement	Chickerell
	Previously Developed Land?	No
	Current Land Use	Agricultural Land
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Planning Status		
Planning History	None for residential	
Current Planning Status	Planning permission for employment uses on employment allocation	
Ownership	In one ownership	

Constraints	Possible Mitigation	
Topography/Ground Condition	Area at south is level. Fields adjacent to houses rise steeply. Adjacent to electricity sub-station.	
Flood Risk	Low flood risk. Localised drainage issues.	
Access	Potential. See Urban Extension Study	
Contamination	Unknown	
Existing Infrastructure	Bordering residential. See Urban Extension Study	
Landscape/Townscape Character	The site is highly visible in the wider landscape when viewed from the south. It occupies an important green gap between Southill and the electricity sub station. Part of land (to the west of Wessex Stadium) is used for sport and recreation.	
Relevant Planning Policy	Outside the Development Boundary.	
Availability	Yes – Site has been put forward for development.	
Suitability	Yes – subject to further consideration through preparation of future policy documents	
Achievability	Yes – development would be viable in this location but need for joint working may delay delivery	
Estimate of Potential	750	Potential Density 66% of site at 39.5 dph
Comments:	Dependent on the preferred location for the 700 urban extension to Weymouth	
Delivery/Phasing	Developable within 6-15 years.	
Conclusion	A developable site (subject to policy change)	


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SHLAA 2008/09 REPORT – BROAD LOCATION	
 <p>© Crown copyright. All rights reserved. 100024307. 2008</p>	Site Reference Number: 1/010/0001; 1/010/0006; 1/010/0004; 1/010/0005; 1/010/0008
	Location Land to the north of Littlemoor Road
	Unconstrained Site Area 95.99
	Developable Site Area 63.3 (66% of site to take account of other uses)
	Settlement Littlemoor
	Previously Developed Land? No
	Current Land Use Agricultural Land
Planning Status	
Planning History	None for residential
Current Planning Status	
Ownership	In multiple ownership but proportion of land subject to comprehensive development scheme

Constraints	Possible Mitigation	
Topography/Ground Condition	See Urban Extension Study. Land on Weymouth side of boundary flatter but the land rises in the West Dorset area. Further north would be highly visible.	Need to establish what development would be appropriate within this area of AONB.
Flood Risk	Low flood risk.	
Access	See Urban Extension Study. Potential from Relief Road.	
Contamination	Unknown. Noise from relief road would be an issue.	
Existing Infrastructure	See Urban Extension Study.	
Landscape/Townscape Character	See Urban Extension Study. AONB.	Would need exceptional justification but could help to improve relationship between development and AONB.
Relevant Planning Policy	Outside the Development Boundary	
Availability	Majority available	
Suitability	Yes – subject to further consideration through preparation of future policy documents	
Achievability	Yes – development would be viable in this location but need for joint working may delay delivery (Access onto Littlemoor Road is in WPBC area).	
Estimate of Potential	2,851	Potential Density 66% of site at 45 dph
Comments:		
Delivery/Phasing		
Conclusion	A developable site	

