



Appendix D

Excluded Sites

APPENDIX D – EXCLUDED SITES

This appendix details the sites that were submitted for open market housing but are not appropriate for inclusion within the 15 year supply of housing land.

Sites submitted that form urban extensions to Dorchester or Weymouth can be found in Appendix E.

Sites submitted for affordable housing can be found in Appendix F.

The following sites were excluded without assessment because they did not meet the criteria set out on the SHLAA submission form.

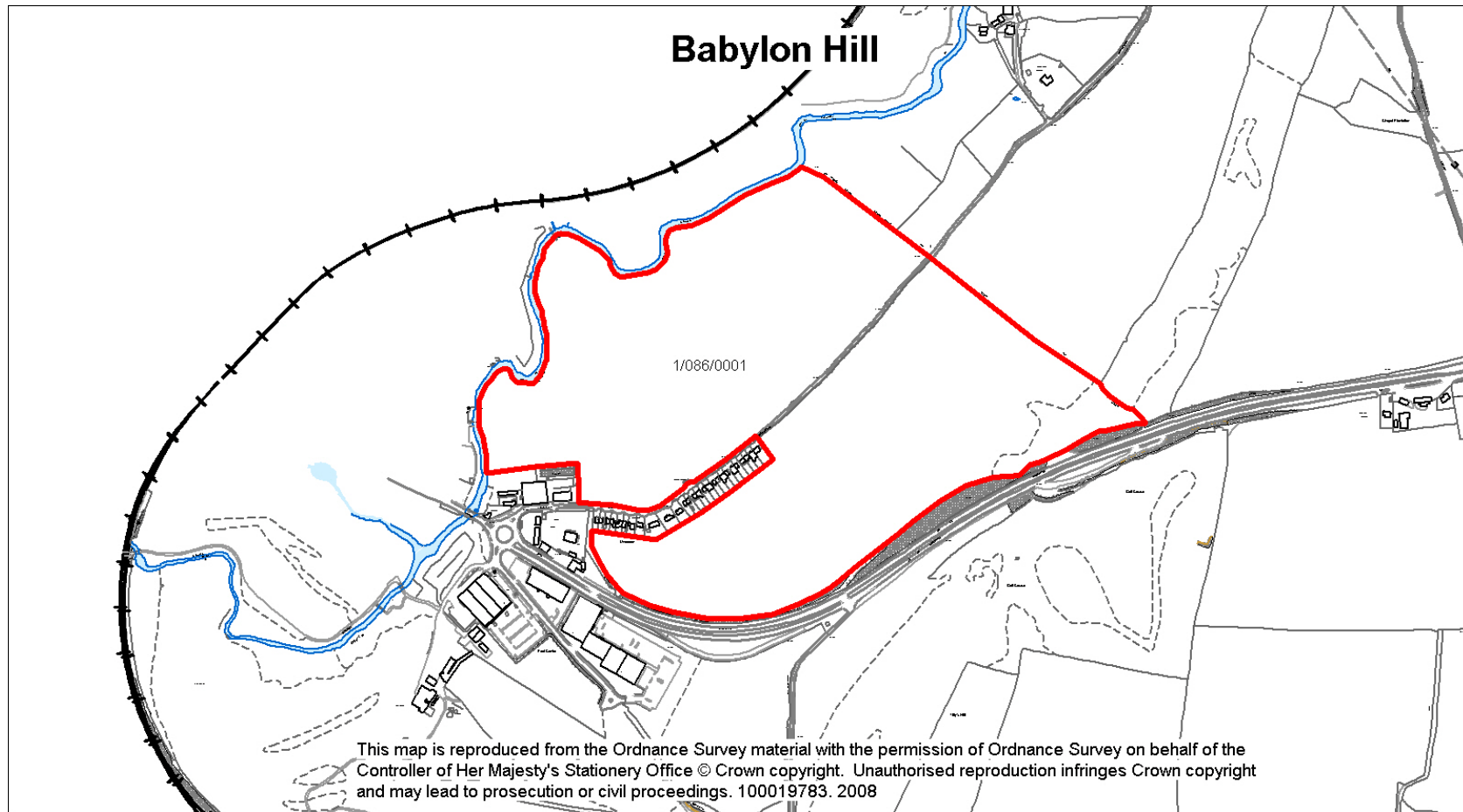
Site Address	Reason for exclusion
West Hall Farm, Longburton,	Open market housing in village not specified on SHLAA submission form
Victoria Inn, Knights in the Bottom, Chickerell	Open market housing not related to town or village
Land at Kingsland Farm, SalwayAsh	Not related to village.
Penny Farthing Cottage, Tincton, Dorchester	Open market housing in village not specified on SHLAA submission form
Land off Garden Close, Litton Cheney	Open market housing in village not specified on SHLAA submission form
Land at Barges Close, Litton Cheney	Open market housing in village not specified on SHLAA submission form
Donkey Plot, Chalk Pit Lane, Litton Cheney	Open market housing in village not specified on SHLAA submission form
Land at Osmington off A353	Open market housing in village not specified on SHLAA submission form
Sunnyside, Upton Fort Road, Osmington	Open market housing in village not specified on SHLAA submission form
Owermoigne Nurseries, Osmington	Open market housing in village not specified on SHLAA submission form
Land off Bridport Road, Drimpton	Open market housing in village not specified on SHLAA submission form
Washingpool, Poyntington	Open market housing in village not specified on SHLAA submission form
North of High Street, Thorncombe	Open market housing in village not specified on SHLAA submission form
Cains Farm, Chideock	Open market housing in village not specified on SHLAA

