

STRATEGIC SITE ASSESSMENTS

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SCOPE OF THE ASSESSMENT

The following information pulls together key data in relation to the large, strategic sites. It does not include those sites that current have permission, or sites that are assessed as delivering less than 100 homes.

The tables provide information as follows

Landscape Impact

- Proximity to the Dorset AONB
- Landscape Character Areas within 500M
- Historic Landscape Character Area
- Landscape and Visual Appraisal conclusion (based on the Theoretical Zone of Visual Influence).

Heritage Assets Impact

- Designated Heritage Assets within the site or within 500M (Scheduled Monuments, Historic Parks & gardens, Conservation Areas and Listed Buildings)
- Undesignated Heritage Assets within site or within 500M (Number of known archaeological sites and find spots and Locally Important buildings)

Ecological Impact

- Nature designations on site or within 500m – RAMSAR, SAC, SSSI SNCI, LNR
- Ecological Importance: Survey / assessment findings

Flooding and Land stability/coastal erosion

- EA Flood zones
- Areas Subject To Surface Water Flooding(ASTSWF)
- Ground water protection zones
- Nitrate zones
- Land stability/coastal erosion

Socio-economic issues and infrastructure

- Ward /Parish
- Employment
- Retail
- Public open space (recreation / play / allotments / greenspaces)
- Community venues (sports / arts / library)
- Education
- Healthcare
- Transport (pedestrians / cyclists /buses / trains)
- Existing local route network

Utilities

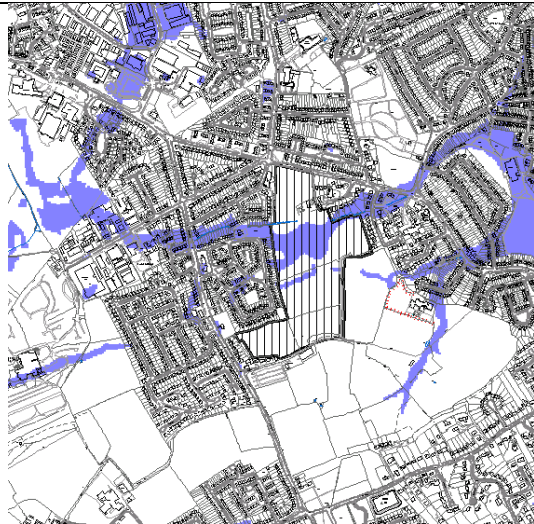
- water / waste water
- electricity and gas)

Neighbouring land uses

Evidence submitted by landowner/ developer

WEYMOUTH, PORTLAND, LITTLEMOOR & CHICKERELL

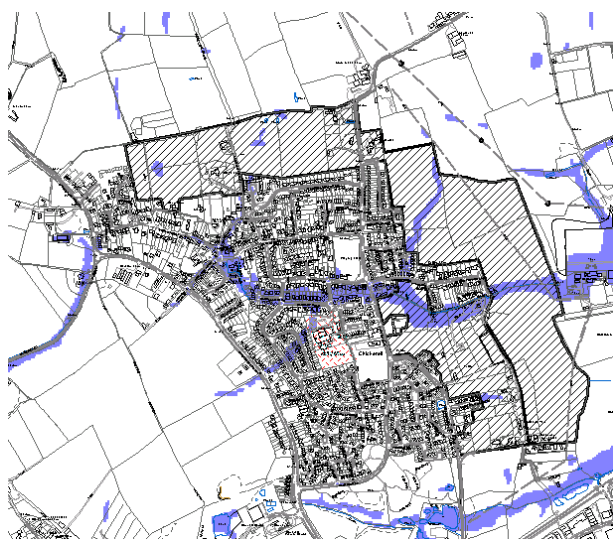
SITE: MARKHAM & LITTLE FRANCIS	
AONB	No
Landscape character Area site and within 500M	South Dorset Ridge and Vale, Type: Ridge and Vale, Condition: moderate stable Chickerell Type: urban area
Historic Landscape Character Area	HLC label: Enclosed, other regular Current Character: Enclosed, other regular Period of origin: Post medieval (AD 1500-1799) Boundary type: Hedge Other internal boundaries: settlement edge Farm type/Period: Pastoral/Post medieval
Landscape and Visual Appraisal	<p>Although views of the site would be available from the surrounding landscape, the site would be seen within the existing urban fabric of Weymouth. This visual impact is considered to be less significant than if the site were to be seen in isolation.</p> <p>Conclusion & Suggested Mitigation</p> <p>Development could be sensitively accommodated at this site without significant landscape and visual impacts, subject to the following mitigation measures:</p> <ul style="list-style-type: none"> To preserve the green core in this area, development should not creep up onto highest ground towards the south of the site. Mitigation in the form of substantial buffer planting to locally significant viewpoints, and from the retained open space to the south would be necessary to reduce the local visual impacts of the development. The early implementation of a strategic landscape masterplan would be encouraged. The form and character, including appearance and scale of development should take cues from the adjacent urban areas, and any necessary infrastructure should be appropriate in scale and character to the residential scale of the surroundings. Maintenance of the retained open spaces would be key to securing the use and vitality of the open spaces into the future.
Designated Heritage Assets within the site or within 500M	Wyke Regis Conservation Area Westdowne House listed Grade II Markham House listed Grade II
Undesignated Heritage Assets within site or within 500M	Area of Archaeological potential Roman isolated find burial, inhumation Iron Age excavated material burial, inhumation 31 Hardy Avenue, medieval isolated find, pottery.
Nature designations on site or within 500m	Little Francis SNCI (Grid SY663782) within 500m Small fields of neutral grassland
Ecological Importance:	Fleet to Little Francis corridor and stepping stone Little Francis provides an important stepping stone area with neutral grasslands, scrub and hedgerow habitats. The area is also linked by an east west corridor to the Fleet hinterland. The corridor is likely to be used by the larger mammals such as roe deer and badgers. The importance of

	<p>the Little Francis area to migratory birds is unknown.</p> <p>Evidence Base Detailed habitat information is available for the Little Francis SNCI. Badgers are known to present in the area.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Migratory bird and bat survey of the Little Francis area including east west corridor. High priority. • Restoration of habitats outside remaining SNCI.
EA Flood zones	Flood zone 1
Areas Subject To Surface Water Flooding(ASTSWF)	 <p>■ Areas subject to surface water flooding (Low/intermediate/high)</p>
Ground water protection zones	N/A
Nitrate zones	N/A
Land stability/coastal erosion	N/A
Ward /Parish	Westham West and Wyke Regis wards
Employment	<p>Main centres of employment: employment site at:</p> <ul style="list-style-type: none"> • The Granby Industrial Estate – 830m • Lynch Lane Industrial Estate- 770m • Town Centre – 3km • Osprey Quay – 6km
Retail	<p>Convenience store, Petrol filling station, Pharmacy, Bakery, Hairdressers, Launderette, – Lanehouse Rocks Road & the junction with Chickerell Road.</p> <p>Fish & chip shop, Grocery and newsagents – Fiveways junction.</p> <p>Within 1.7km of supermarket (Asda)</p> <p>Post office – Chickerell Road (1.2km)</p>
Public open space	<p>Recreation: The Marsh- multi pitch site with athletics track, 4 senior football pitches, Changing facilities. (1.3km), Budmouth Technology College – 6 football, 2 rugby, 2 hockey pitches, changing facilities, indoor bowls, (950m)</p> <p>Cricket pitch – Redlands, Dorchester Road</p> <p>footpaths</p>