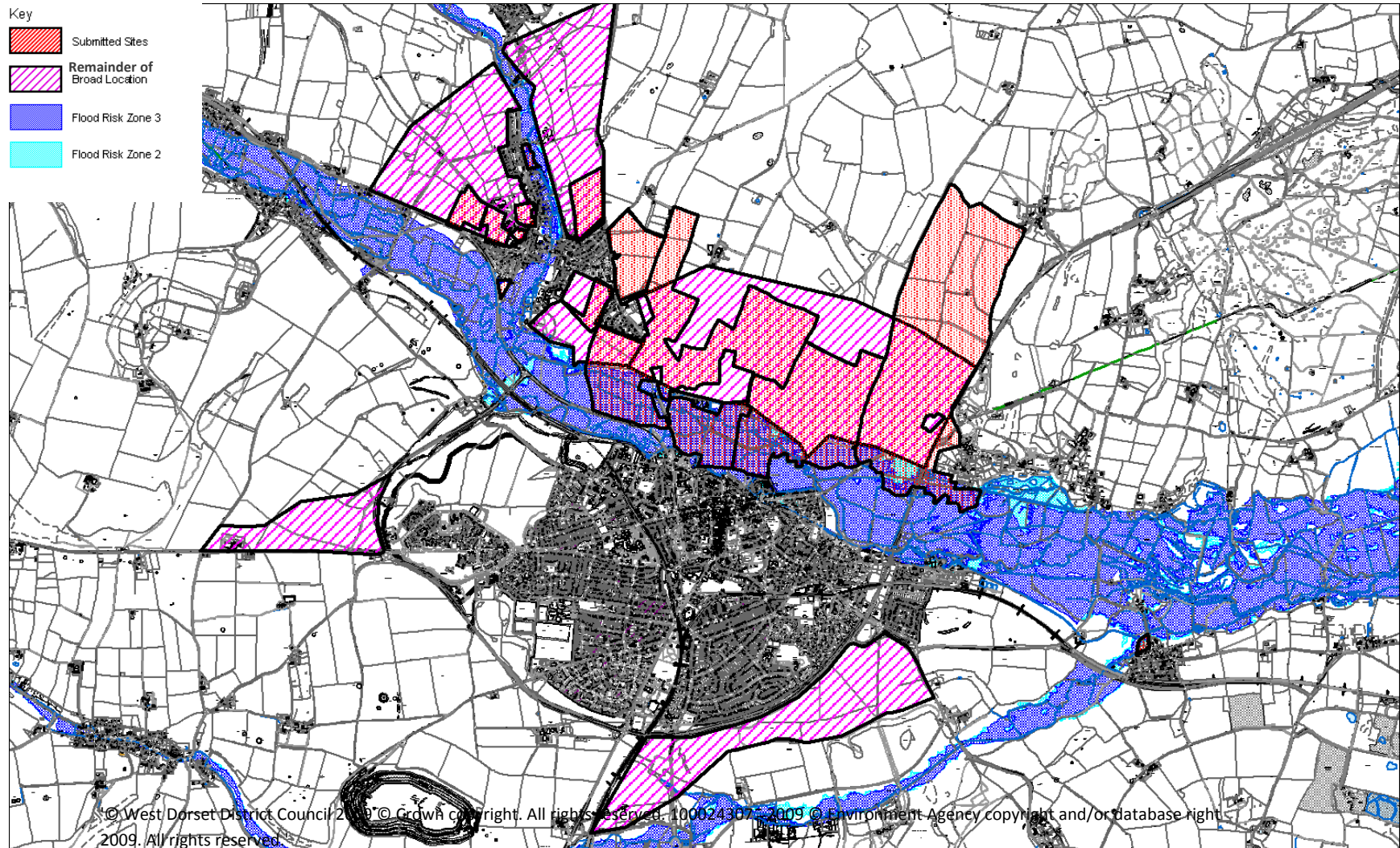
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NON-DEVELOPABLE SITES

SHLAA 2008/09 REPORT – BROAD LOCATION			
 <p>© Crown copyright. All rights reserved. 100024307. 2008</p>	Site Reference Number:	1/033/0018	
	Site Name	Wessex Stadium	
	Site Address		
	Unconstrained Site Area	4.03	
	Developable Site Area	2.7 (66% of site to take account of other uses)	
	Settlement	Chickerell	
	Previously Developed Land?	No	
	Current Land Use	Sports Stadium	
Planning Status			
Planning History	None for residential		
Current Planning Status			
Ownership	Comprehensive scheme put forward for whole area.		
Constraints			Possible Mitigation
Topography/Ground Condition	Level		
Flood Risk	Low flood risk. Localised drainage issues.		
Access	Potential. See Urban Extension Study		
Contamination	Unknown		
Existing Infrastructure	See Urban Extension Study		
Landscape/Townscape Character	This site is in an important community use and would need to be replaced within any proposed scheme or relocated before the site is redeveloped.		
Relevant Planning Policy	Outside the Development Boundary		
Availability	Yes – Site has been put forward for SHLAA study for 0-5 years		
Suitability	No		
Achievability	Unknown		
Estimate of Potential	100 units	Potential Density	66% of site at 37 dph
Comments:			
Delivery/Phasing			
Conclusion	A non-developable site		

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DORCHESTER URBAN EXTENSION



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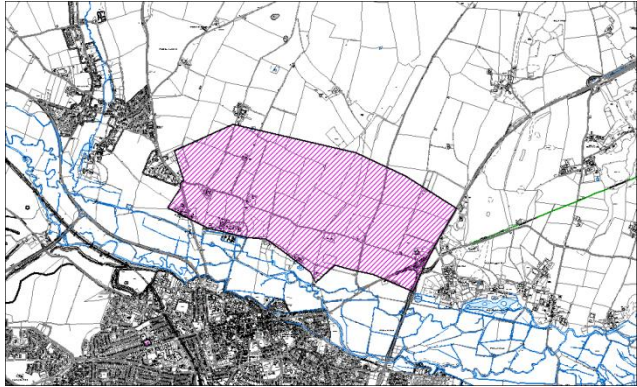
DORCHESTER