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	submission form
Old Henley Farmhouse, Henley	Open market housing in village not specified on SHLAA submission form
Colmer Stud, Marshwood	Open market housing in village not specified on SHLAA submission form
West Stafford Motors, West Stafford	Open market housing in village not specified on SHLAA submission form
Waycroft Nurseries, Waytown	Open market housing in village not specified on SHLAA submission form
Land off Stockwood Road, Chetnole	Open market housing in village not specified on SHLAA submission form
Land off Stockwood Road, Chetnole	Open market housing in village not specified on SHLAA submission form
Land at Weston Manor Farm, Corscombe	Open market housing in village not specified on SHLAA submission form
Land at Weston Manor Farm, Corscombe	Open market housing in village not specified on SHLAA submission form
Puncknowle Farm Yard, Puncknowle	Open market housing in village not specified on SHLAA submission form
Works to the west of High Street, Sydling St Nicholas	Open market housing in village not specified on SHLAA submission form
Land to the north of Mill Lane, Cattistock	Open market housing in village not specified on SHLAA submission form
Land at Shutes Lane Symondsburry	Open market housing in village not specified on SHLAA submission form

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BABYLON HILL

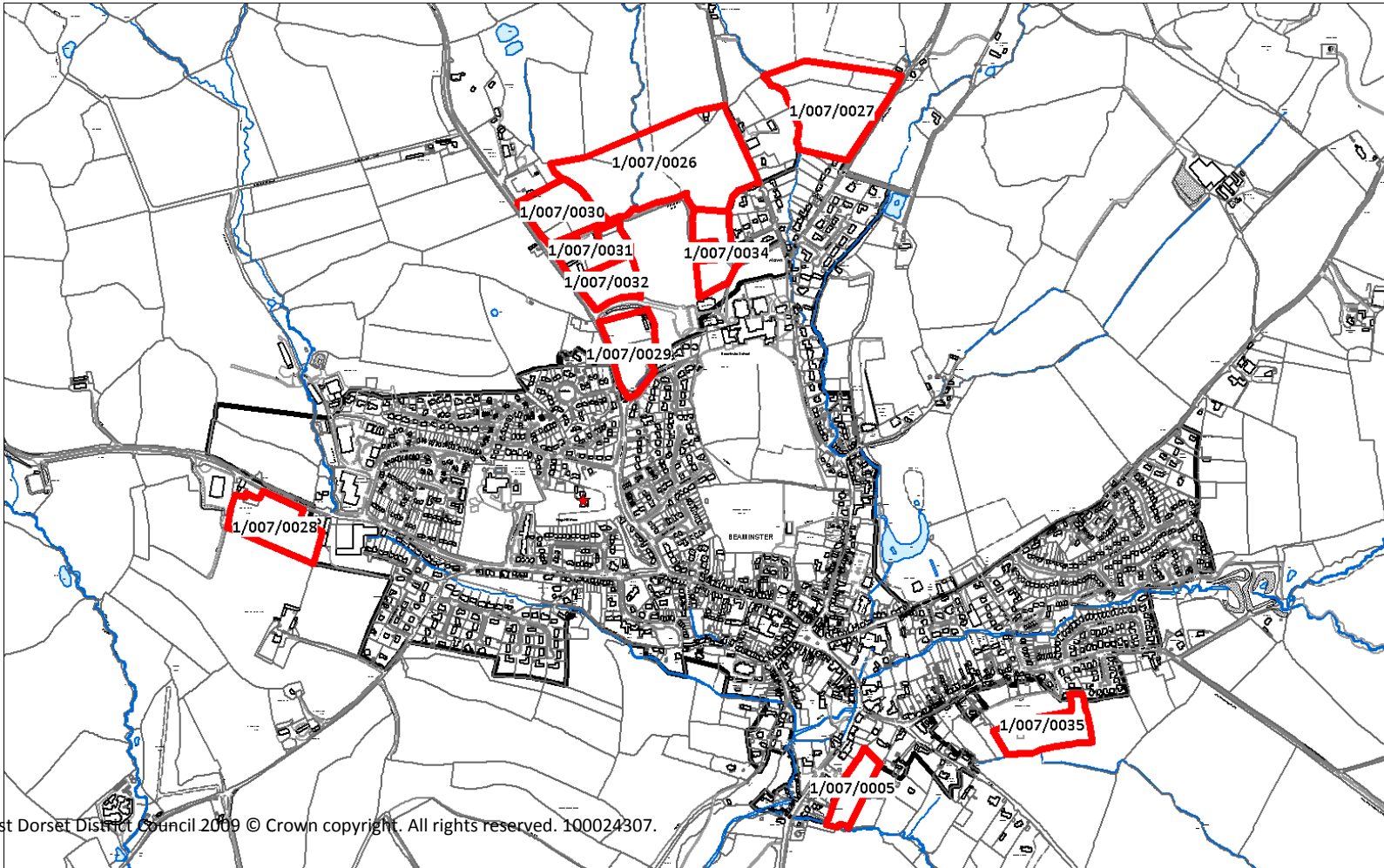


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BABYLON HILL

Site Reference	Site Address	Reason for exclusion
1/086/0001	Site north of Babylon Hill	A large proportion of the northern part of the site is within Flood Risk Zone 3. The southern portion of the site occupies the slopes of Babylon Hill that is an important sloping landform in terms of defining the eastern extent of Yeovil and screening views of the town from the east. When viewing the site from the northeast Babylon Hill also provides an important green backdrop between the town and the skyline.

BEAMINSTER



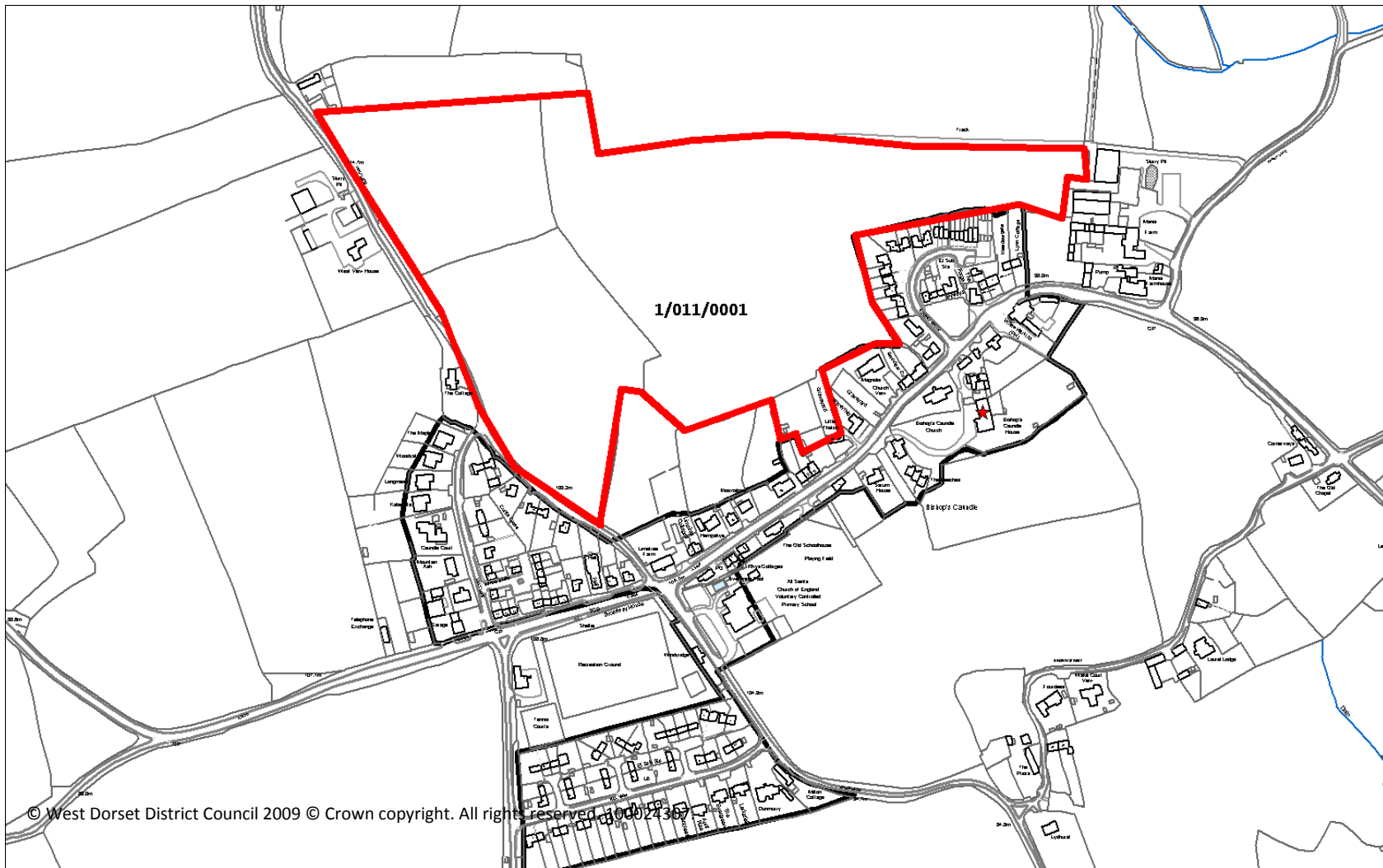
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BEAMINSTER