	<p>Play areas: Ludlow Road play area LEAP includes skatepark and basketball area (adjacent to site), Lea Road play area LEAP (1.2km)</p> <p>Allotments: Quidbo lane, CrossRoad, Barclay Road allotments all with waiting lists.</p> <p>Green spaces: the site is currently used for informal recreation</p>
Community venues	<p>Weymouth Community Fire station: range of community rooms, IT suite, fitness room, multifunctional hall with sprung floor and staging. (650m)</p> <p>The Marsh/Knightsdale Road – Swimming pool and fitness suite, Weymouth outdoor Activities centre</p> <p>Weymouth Squash Centre – Newstead Road</p> <p>Libraries:Wyke Regis, Weymouth town centre and Chickerell</p>
Education	<p>St Augustines RC Primary School, Hardy Avenue – 580m</p> <p>Conifers Primary School, Radipole Lane – 640m</p> <p>Holy Trinity CE VA Primary School & Nursery unit – 2.8km</p> <p>Thornlow Prep, Connaught Road – 2km</p> <p>Budmouth Technical College (secondary school), Chickerell Road – 990m</p> <p>All Saints CE Secondary School, Sunnyside Road- 1.8km</p> <p>Little Rascals Nursery, Weymouth Land Registry</p> <p>Chipmunks Nursery, Buxton Road</p> <p>Chuckles Nursery, Budmouth Technology College</p>
Healthcare	<p>Westhaven Hospital (specialist care unit), Radipole Lane – 962m</p> <p>Doctors surgery:</p> <p>Lanehouse Surgery, Ludlow Road</p> <p>Cross Road Surgery</p> <p>Wyke Regis Health Centre, Portland Road</p> <p>Abbotsbury Road Surgery, Lower Way, Chickerell</p> <p>Dentists:</p> <p>Weymouth Dental Practice, Wyke Regis Health Centre</p> <p>The Dental Practice, Chickerell Road</p>
Transport	<p>Public Transport:</p> <p>Buses: Three different circular bus services operate to Weymouth Town Centre: No. 8 on Chickerell Road, no. 6 on Wyke Road and no. 9 on Lanehouse Rocks Road.</p> <p>There are 3 bus stops on Lanehouse Rocks Road up to Cockles Lane. There is one more bus stop beyond Freemantle Road in Wyke Regis ward. On Wyke Road there are 4 bus stops with the bus running every half an hour during the day. Chickerell Road bus services run at a frequency of every 10 minutes.</p> <p>Trains: The site is 2.4km from the mainline station in Weymouth town centre.</p> <p>Cycle routes: Cycle route along Chickerell Road , Marsh route to link up with national cycle route 26. Advisory cycle route on roads around the site & into town centre.</p> <p>Park & Ride: 4.4km – for Dorchester and Weymouth.</p> <p>Pedestrian routes: well connected by footways along surrounding roads and public footpaths across site.</p>
Existing local route network	<p>B3154 Chickerell Road is the main western route into Weymouth and Portland. It runs east/west along the northern boundary of the site and on into the Weymouth town centre. Lanehouse Rocks Road (B3156) runs north/ south to the west of the site with areas of residential development between. This is the main route to Portland from the west</p>

	<p>and north. The B3153 (Wyke Road) runs/ east west to the south of the site and provides an alternative route to Weymouth town centre and east of the borough. At present the site has vehicular access via a private gated track off Chickerell Road adjacent to No.325 and Cockles Lane off Lanehouse Rocks Road.</p>
Utilities	
- water / waste water	<p>Wessex Water Foul drainage – Connection will be non standard and require specialist contractors, on site pumping station required. There is insufficient spare capacity within sewers crossing from Ludlow Road to Westdown Close to serve any of the proposed development. Surface water disposal There are no public surface water sewers crossing this site. A watercourse crosses the site between Ludlow Road and the rear of Westdown Close. The disposal of surface water within the site will require SUDs drainage methods. Sewerage Treatment – there is capacity available Water supply- off site reinforcement may be required.</p>
- electricity and gas	<p>Scottish & Southern Energy No capacity issue</p>
Neighbouring land uses	<p>Residential development surrounding the site to north/east and west. Open space to the south with residential development beyond.</p>
Evidence submitted by landowner/ developer	<ul style="list-style-type: none"> • Land adjoining Cockles Lane, Weymouth - Landscape and Visual Appraisal • Land adjoining Cockles Lane, Weymouth - Transport Appraisal • Indicative Master Plan • Pre application consultation material

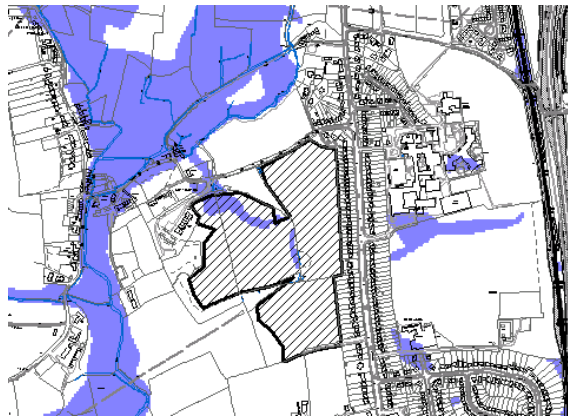
SITE: CHICKERELL URBAN EXTENSION	
AONB	No
Landscape character Assessment- site and within 500m	South Dorset Ridge and Vale, Type: Ridge and Vale, Condition: moderate stable. Chickerell Type: urban area,
Historic Landscape Character Area	HLC label: Current Character: Enclosed, other regular Period of origin: Post Medieval(AD 1500-1799) Boundary type: Hedge Other boundaries: settlement edge Farm type/Period: Pastoral/ post medieval (AD 1500-1799)
Landscape and Visual Appraisal	<p>There is potential for localised views of the northern edge of the site, in which development would appear isolated from existing development at Chickerell. The remainder of the site would be seen in close association with the existing urban area at Chickerell.</p> <p>Conclusion & Suggested Mitigation</p> <p>Development could be sensitively accommodated at this site without significant landscape and visual impacts, subject to the following mitigation measures:</p> <ul style="list-style-type: none"> • Careful consideration of the northern extents of development would be necessary to avoid the introduction of skyline development in local-medium distance views from the north. • Strategic planting to the northern and eastern boundaries would be required to form strong visual containment of the site, and improve the landscape character of the open space separating Chickerell and Southill, with early implementation of a strategic landscape masterplan. • Linked green spaces within the site, including substantial areas to the south of the site should be created preserve the key public footpath links to the surrounding countryside and preserve the separation between Chickerell and the Granby Industrial Estate. • The form and character, including appearance and scale of development should take cues from the adjacent settlement edge of Chickerell.
Designated Heritage Assets within site or within 500m	Chickerell Conservation Area (as extended) Stone bank Front garden wall 20m east of the Elms- Listed Grade II The Elms- Listed Grade II Gate piers and Gate on Fleet-Chickerell Parish Boundary immediately north of Fleet Lodge- Listed Grade II Parish Church of St Mary- Listed Grade II* Morn Lodge- Listed Grade II 6 North Square- Listed Grade II 8 North Square Listed Grade II
Undesignated Heritage Assets within site or within 500M	51 Important local buildings: Chickerell, Lime Kiln Church Lime kiln East Chickerell Lime Kiln Putton Farm Lime Kiln NMR – 19 th century industrial brickworks