NON-DEVELOPABLE

Location	Dwelling Potential (approx)	Within DDB	Timescale	Source
Land to the north of Dorchester	7740	X		Submitted
Land to the south east of Dorchester	2919	X		Council Identified
Land around Charminster	6177	X		Submitted and Council Identified
Land to the west of Dorchester	1080	X		Council Identified

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NON-DEVELOPABLE SITES

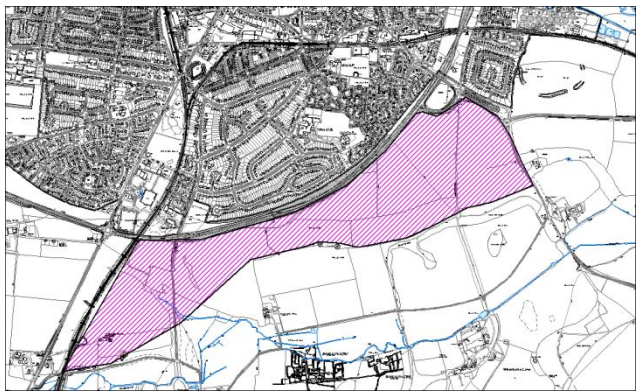
SHLAA 2008/09 REPORT – BROAD LOCATION			
	Site Reference Number:		1/08/106/0002; 1/08/106/0003
	Location		Land to the North of Dorchester
	Unconstrained Site Area		260
	Developable Site Area		172 (66% of site to take account of other uses)
	Settlement	Dorchester	
	Previously Developed Land?		No
	Current Land Use		Agricultural Land
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Planning Status			
Planning History		None for residential	
Ownership		In multiple ownership but with a comprehensive scheme to bring the land forward	

Constraints		Possible Mitigation
Topography/Ground Condition	See Urban Extension Study. Partly Ground Water Source Protection Zone	
Flood Risk	Low flood risk. Flood Risk Zone 3 to the south.	
Access	See Urban Extension Study. Major investment in strategic road network required	
Contamination	Part landfill consultation zone	
Existing Infrastructure	See Urban Extension Study. Requires significant investment in road, sewerage, water, electricity, education and other infrastructure.	
Landscape/Townscape Character	See Urban Extension Study. Some visual links with Dorchester.	

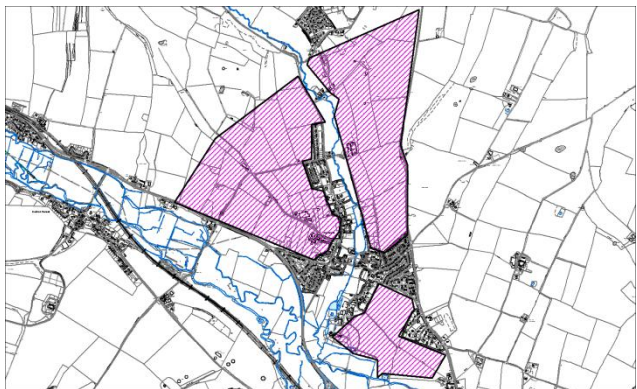
Relevant Planning Policy	Outside the Development Boundary
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Availability	Yes – Majority of site has been put forward for SHLAA study next 5 years and 5-10 years.		
Suitability	See Urban Extension Study – would only be suitable with major investment in infrastructure		
Achievability	See Urban Extension Study – the extent of required infrastructure means that development is not viable.		
Estimate of Potential	7,740 units	Potential Density	66% of site at 45dph
Comments:	3000 required for Dorchester Urban Extension		
Delivery/Phasing			
Conclusion	A not currently developable site		

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SHLAA 2008/09 REPORT – BROAD LOCATION			
	Site Reference Number:		1/042/0109
	Location		Land to the south east of Dorchester
	Unconstrained Site Area		98 ha
	Developable Site Area		64.68 (66% of site to take account of other uses)
	Settlement	Dorchester	
	Previously Developed Land?		No
	Current Land Use		Agricultural Lane
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Planning Status			
Planning History	None for residential		
Ownership	In one ownership		
Constraints			Possible Mitigation
Topography/Ground Condition	The northern section is fairly level. The southern section is elevated. Groundwater Source Protection Zone.		
Flood Risk	Low flood risk		
Access	See Urban Extension Study. Significant investment in strategic road network required. There would be no direct vehicular access to town across it, but pedestrian accesses could be improved. Currently one bridge and one other crossing.		
Contamination	Unknown. Bypass is a physical barrier and also source of noise pollution.		
Existing Infrastructure	See Urban Extension Study. Requires investment in road, sewerage, water, electricity, education and other infrastructure.		
Landscape/Townscape Character	Development in the northern corner would have modest visual impact. Strong planted barrier along field boundary south from Max Gates roundabout screens much of the lower section of the site from the eastern approach. Visual impact of southern and eastern parts of site will limit development. Adjoining AONB		
Relevant Planning Policy	Outside the Development Boundary		
Availability	Unknown		
Suitability	See Urban Extension Study – would only be suitable with major investment in infrastructure		
Achievability	See Urban Extension Study – the extent of required infrastructure means that development may not be viable within the timeframe.		
Estimate of Potential	2919 units – significantly less if landscape impact constraints are taken into account.	Potential Density	66% of site at 45dph
Conclusion	A not currently developable site		