Site Reference	Site Address	Reason for exclusion
1/007/0005	Land adjacent "Woodlands", Bridport Road	Highway Authority objection to more development in this location.
1/007/0027	Land at Newtown, Chantry Lane	Highway Authority objection to more development here. In terms of landscape the site does not relate well to the town as an extension.
1/007/0027	Land west of Bowgrove Road, Bowgrove Road	Highway Authority objection to more development here. Would be prominent development in the AONB.
1/007/0028	Land south of Broadwindsor Road	Further investigation into the site has shown that it would be difficult to ameliorate the impact of substantial engineering works needed to create vehicular access and loss of the roadside edge. Proximity to unneighbourly uses also an issue.
1/007/0029	Land nr Monmouth Gardens	Lower part of site within Flood Risk Zone 3. Upper part of site partly in Flood Risk Zone 2.
1/007/0030	Lane End Farm (north site) Tunnel Road	Does not adjoin the built development of the town.
1/007/0031	Lane End Farm (Middle site), Tunnel Road	Does not adjoin the built development of the town.
1/007/0032	Lane End Farm (south site) Tunnel Road	Eastern part of the site in Flood Risk Zone 2 and 3. Does not adjoin the built development of the town.
1/007/0034	Land at Prospect Cottage, Crooked Lane	Highway network unsuitable for further development.
1/007/0035	Firlands, East Street	No satisfactory vehicular access