	<p>NMR – Pond NMR – Lime Kiln Fleet Lodge – Lime Kiln</p>
Nature designations	<p>SAC / SSSI – Crookhill Brick Pit SY644799 SNCI - Chickerell Water Lily Farm SY650796 A series of ponds with rich aquatic flora</p>
Ecological Importance:	<p>A large area most of which is improved agricultural grassland. In the north-west the fields are smaller and less improved but still species-poor, and fringed by tall Blackthorn-dominated hedgerows. In the extension area to the south, adjoining the Chickerell relief road, the small fields are only semi-improved with a good variety of grasses and some herbs associated with old semi-natural grasslands.</p> <p>BAP PRIORITY SPECIES: None noted BAP PRIORITY HABITATS: Hedgerows & Ponds OTHER FEATURES: Two small natural ponds / dew ponds A series of small semi-improved neutral meadows with a number of Dorset Notable plants including Bird’s-foot-trefoil <i>Lotus corniculatus</i>, Common Knapweed <i>Centaurea nigra</i>, Corky-fruited Water Dropwort <i>Oenanthe pimpinelloides</i> and Oxeye Daisy <i>Leucanthemum vulgare</i>. Two settling ponds with a rich dragonfly fauna including the Red Listed Scarce Blue-tailed Damselfly <i>Ischnura pumilio</i>.</p> <p>DERC records There is a post-1995 record for Brown Long-eared Bat on site. There is a post-1995 record for Great Crested Newt within 100m to North of site.</p>
EA Flood zones	Flood zone 1
Area Subject To Surface Water Flooding	 <p>■ Areas subject to surface water flooding (low/ intermediate/high)</p>
Ground water protection zones	N/A

Nitrate zones	N/A
Land stability/coastal erosion	N/A
Ward /Parish	Chickerell Town Council
Employment	<ul style="list-style-type: none"> • Granby Industrial Estate • Link Park
Retail	General store / food store and Post office in store – East Street Pharmacy – Lower Way Central shopping Weymouth town centre
Public open space	Recreation: The Stalls, East Street Play areas: -Next to Willowbed Hall Allotments: proposed as part of existing planning consent for Putton Lane. Green spaces: (Natural and Semi-natural greenspace):Woodland Trust land at Chickerell Downs (south of Glennie Way)
Community venues	Chickerell Branch Library – Willowbed Community Hall Turks Head – public house The Luggier Inn – public house
Education and childcare	Budmouth Technology College (Secondary) Chickerell Primary Academy
Healthcare	Hospital and Minor Injuries Clinic in Weymouth (2 miles away). Doctor's surgery – Lower Way, Chickerell. Dental practices are available in Weymouth.
Transport pedestrians / cyclists / buses / trains	Pedestrians / cyclists: There are a number of pedestrian routes into the town as well as existing public rights of way linking to the countryside. Cycle routes: The Marsh Route will link Budmouth College to the Rodwell Trail on Newstead Road and to the Chickerell Link Road. Need to improved pedestrian / cycle links from the site to Weymouth town centre. Public Transport: Regular bus service (No 8) - 4 times an hour into Weymouth Town Centre. Railway Station – Weymouth town centre & Upwey. Weymouth - Dorchester - Yeovil - Bristol (Temple Meads) First Great Western 39-41 Weymouth - Dorchester – Poole – Bournemouth – Southampton – Winchester – Basingstoke – Woking - London (Waterloo) South West Trains
Existing local route network Footpaths Bridleways Cycle ways Roads etc	B3154 Chickerell Road is the main western route into Weymouth and Portland. It runs to the south west of Chickerell and connects to Chickerell Link Road (Granby Way) then onto A354 Weymouth relief road giving good access to other parts of the borough and to the north and A35 trunk road network.
Neighbouring Uses	Residential development to south and west, countryside to north and east.
Utilities	
- water / waste water	Wessex Water The sewage treatment works and pumping stations have adequate capacity to accommodate the additional flow from a mainly residential

	<p>development on the site. The capacity of the existing foul drainage pipe network is likely to require upgrading to create additional capacity. Soakaways are unlikely to provide a viable means of surface water management, water could be discharged via an existing piped surface water drainage system Surface water would need to be stored on site in a sustainable way in ponds, swales and possibly underground piped storage.</p>
electricity and gas	<p>Scottish & Southern Energy No capacity issues</p>
Neighbouring land uses	<p>Residential development Open countryside</p>
Evidence submitted by landowner/ developer	<p>Area to the north (C G Fry and Son)</p> <ul style="list-style-type: none"> • Bank and Ridge Farms, Chickerell – Development Framework Document -Environs Partnership 2010 • Bank and Ridge Farms, Chickerell - A Transport Strategy- Laurence Rae Associates Ltd. • Bank and Ridge Farms, Chickerell – An Extended Phase 1 Habitat Survey and Ecological Assessment- Andrew McCarthy Associates 2010 • Bank and Ridge Farms, Chickerell – A Rapid Archaeological Appraisal- Cotswold Archaeology 2010 • Bank and Ridge Farms, Chickerell – A Drainage Strategy -Laurence Rae Associates Ltd. 2010. <p>Area to the East (Persimmon Homes (south Coast) Ltd</p> <ul style="list-style-type: none"> • Land East of Chickerell – Draft Landscape and visual appraisal and Design Concept- Pegasus Planning Group 2010 • Land East of Chickerell – Draft Ecological Assessment - Ecology Solutions Ltd 2010 • Land East of Chickerell- Flood Risk Assessment, Constraints Plan and Transport Strategy Plan -PFA consulting 2010 • Land East of Chickerell – Archaeological Desk-based Assessment - Wessex Archaeology 2010