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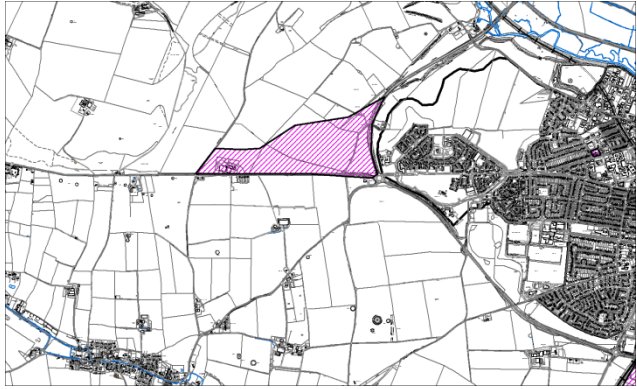
SHLAA 2008/09 REPORT – BROAD LOCATION			
 <p>© Crown copyright. All rights reserved. 100024307. 2008</p>	Site Reference Number:		1/106/0108; 1/028/0055; 1/028/0052; 1/028/0051; 1/028/0054; 1/028/0053
	Location		Land around Charminster
	Unconstrained Site Area		208
	Developable Site Area		137(66% of site to take account of other uses)
	Settlement	Dorchester	
	Previously Developed Land?		No
	Current Land Use		Agricultural Land
Planning Status			
Planning History		None for residential	
Ownership		In multiple ownership. Only part of land ownership known.	

Constraints		Possible Mitigation
Topography/Ground Condition	See Urban Extension Study. Partly Ground Water Source Protection Zone	
Flood Risk	Low flood risk. Flood Risk Zone 3 to the south and west.	
Access	See Urban Extension Study. Major investment in strategic road network required	
Contamination	Unknown	
Existing Infrastructure	See Urban Extension Study. Requires significant investment in road, sewerage, water, electricity, education and other infrastructure.	
Landscape/Townscape Character	See Urban Extension Study.	

Relevant Planning Policy	Outside the Development Boundary
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Availability	Part of the land has been put forward to SHLAA but majority remains unknown.		
Suitability	See Urban Extension Study – would only be suitable with major investment in infrastructure		
Achievability	See Urban Extension Study – the extent of required infrastructure means that development is not viable.		
Estimate of Potential	6,177	Potential Density	66% of site at 45dph
Comments:	3,000 required for Dorchester Urban Extension		
Delivery/Phasing			
Conclusion	A not currently developable site		

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SHLAA 2008/09 REPORT – BROAD LOCATION			
	Site Reference Number:	1/033/0018	
	Location	Land to the west of Dorchester	
	Unconstrained Site Area	37	
	Developable Site Area	24 (66% of site to take account of other uses)	
	Settlement	Dorchester	
	Previously Developed Land?	No	
	Current Land Use	Agricultural Land	
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Planning Status			
Planning History	None for residential		
Current Planning Status			
Ownership	In one ownership		

Constraints		Possible Mitigation
Topography/Ground Condition	See Urban Extension Study. Partly Ground Water Source Protection Zone	
Flood Risk	Low flood risk.	
Access	See Urban Extension Study. Major investment in strategic road network required	
Contamination	Unknown	
Existing Infrastructure	See Urban Extension Study. Requires significant investment in road, sewerage, water, electricity, education and other infrastructure.	
Landscape/Townscape Character	See Urban Extension Study.	

Relevant Planning Policy	Outside the Development Boundary
---------------------------------	----------------------------------

Availability	Unknown		
Suitability	See Urban Extension Study – would only be suitable with major investment in infrastructure		
Achievability	See Urban Extension Study – the extent of required infrastructure means that development may not be viable within the timeframe.		
Estimate of Potential	1080	Potential Density	66% of site at 45 dph
Comments:			
Delivery/Phasing			
Conclusion	A not currently developable site		

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