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BISHOPS CAUNDLE

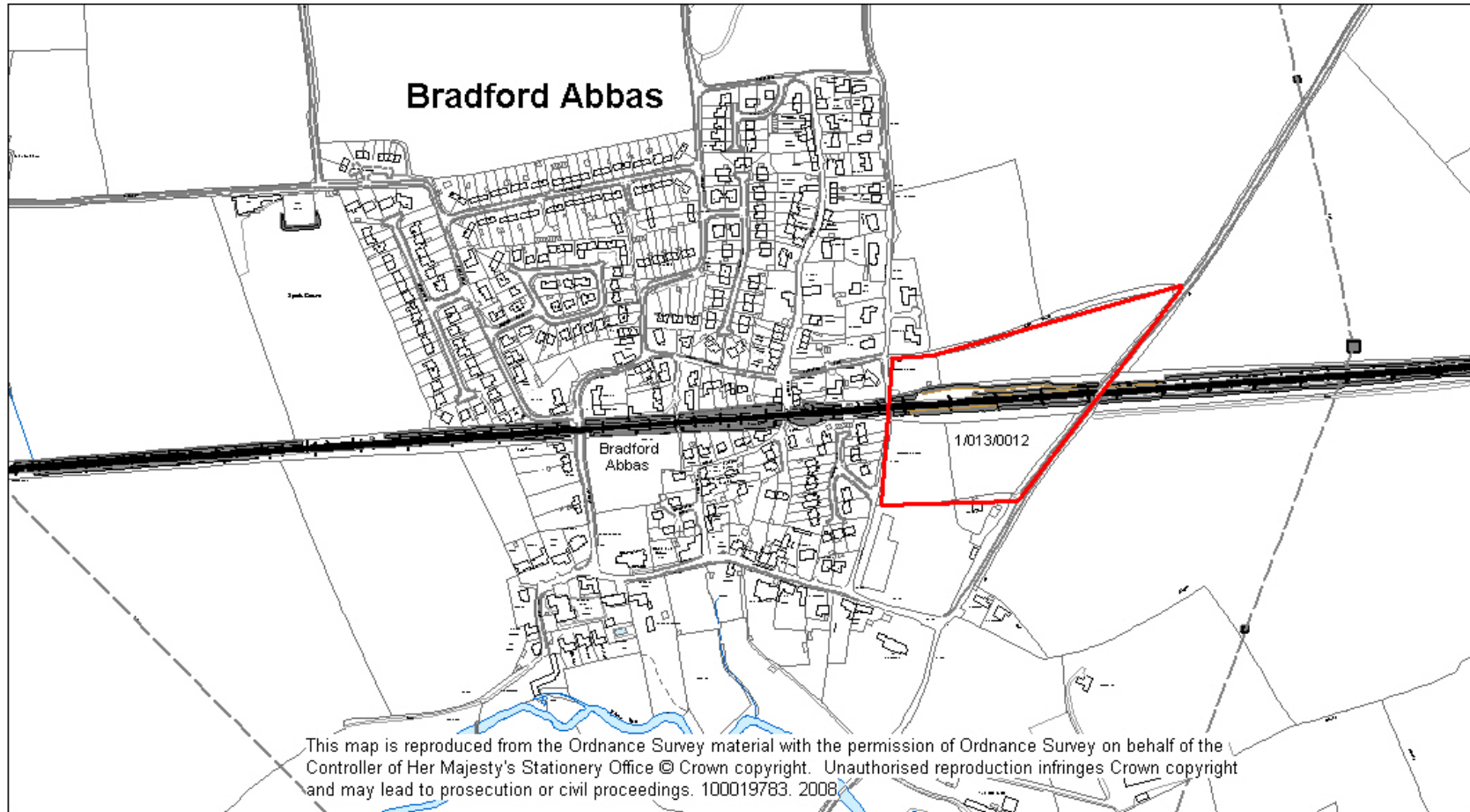


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BISHOPS CAUNDLE

Site Reference	Site Address	Reason for exclusion
1/011/0001	Fields at Holt Lane	Unacceptable Impact on the landscape and townscape. There is concern regarding the impact of the site upon the linear character of the village, the largest northeastern part would be particularly harmful. In addition, when viewing the site from the northeast, the largest enclosure appears as an attractive green foreground to the village beyond and should be retained. To the north the western portion of the site is screened by Caundle Wood, however the eastern portion is more exposed to potential views.