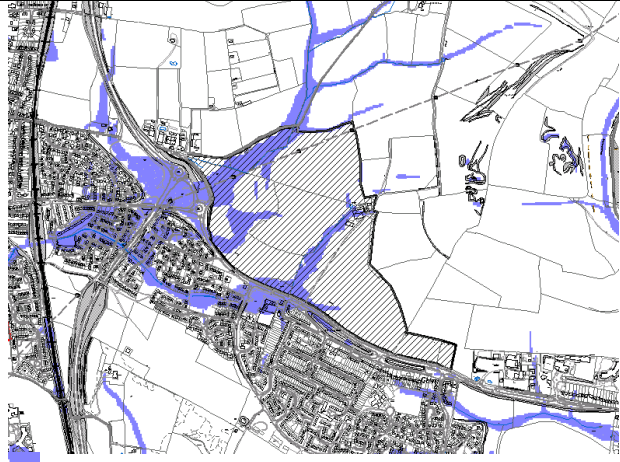
SITE: WEY VALLEY	
AONB	No
Landscape Character Area site and within 500M	Ridge and Vale
Historic Landscape Character Area	HLC label: Current Character: Enclosed, other regular Settlement, country house Period of origin: Post Medieval(AD 1500-1799) Industrial (AD 1800-1913) Boundary type: Hedge Other boundaries: settlement edge Farm type/Period: Pastoral/Industrial (AD 1800-1913)
Landscape and Visual Appraisal	<p>Although views of the site would be available from the surrounding landscape, the site would be seen within the existing urban fabric of Weymouth. This visual impact is considered to be less significant than if the site were to be seen in isolation</p> <p>Conclusion & Suggested Mitigation</p> <p>Development could be sensitively accommodated at this site without significant landscape and visual impacts, subject to the following mitigation measures:</p> <ul style="list-style-type: none"> • Avoid development on the locally prominent higher undulations (e.g. to the south west of the site), and utilise existing screening provided by vegetation within and surrounding parts of the site. • Careful consideration of the western extents of development would be necessary to ensure development doesn't creep onto the skyline when viewed from the low lying landscape in and around the Wey Valley. • Landscape screening would be important to enclose the site to the north and west, where the approach to, and properties within Nottingham would experience close views of the site. The early implementation of a strategic landscape masterplan would be necessary. • The form and character, including appearance and scale of development should take cues from the adjacent settlement edge to the east and the rural context, resulting in a well-associated urban extension.
Designated Heritage Assets on site or within 500M	Nottingham Conservation Area Broadway Conservation Area The Old Rectory – Grade II listed Spa House – Grade II listed Deutzia Cottage– Grade II listed Aprils Cottage– Grade II listed Pear Tree Cottage– Grade II listed 462 Dorchester Road– Grade II listed Lorton Farmhouse and Dairy– Grade II listed Stayer Cottage– Grade II listed The Malt House and Malt House Cottage– Grade II listed Greystones with Wall and Gateway– Grade II listed The Old Swan Public House– Grade II listed Railings to east of Spa House– Grade II listed Vine Cottage– Grade II listed
Undesignated Heritage	Site of local Archaeological Importance

Assets on site or within 500M	NMR- Bronze Age excavated barrow bowl Roman isolated find settlement occupation
Ecological Interest on site or within 500m	LNR – Radipole School; woodland, scrub, grassland, pond. Interest; Ecology, butterflies within 500m Biodiversity Action Plan (BAP) priority habitat -The river Wey which is within 500m of the site is a chalk stream that provides a valuable north / south corridor of habitat through the borough.
Ecological Importance:	The development site is excluded from the key wildlife corridor (River Wey Flood Plain Corridor) identified in <i>Urban Wildlife Corridors and Stepping Stones Weymouth & Portland Borough, Dorset Environmental Records Centre Sept. 2010</i> . Key wildlife corridors: 1. River Wey Flood Plain Corridor (including Radipole Lake) - chalk stream (BAP priority habitat). Valuable north south corridor of habitat through the borough supporting protected species (water voles and otters recorded). Linked to wildlife / migratory site of Radipole Lake SSSI & the wider countryside. Is in a relatively poor state and requires improvement by habitat creation / enhancement. At Broadway habitat connectivity is reduced by development. Measures to protect and enhance the adjacent remaining flood plain would be beneficial. Evidence Base: Evidence of the importance of Radipole Lake SSSI for migratory birds. Riparian mammals are known to use the river corridor (e.g. otter, water shrew and water vole). Importance for fish migration is unknown Likely to be significant for some species (eg eel).
Flood zones	Flood zone 1
Areas subject to surface water flooding (ASTSWF)	 Areas subject to surface water flooding (low/intermediate/high)
Ground water protection zones	N/A
Nitrate zones	N/A
Land stability/coastal erosion	N/A
Ward /Parish	Wey Valley ward
Employment	Main centres of employment: employment site at: <ul style="list-style-type: none"> • New Look site – 235m • The Granby Industrial Estate – 4km

	<ul style="list-style-type: none"> • Lynch Lane Industrial Estate- 6.7km • Town Centre – 4.4 km • Osprey Quay – 12.6km • Park & Ride – 2km
Retail	<p>Morrisons supermarket, Dorchester Road – 400-720m (Sainsburys planned at New Look site) Shell filling station & shop, Dorchester Road 60 -360m Broadway Post Office, Dorchester Road 700- 1000m Builders Merchants & Green Energy Centre – Dorchester Rd/Littlemoor Road Furniture shop – next to broadway Post Office Flourist & Fish & Chip Shop –Broadway Fish & chips, takeaway, offLicence, Car Servicing, Spa Hotel., Lidl, Furniture store – approx. 1.2km Farmer P Farm Shop 20-300m</p>
Public open space	<p>Parks and Gardens – Lodmoor Country Park Childrens play – Redlands, Dorchester Road 170-720m , Miles Gardens 740-1000m Informal Recreation – public footpath to west of site Playing fields – Community Sports Hub, Redlands, Dorchester Road 170-720m - 6 Adult football pitches, 3 Junior football pitches, 4 Mini football pitches, 3 Cricket squares and changing Rooms Tennis Courts – Wey Valley School (indoor & outdoor) Allotments – none Greenspace - Lodmoor Country Park / Lorton Valley Nature Park</p>
Community venues	<p>Community Sports Hub, Redlands, Dorchester Road (170-720m from site) Large sports hall, Medium sports hall with a viewing gallery, Multi-use area suitable for fitness and dance classes, Studio- Sprung floor dance studio with mirrors & air con., 2 squash courts, Small conference room suitable for up to 20 people, Large conference room suitable for up to 40, , Fully licensed bar and function room Astroturf Pitch- (whole or 2 halves), 3G Astro Pitch (whole or in thirds) Tennis Centre – Wey Valley School – two indoor courts Frank Reynolds Community Centre – corner of Dorchester Road /Springfield Road – 800m Littlemoor Library – Littlemoor Centre</p>
Education and childcare	<p>Wey Valley Secondary School, Dorchester Road St Nicholas & St Lawrence CE VA Primary School Wyvern Special School Childcare Centre (All on same site – 150 – 400m) Scallywags Nursery, Redlands, Dorchester Road – 170 – 400m Radipole Primary School, Radipole Lane – 320 – 620m</p>
Healthcare	<p>Doctors: 179 Dorchester Road, & Littlemoor Centre, Louviers Road Dentist: Carlton Road South, & Littlemoor Centre</p>
Transport	<p>Public Transport: Rail - Upwey Station - I train per hour to Dorchester south/ London – more infrequent to /Dorch West/ Bristol Weymouth station – 2 trains per hour to Dorchester south / London - more infrequent to /Dorch West/ Bristol</p>

	<p>Bus routes: There are bus stops adjacent to Wey Valley school on Dorchester road, Broadway post office, Upwey Station and Weymouth park and ride site. 5 routes serving the Weymouth & Portland area and two to Dorchester.</p> <p>Cycle routes: cycle route along Dorchester Road from Upwey Station linking to relief road to Dorchester & routes into Weymouth town centre. Advisory cycle route via Radipole lane would lead to west of town – Granby and Lynch lane employment areas.</p> <p>Park & Ride: 2km – for Dorchester and Weymouth.</p> <p>Pedestrian routes: well connected by footways along surrounding roads – Dorchester Road.</p>
Existing local route network	<p>Dorchester Road (B3195) was the principle route in and out of Weymouth to the north until the completion of the Relief road in 2011. There is now less congestion and the site is well connected to the local highway network (Park and ride and relief road to Dorchester and A35, A354 & B3157 leading to the west and Portland and A353 to Littlemoor, Preston and the east) .</p>
Utilities	<p>Wessex Water There are no insurmountable issues associated with the provision of utilities infrastructure to serve the proposed development.</p> <p>Foul water disposal The site does not currently benefit from a direct connection to the public foul sewers. Foul connections are available however they have limited capacity and so Improvements and a pumping station may be required.</p> <p>Surface water disposal - discharge would be via SUDS or to local watercourses. Water supply - water mains have limited available capacity and so off-site reinforcement works may be required.</p> <p>Electricity supply (Scottish & Southern) – one or two sub stations and connections will be required.</p> <p>Gas supply (Transco) - A connection to the site would be made along the access track in the south-eastern corner of the site.</p>
Neighbouring land uses	<p>Residential development, agriculture, Equine Stud & Livery & holiday cottages surrounding the site.</p>
Evidence submitted by Land owner/developer:	<ul style="list-style-type: none"> • Cultural Heritage Desk Based Assessment – CgMs Consulting • Extended Phase 1 Habitat Report & Utility Infrastructure Appraisal Report– SLR Global Environmental Solutions – block out reference to Badgers in document before sending • Preliminary Flood Risk and Drainage Appraisal Report - LAURENCE RAE ASSOCIATES LTD Consulting Engineers • Land at Nottingham Lane, Weymouth • Technical Note on Transport Issues- Tpa Transport Planning Associates • Aspect Tree Consultancy – Tree Survey • Landscape and Visual Appraisal – Macgregor . Smith Landscape Architecture.

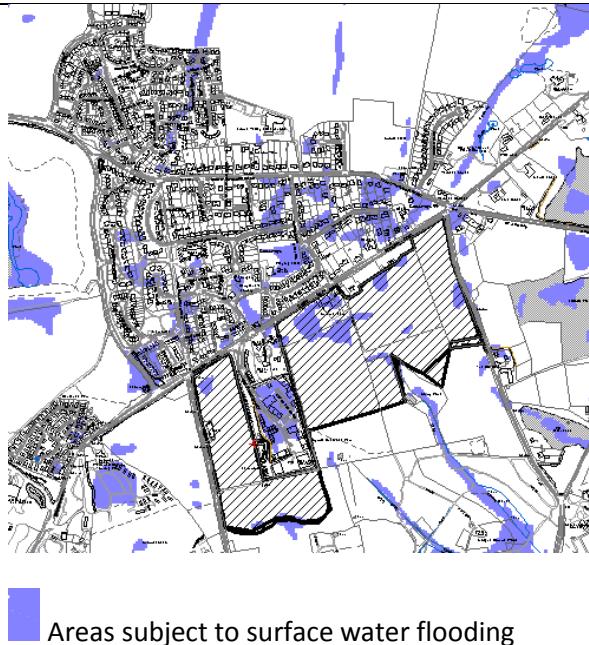
SITE: LITTLEMOOR URBAN EXTENSION	
AONB	YES
Landscape Character Area	South Dorset Escarpment, Type: Chalk Ridge Escarpment, Condition: moderate declining South Dorset Downs, Type: Open Chalk Downland, Condition: Moderate declining
Historic Landscape Character Area	HLC label: Current Character: Enclosed, other regular Period of origin: Post Medieval(AD 1500-1799) Industrial (AD 1800-1913) Boundary type: Hedge Other boundaries: settlement edge Farm type/Period: Pastoral/ post medieval (AD 1500-1799)
Landscape and Visual Appraisal	<p>There is potential for views of the site from the west (notably the ridgeline west of Hewish Hill and around Shilvinghampton) which would view the site without seeing it alongside the existing urban form at Littlemoor. This is as a result of the elevated nature of the north eastern portions of the site. The remainder of the site would be seen alongside the existing urban area at Littlemoor.</p> <p>Conclusion & Suggested Mitigation Development could be sensitively accommodated at this site without significant landscape and visual impacts, subject to the following mitigation measures:</p> <ul style="list-style-type: none"> • Avoiding development on the highest ground towards the north east of the site would limit wider visibility, particularly from the wider landscape to the west including the South Dorset Ridgeway. • Pulling development back from the Icen Lane boundary would also help to retain the rural character of the lane. • The design should carefully consider the visual impacts of development on medium-distance views to the north east, where extensive tree screen planting would be uncharacteristic of the open higher ground. • The form and character, including appearance and scale of development should take positive cues from the adjacent settlement edge at Littlemoor to best associate the development across the new road.
Designated Heritage Assets within site or within 500m	None
Undesignated Heritage Assets within 500M:	Lower Bincombe Farm – medieval earthwork Lynchet field system Number of known archaeological sites and find spots Locally Important buildings
Nature designations within 500m of site	None
Ecological Importance:	A large area between Littlemoor and Bincombe. It is a mixture of arable fields and improved agricultural grassland. There are a series of small horse-grazed fields that are less improved but still species-poor with low herb diversity. The numerous hedgerows are mostly flailed, several have

	<p>associated ditches.</p> <p>BAP PRIORITY SPECIES: Yellowhammer</p> <p>BAP PRIORITY HABITATS: Hedgerows</p> <p>OTHER FEATURES:none</p> <p>DERC recordsThere are post-1995 records for Brown Hare on site.</p>
EA Flood zones	Flood zone 1
Areas Subject To Surface Water Flooding(ASTSWF)	 <p>Areas subject to surface water flooding (Low/intermediate/high)</p>
Ground water protection zones	N/A
Nitrate zones	N/A
Land stability/coastal erosion	N/A
Ward /Parish	Cross boundary site part in Weymouth & Portland Littlemoor ward and majority in West Dorset, Bincombe Parish.
Existing employment sites	<p>There are no major employment sites within Littlemoor. Local centre provides some employment.</p> <ul style="list-style-type: none"> • The Granby • Lynch Lane • Weymouth TC • Weymouth Gateway site
Retail	<p>Littlemoor local Centre –supermarket, post office, Chemist, Pharmacy, Newsagents, Fish & chips takeaway, Hairdressers</p> <p>Garden Centre</p> <p>Shops at Charlbury corner</p>
Public open space	<p>Lorton Valley Nature Park</p> <p>Louviers Road play area</p> <p>Cornflower Close play area</p> <p>Canberra Road play area</p> <p>Telford Close recreation area</p> <p>Playing fields – Community Sports Hub, Redlands, Dorchester Road approx 3km 6 Adult football pitches, 3 Junior football pitches, 4 Mini football pitches, 3 Cricket squares, Changing Rooms</p> <p>Tennis Courts – Wey Valley School (indoor & outdoor)</p>
Community venues	<p>Littlemoor Community Centre</p> <p>Littlemoor Library</p> <p>Top Club Youth Club</p>
Education and childcare	<p>Bincombe Valley Primary School</p> <p>St Andrews CE Primary School</p>