BRADFORD ABBAS



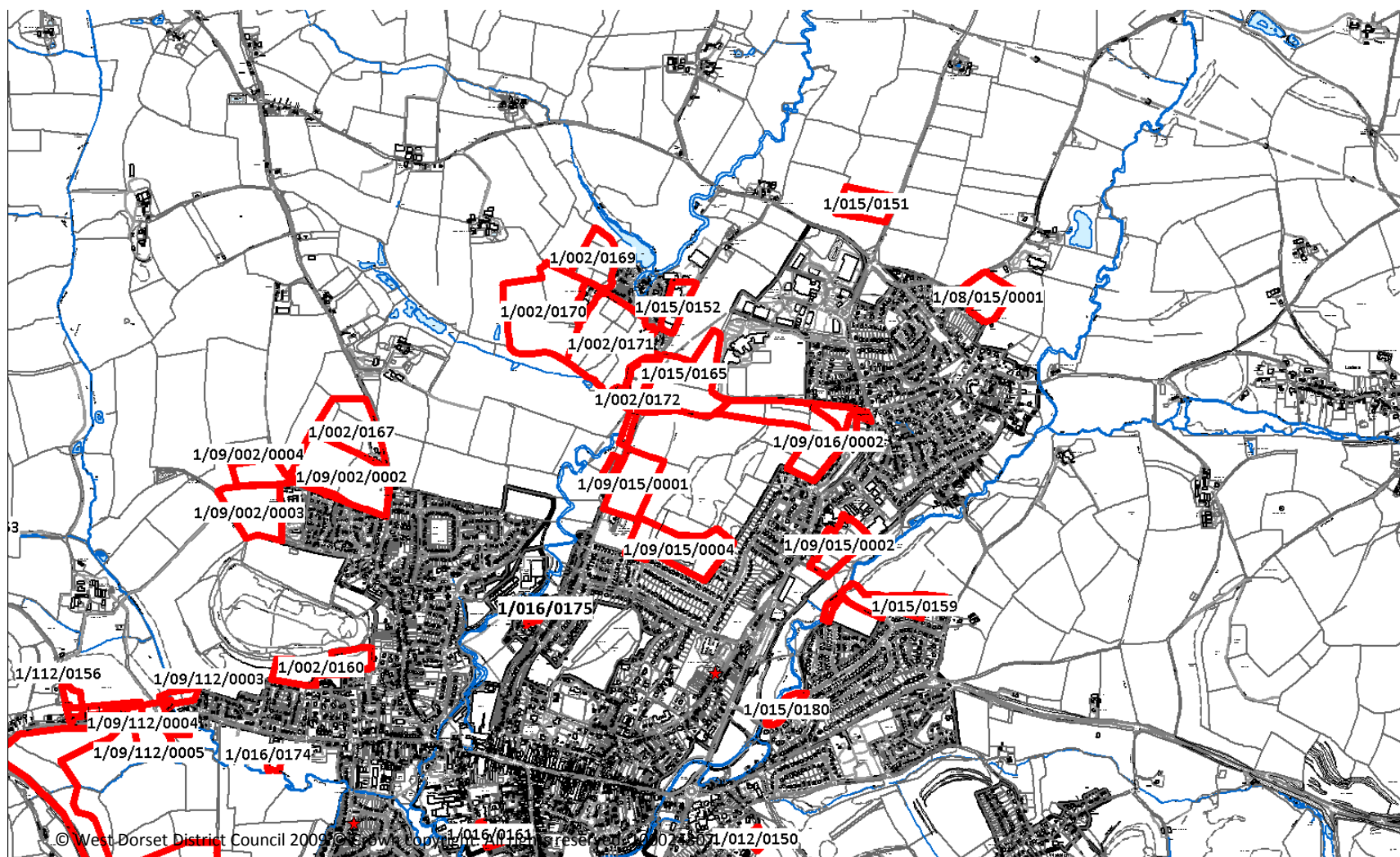
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BRADFORD ABBAS