	Westfield Arts College
Healthcare	Littlemoor Health Centre – Doctors Surgery, Dentist
Transport	<p>Buses: Frequent bus services along Littlemoor road serving other parts of the borough and Dorchester. Access to Upwey station is just over 1km away (15 minute walk).</p> <p>Cycle routes: along relief road to Dorchester and to Weymouth on the Lodmoor Valley Trail,</p> <p>P & R: Mount Pleasant P & R is approximately 3km away.</p>
Existing local route network	<p>There are good road links connecting the site to other parts of the borough and surrounding areas.</p> <p>Weymouth relief road (A354), which runs to the west of the site, leads north to Dorchester & A35 trunk road and south to rest of Weymouth. Littlemoor Road (A353) provides a link east through Preston towards Wareham and Bournemouth.</p>
Neighbouring uses	<p>Agriculture to north, west and east</p> <p>Residential to south. Relief road on west of site.</p>
Utilities	
- water / waste water	<p>Water – Upgrading to trunk main network and potential need for new service reservoir or on-site booster facility, local upgrading and new connecting sewer.</p>
- electricity and gas	<p>Electricity – No significant infrastructure requirements given planned improvements and proximity of Chickerell substation.</p> <p>Overhead pylons crossing the site, particularly to the west.</p> <p>Gas – No specific infrastructure requirements given extensive network of high and medium pressure</p>
Evidence submitted by landowner/ developer	<ul style="list-style-type: none"> • Littlemoor Urban Extension Brochure • Illustrative Master Plan • Landscape character and features Strategy • Infrastructure Report • Transport Study

EASTERN AREA

SITE: LAND AT CROSSWAYS (SOUTH-EAST)	
AONB	NO
Landscape Character Area	Crossways Gravel Plateau. Type; Heath Farmland Mosaic. Condition; poor declining
Historic Landscape Character Area	HLC label: Current Character: Enclosed, Planned enclosure Settlement, nucleated Period of origin: Industrial (AD 1800 to 1913) Post war (AD 1945 to present) Boundary type: Hedge, Wall Other boundaries: settlement edge & line of communication (railway, roads) Farm type/origin: Mixed/Industrial (AD 1800 to 1913)
Landscape and Visual Appraisal	<p>There is potential for views of the site from the south (a stretch of land north of Owermoigne) which would view the site without seeing it alongside the existing urban form at Crossways. In practice, views here are quickly curtailed by extensive intervening vegetation, and the site would not be visible in this area. In all other views, the site would be seen in close association with the existing urban fabric of Crossways.</p> <p>Conclusion & Suggested Mitigation</p> <p>Development could be sensitively accommodated at this site without significant landscape and visual impacts, subject to the following mitigation measures:</p> <ul style="list-style-type: none"> • Early strategic planting within and surrounding the site would be necessary to reduce the local landscape and visual impacts of development. The southern edge would need to be subject to substantial new planting to enclose new development in views from public rights of way to the south, and the northern and eastern road frontages should be softened with planting whilst retaining a positive frontage to the road. • Planting and open spaces within the site would be necessary to break up the developed appearance of the site in wider elevated views from the south. • Open areas and green links within the site should be created preserve the character of key public footpath links to the surrounding countryside. <p>The form and character, including appearance and scale of development should take cues from the adjacent settlement edge and the heavily wooded landscape to the south, resulting in a well-associated extension to the settlement.</p>
Designated Heritage Assets on site and within 500m	SAM – Bowley’s Plantation earthwork, enclosure
Non designated Heritage Assets on site and within 500m	Iron age pottery find Bronze age excavated barrow bowl
Nature designations	SPA, SAC and Ramsar: - Within 400m Dorset Heaths

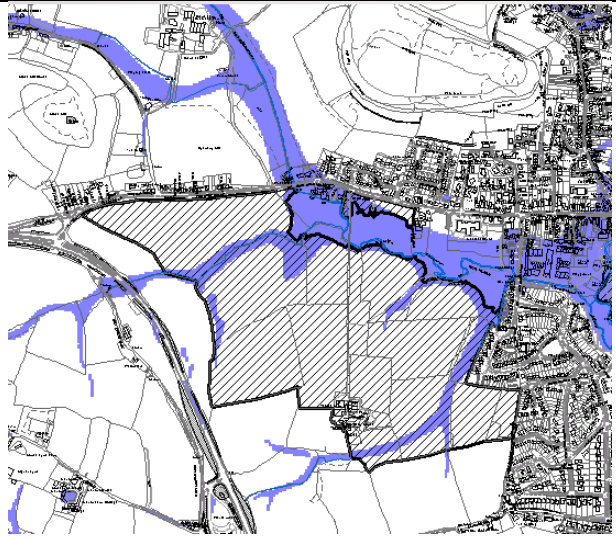
	<p>SNCI –Skippet Heath SY766877 A flat area of acidic heath. Mount Skippet SY769873 A site of varied habitats with a good flora and invertebrate fauna Warmwell Heath BAP Priority Habitat: lowland calcareous grassland, lowland mixed deciduous woodland, lowland heath, wet woodland, Purple moor grass and rush pastures.</p>
Ecological Importance:	<p>Land around Summer Farm which is a mixture of arable / maize ground and improved agricultural grassland. The numerous hedgerows are mostly flailed. There are several small areas of tree planting and a more mature woodland of Birch, Oak and Sycamore with Rhododendron in the understorey. BAP PRIORITY SPECIES: <i>Anaptychia ciliaris</i> (an epiphytic lichen) BAP PRIORITY HABITATS: Hedgerows OTHER FEATURES: Sycamore with a colony of the RDB-Endangered epiphytic lichen <i>Anaptychia ciliaris</i> and the Near Threatened <i>Physcia clementei</i> on an Ash. DERC records There are several post-1995 records for Pipistrelle bats within 100m of site.</p>
EA Flood zones	Flood zone 1
Areas Subject To Surface Water Flooding	 <p>Areas subject to surface water flooding</p>
Ground water protection zones	N/A
Nitrate zones	YES
Land stability/coastal erosion	<p>Geology: Sand and gravel river deposits overlaying sand (part of the Poole formation). Land west of the track to Moigne Combe has been infilled. Phase 1 Preliminary Slope Instability Guidance map indicates that there should be no threat of instability due to the geological strata.</p>
Ward /Parish	Crossways Parish
Employment	Main centres of employment: Hybris Business Park
Retail	General store / food store

	Post office
Public open space	<p>Recreation: the sports field off Dick O' Th' Banks Road has provision for football, cricket, rugby and hockey, and has recently added a MUGA. There is also a junior football pitch at Old Farm Way, and the Memorial Park recreation area (both of which are in need of improvement to bring them up to the required standard).</p> <p>Play areas: there are play facilities at Clyffe View, Combe Way, Pauls Way and a new skate park and teenage shelter adjoining the Crossways sports field off Dick O' Th' Banks Road. The play area at Pauls Way is in need of improvement to bring them up to the required standard, and the facilities at Clyffe View and Combe Way have not as yet been audited.</p> <p>Allotments: new allotments have recently been opened approximately 750m west of the village along West Stafford Road. These cover approximately 1.3ha.</p> <p>Green spaces: there is currently no provision of natural or semi-natural green spaces within or close to the village, other than the current public right of way network.</p>
Community venues	<p>Village hall / community centres: village hall has a stage, but was rated as below the required standard. The Sports Field Pavillion has changing facilities, but had not been audited.</p> <p>Library: – community library (volunteer run) operates 9hours/week, the library facilities are in need of improvement.</p> <p>Youth Club: Crossways Youth Centre, Old Farm Way</p>
Education	<p>First School: Frome Valley CE VC First School has current capacity. It feeds into St Mary's CE Middle School in Puddletown (which requires more capacity and improvements to bring it up to standard).</p> <p>Secondary School (feeds into the Thomas Hardy School, Dorchester)</p>
Healthcare	<p>Doctor's surgery – in village</p> <p>Dental practice – none</p> <p>The Parish Council (Mar09) identified the potential need for an expanded Medical Centre / Surgery.</p>
Transport	<p>Pedestrians / cyclists: Crossways to West Stafford cycleway projects currently scheduled.</p> <p>Public transport:</p> <p>Rail: Moreton Station provides rail links to Dorchester / Weymouth and Poole / Bournemouth.</p> <p>Buses: There is also an hourly bus service to Dorchester (Mondays to Saturdays).</p>
Existing local route network	<p>Cycleway to Dorchester along West Stafford Bypass (part of Sustrans National Cycle Network Route 2 Dover to Exeter)</p> <p>The Warmwell Road</p> <p>The Moreton Road (linking south to Owermoigne and the A352)</p> <p>Public footpaths runs along the eastern edge of the Hybris industrial estate, Bridleways: leading south from Warmwell Road to Mount Skippetand also along the track to Moigne Combe, follows a track heading westwards (towards Dorchester) from the link road to the south of Warmwell Airfield Quarry.</p> <p>National Trail: Jubilee Trail runs to the south and east of the village</p>
Utilities	
- water / waste water	Potential off-site reinforcement works required for water supply and new link to Warmwell sewerage pumping station

<p>- electricity and gas</p>	<p>Scottish & Southern Electricity likely to require substation installation and off-site works. Scotia Gas Networks – off site reinforcement works required.</p>
<p>Neighbouring land uses</p>	<p>Residential to the north across the Warmwell Road, residential park homes to the west, woodland to the south and agricultural / landfill site (former minerals workings) to the north across the Moreton Road. There are also some residential properties along the Warmwell Road frontage. There are employment uses, including some un-neighbourly uses, within the Hybris business park adjoining the site, but this is within a former quarry and therefore below adjoining ground level.</p>
<p>Evidence submitted by Land owner/developer:</p>	<ul style="list-style-type: none"> • URS Waste Water Study Summer Farm Sites, Crossways, West Dorset, March 2013 Prepared for ProVision Planning • URS Waste Water Study Woodsford Farm Sites, Crossways, West Dorset September 2012 Prepared for Broadway Malyan • Broadway Malyan SANGS Report • Assessment of planning constraints to quarrying of sand and gravel, Crossways West Dorset, Land and Mineral management Ltd, January 2013 • Proposed Allocations at Crossways Transport Accessibility Appraisal 11th October 2012 David Tucker Associates • Transport Appraisal and Comparison of Alternative Site – land south of Warmwell Road Crossways. FMW March 2013.

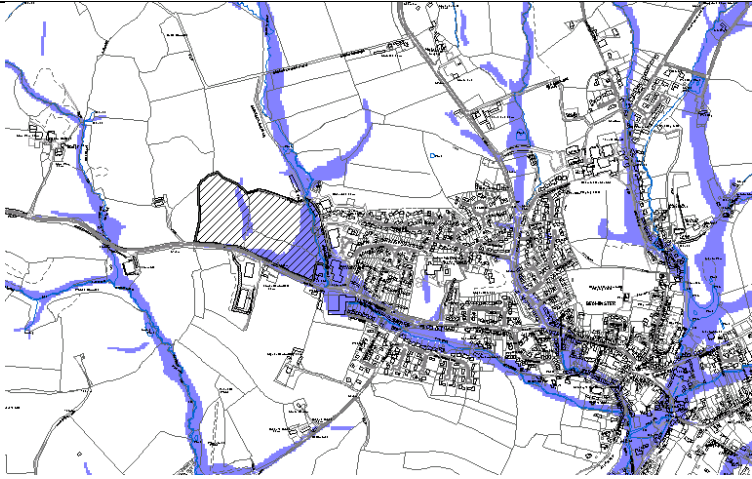
WESTERN AREA

SITE: LAND AT VEARSE FARM, BRIDPORT	
AONB	YES
Landscape Character Area	Bridport urban area. Type; urban area Brit Valley. Type; Undulating River Valley, condition; moderate declining. Chideock Hills, Type; Wooded Hills, condition; moderate stable.
Historic Landscape Character Area	HLC label: Current Character: Enclosed, other regular Period of origin: Post Medieval(AD 1066-1499) Boundary type: Hedge Other boundaries: settlement edge Farm type/Period: Pastoral/ post medieval (AD 1500-1799)
Landscape and Visual Appraisal	<p>There is potential for views from an area directly to the north of the site, which would view the site with only a small built context of development at Allington and Skilling. Design mitigation would need to ensure that the development is respectful of the character and appearance of these areas. In all other views, it is shown that the site is seen in close association with the existing urban fabric of Bridport and is therefore an acceptable location in principle for development.</p> <p>Conclusion & Suggested Mitigation</p> <p>Development could be sensitively accommodated at this site without significant landscape and visual impacts, subject to the following mitigation measures:</p> <ul style="list-style-type: none"> • Avoiding development on the highest ground towards the south of the site would limit wider visibility, particularly from the sensitive coastal landscape to the south, and the locally sensitive hilltops. This would also maintain the landscape setting of the town. • Open areas within the site should be created preserve the key public footpath links to the surrounding countryside, and continue the character of green spaces within development. • Early strategic planting in the elevated southern area, and the western edge would significantly reduce the landscape and visual impacts of development. • The form and character, including appearance and scale of development should take cues from the adjacent settlement edge and the rural context to the north, resulting in a well-associated urban extension.
Designated Heritage Assets on site and within 500m	Bridport Conservation Area 27 – 29 West Allington – Listed Grade II* 87 Listed Grade II Vearse Farmhouse Listed Grade II
Non designated Heritage Assets on site and within 500m	Saxon unclassified site Allington Hill, early modern earthworks field system Lychets St Mary Magdalen Medieval Leper hospital St Michaels Medieval Chapel Medieval Priory orchard Medieval earthworks town defences

	<p>Medieval earthworks town defences Roman road</p>
Nature designations	None
Ecological Importance:	<p>A large site of agricultural fields which are a mixture of improved grassland and arable, with some less improved but still species-poor neutral grassland that is cattle grazed. There is an intricate network of hedgerows, most of which are not flailed, on distinct banks, and some contain standard trees including veterans. A small stream runs through part of the site. BAP PRIORITY SPECIES: None noted BAP PRIORITY HABITATS: Hedgerows Some of the hedgerows will qualify as important hedgerows under the Hedgerow Regulations Act 1997. OTHER FEATURES: Two veteran Oak trees Line of old Sycamore, including some veterans Thick hedge along the stream with a number of woodland indicators plants such as Moschatel <i>Adoxa moschatellina</i>, Ramsons <i>Allium ursinum</i> and Bluebell <i>Hyacinthoides non-scripta</i>. DERC records There are post-1995 records for Water vole, Badger and bats (Serotine and Pipistrelle) within 100m of the site.</p>
EA Flood zones	Flood zone 1
Areas Subject To Surface Water Flooding	 <p>Areas subject to surface water flooding(low/intermediate/high)</p>
Ground water protection zones	N/A
Nitrate zones	N/A
Land stability/coastal erosion	Phase 1 Preliminary Slope Instability Guidance map indicates a medium level of risk.
Ward /Parish	Symondsburry Parish
Employment	Bridport Town Centre(1km)