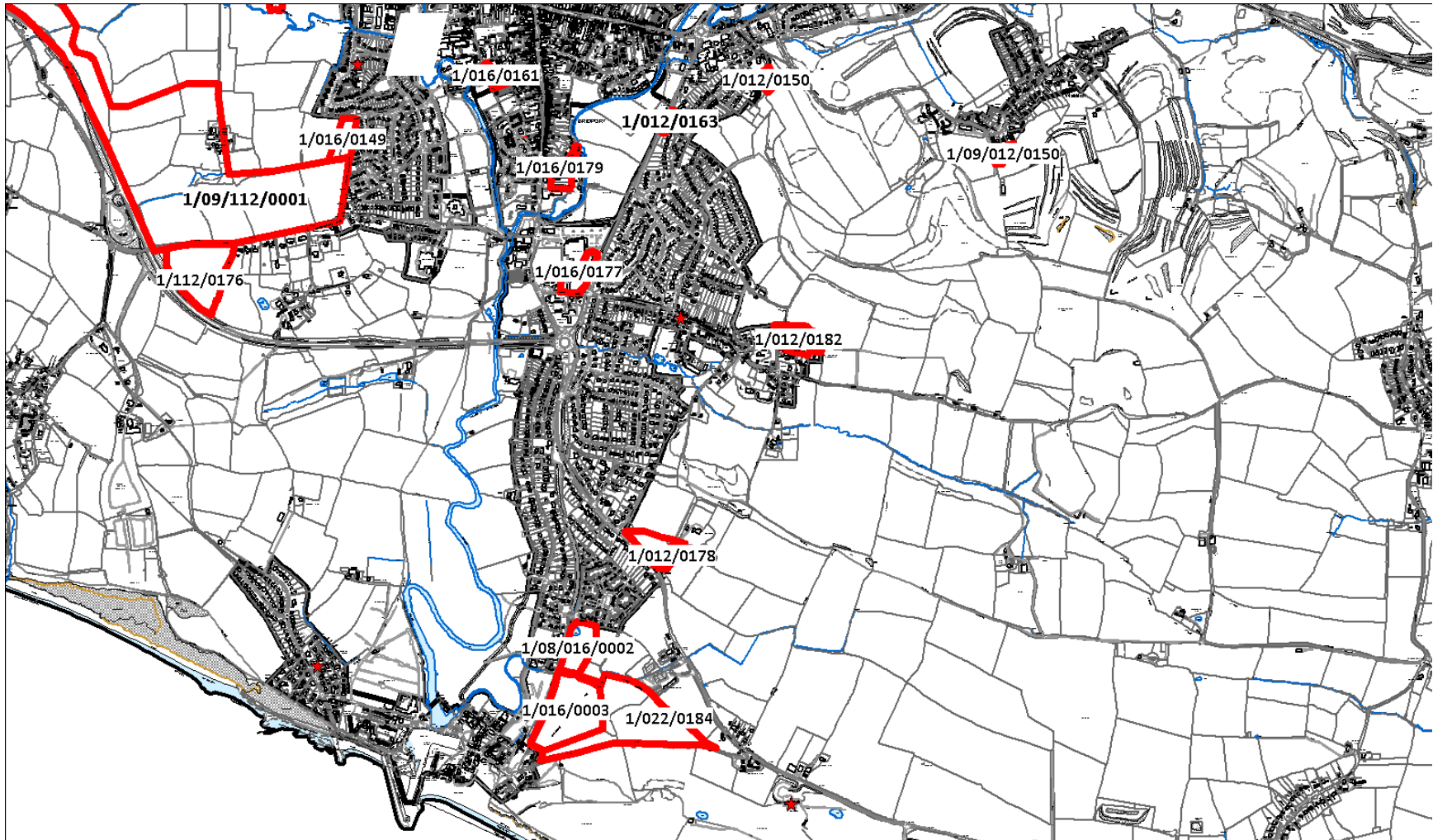
Site Reference	Site Address	Reason for exclusion
1/07/013/0012	Fields east of Back Lane	The site is raised above the surrounding development and there is concern regarding how it would relate to the existing development at ground level. Back Lane forms a definite limit to the eastern edge of the village. The site is elevated with extensive views to the south The fields adjacent to the existing built up area are currently well used as allotments.

BRIDPORT NORTH



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BRIDPORT – SOUTH



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BRIDPORT		
Site Reference	Site Address	Reason for exclusion
1/002/0157	Land east of Knapp Cottage, East Road	This area is not well related to the existing settlement of Bridport. The site also forms part of an important undeveloped green wedge between Allington Hill and Ryeberry Hill.
1/002/0160	Land North of Watton View, Allington Park and Park Road	Green hilltops are an important characteristic of Bridport and should remain undeveloped. Very visible across all of Bridport town centre area.
1/002/0167	Land at Seymour Farm	Highways Authority confirm access not possible. Very visible and physically detached from Bridport.
1/002/0169	Land north of lower Pymore farm	Extension to Pymore which is contrary to Highways Authority advice and unsustainable location
1/002/0170	Land West of Lower Pymore Farm	Extension to Pymore which is contrary to Highways Authority advice and unsustainable location
1/002/0171	Land South of Pymore Terrace	Extension to Pymore which is contrary to Highways Authority advice and unsustainable location. Partly Flood Risk Zone 2 and 3.
1/002/0172	Land south of Queenwell, Pymore	Extension to Pymore which is contrary to Highways Authority advice and unsustainable location
1/012/0150	Land at 3 Crock Lane (part of submitted site included)	Development on the higher part of the slope would not be appropriate due to landscape impact.
1/012/0163	48/50 Crock Road	Part of larger submitted site – part of which is included in Appendix C. Flood Risk Zone 3.
1/012/0178	Land Rear of Wych Cottage Burton Road	Part of larger submitted site – part of which is included in Appendix C. Very elevated.
1/012/0182	Church Farm and Church Rise	Highways Authority confirm access not possible.
1/015/0151	Land North of Gore Cross A3066	Detached from built up area of Bridport. This area may be better suited to employment development.
1/015/0152	Units at Pymore Road	A conversion to housing use would be contrary to Highways Authority advice and an unsustainable location