	Deadnought Trading Estate (0.7km) Crepe Farm Business Park(0.7km) St Michaels Trading Estate (1km) St Andrews Trading Estate (3.2km) Gore Cross Industrial Estate(4.4km)
Retail	Bridport Town Centre (1km) Morrisons supermarket (2.6km) Co-op & Lidl (3km)
Public open space	Plottingham Playing fields, children's play area, tennis courts St Marys playing fields with children's play area and allotments, Skilling play area Allington Hill
Community venues	Bridport Leisure Centre Football club Rugby Club Bridport Arts Centre – Town Centre Electric Palace – cinema/venue – Town Centre Lyric Theatre, Barrack Street Library – Town Centre
Education	Symondsburry CE School St Marys Primary School Sir John Colfox Secondary School
Healthcare	Medical Centre – West Allington Dentists Bridport town centre, North Allington Bridport Community Hospital,
Existing local route network	Several public footpaths cross the site. The site is bounded on 3 sides by public highways – B3162 (former A35) to the north; the A35 trunk road to the west; and Skilling Hill Road to the south. The Vearse Farm agricultural complex is currently accessed via a single trackway that links to West Allington (to the north). Existing footpath links to the coast cross the A35.
Utilities	
- water / waste water	Potential off-site reinforcement works required for water supply
- electricity and gas	Western Power – Underground cable crosses site. LV feed from existing sub station, some deviation works required. Scotia Gas Networks – mp line runs along southern edge of site- sufficient capacity.
Neighbouring land uses	To north of site – B3162 road with housing and agricultural fields to north of road. To east of site – housing and agricultural fields. To south of site – road with housing and agricultural fields to south of road. To west of site – main road (A35) with agricultural fields beyond.
Evidence submitted by Land owner/developer:	<ul style="list-style-type: none"> • Landscape and Visual Appraisal (2010) Savills

SITE: LAND TO THE NORTH OF BROADWINDSOR ROAD, BEAMINSTER	
AONB	YES
Landscape Character Area	Axe Valley Hills; type: Wooded hills; Condition; moderate stable. Brit Valley. Type; Undulating River Valley; condition; moderate stable
Historic Landscape Character Area	HLC label: Current Character: Enclosed, piecemeal Period of origin: Medieval (AD 1066 – 1499) Boundary type: Hedge Other boundaries: Line of communication Farm Type/period: Mixed/post medieval(AD 1500 to 1700)
Landscape and Visual Appraisal	<p>There is potential for views of the site from the south (notably the ridgeline west of at Waytown, which would view the site without seeing it alongside the existing urban form at Beaminster. This is as a result of the elevated nature of the north portions of the site. The remainder of the site would be seen in close association with the existing urban fabric of Beaminster</p> <p>Conclusion & Suggested Mitigation Development could be sensitively accommodated at this site without significant landscape and visual impacts, subject to the following mitigation measures:</p> <ul style="list-style-type: none"> • Avoiding development on the higher ground towards the north of the site would limit wider views from the south, and dense planting on this edge would provide a vegetated backdrop to new development. • Open areas within the site should be created to preserve the character and appearance of key public footpath links to the surrounding countryside. • Early strategic planting to the north and west would be necessary to reduce the landscape and visual impacts of development, and provide visual containment of the site and the town beyond. With small woodlands forming a key characteristic of the area, substantial areas of planting could be sensitively accommodated. • Any external lighting schemes would need to be sensitively designed to preserve rural character of the adjacent countryside.
Designated Heritage Assets on site and within 500m	Hogshill Stores – listed grade II Barrowfield Farmhouse and attached barn and stables- listed grade II. Horn Park Farm Cottage - listed grade II Horn Park Farmhouse -listed grade II The Lodge -listed grade II
Non designated Heritage Assets on site and within 500m	West of Edmund Coombe Coppice medieval earthwork road/greenway Barrowfield Farm – Lime kiln NAR – Lime Kiln Cockroad Lane – Medieval earthwork road/ Greenway

Nature designations	<p>SNCI – Sutton Ham/Woods Coppice ST460016 Deciduous woodland and strip of wet grassland.</p> <p>Ancient Woodland – Ancient and semi natural woodland</p> <p>BAP Priority Habitat – Sutton Ham/Woods Coppice: Lowland mixed deciduous woodland, wet woodland, lowland fens</p>
Ecological Importance:	<p>A small site of mostly improved agricultural grassland; the two fields north of the road are horse grazed, the one to the south has been sprayed with herbicide. The hedges are mostly flailed. In the east of the area is a stream that is lined by a thin strip of woodland which is the most important ecological feature of the site.</p> <p>BAP PRIORITY SPECIES: None noted</p> <p>BAP PRIORITY HABITATS: Hedgerows Lowland mixed deciduous woodland</p> <p>OTHER FEATURES: Small area of broadleaved woodland extending up the streamside. This has a ground flora typical of long established semi-natural woodland in west Dorset including Bluebell <i>Hyacinthoides non-scripta</i> and Ramsons <i>Allium ursinum</i>.</p>
EA Flood zones	Flood zone 1
Area Subject To Surface Water Flooding	 <p>■ Areas subject to surface water flooding (low/intermediate/high)</p>
Ground water protection zones	N/A
Nitrate zones	N/A
Land stability/coastal erosion	N/A
Ward /Parish	Beaminster Town Council
Employment	<p>Broadwindsor Road Industrial Estate (adjacent)</p> <p>Beaminster Town Centre (1.2km)</p> <p>Daneco (Town Centre)</p> <p>Hornpark Quarry (1.5km)</p>
Retail	<p>Convenience shop (0.6km)</p> <p>Beaminster Centre (1.2km) – range of shop/services including; convenience store, greengrocers, butchers, post office, hairdressers, takeaways, cafes, pubs</p>
Public open space	Memorial Fields:

	Playing fields, play area, pavilion Furlands Allotments (56 plots), East Street
Community venues	The Public Hall, Fleet Street Beaminster library Museum Beaminster Community sports hall and swimming pool All weather pitch Tennis courts
Education	Beaminster School (Secondary) St Marys Beaminster Primary School Mountjoy School
Healthcare	Doctors surgeries - Barton House, Tunnel Road Dentists – Minster
Transport	Public Transport No 47 Bridport to Yeovil via Beaminster 4/day on college days, 3/other days. Railway Station: Crewkerne
Existing local route network	Site is adjacent to B3163 leading west to Broadwindsor and east through the town centre to A356 (route to Dorchester or Yeovil.) Bridport is 8km to the south via A3066 and Crewkerne 10km to the north. Public footpaths through the site to the surrounding countryside and town centre.
Relation and connections to key facilities	Close to Beaminster Town centre and associated services and facilities.
Utilities	
- water / waste water	Mains water supply in Broadwindsor Rd to east of the site. Extension to site (both N & S) will be needed. Mains sewer in St James Rd.
- electricity and gas	Western Power mapping information: shows overhead lines across fields
Neighbouring land uses	Agricultural land, Light Industrial, residential to east.
Evidence submitted by Land owner/developer:	None