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1/09/15/0004 (was 1/015/0158)	Land off Watton Gardens	Green hilltops are an important characteristic of Bridport and should remain undeveloped.
1/015/0159	Land at High Acres Lee Lane	Unacceptable impact on landscape and AONB due to the highly visible nature of this site
1/015/0164	Land adjacent to Jessopp Avenue (part of submitted site included)	The northern part of this site is unsuitable for development due to the highly visible nature of this part of the site.
1/015/0165	Land North of Gypsy Lane	Too remote from built up area of Bridport and contrary to Highways Authority advice. Steeply sloping and visible site.
1/015/0173	Land north of old farm buildings, Pymore Road	Highways Authority advice that road network unsuitable for further development. Partly flood risk zone 2. Too remote from built up area of Bridport.
1/015/0180	Land north of 13-93 Jessops Avenue	Development of this site would remove the important screening and buffer effects of the existing site. There would be a marked detrimental change in the character of Jessopp Avenue as the development would result in the loss of the current relief from a continual housing frontage. The development would also have a negative impact from the public open space on the western side of the river. From the western side of the river the development would be apparent, forming a backdrop, on the far bank of the river particularly in winter when the remaining tree cover was not in leaf.
1/016/0161	Allotments at Priory Lane	Development of this site would have an unacceptable impact on the townscape of Bridport. Site is in existing use as allotments.
1/016/0166	Land South of Dodhams Lane	Unacceptable impact on landscape due to the steeply sloping and visible nature of the site.
1/016/0174	Proton Garage and Works West Allington (part of submitted site included)	Excluded part of site in flood risk zone 3.
1/016/0175	Kisem, North Mills (part of submitted site included)	Excluded part of site in flood risk zone 3.
1/016/0177	Bradford's Builders Merchants, Sea Road South	This site is currently used for employment and is most suitable for employment use. Partly in flood risk zone 2.

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1/016/0179	Council Yard and Recycling Centre, South Street	Site is wholly in flood risk zone 2 and partly in flood risk zone 3. Currently in employment uses and is an appropriate place for employment for the town.
1/022/0184	Land east of West Bay Road Car Park, West Bay Road	Highways Authority objections - no footway links and junction/capacity issues. Considerable part of site within flood zone 3 and part outside flood zone is too detached from settlement. There would also be an unacceptable impact on landscape - this is an important and attractive open green wedge between West Bay and Bridport and should therefore be retained.
1/112/0153	Land east of 1&2 Manor Farm Cottages, Mill Lane	Development in this area would be unsustainable due to its small village location
1/112/0156	Land Rear of Daisys Way West Road	Site is steeply sloping to the north and is detached from the settlement of Bridport.
1/112/0168	Land south of rectory cottage, Mill Lane	Development in this area would be unsustainable due to its small village location
1/112/0176	Land west of Farthings Mead, Broad lane	Unsustainable location due to the site being detached from the settlement of Bridport.
1/08/016/0002	Land adjacent to Bramble Drive	Site wholly in Flood Risk Zone 3.
1/08/015/0001	Field SE site of Mangerton Lane	Development on this site would have significant adverse landscape and visual impacts. Any development along the southeast would be highly visible from surrounding roads and public rights of way. It would have a greater impact than the existing housing to the south due to the higher elevation and visibility to the north west. Development along the north west edge would adversely change the character of this rural approach into Bradpole. Access is not good to this site. Would need road improvements and there are no footway links. This land is considered important to the setting of the Conservation Area.
1/09/002/0003	Land adjacent to Bridport Community Hospital	Poor access options and extension into rural landscape unacceptable, bringing harm to the Local Landscape and AONB.
1/09/002/0004	Pitwells	Surrounding road network inadequate to serve development here and extension into rural landscape unacceptable, bringing harm to the Local Landscape and AONB.
1/09/002/0002	Land to the north of Bridport Community	Surrounding road network inadequate to serve development here.

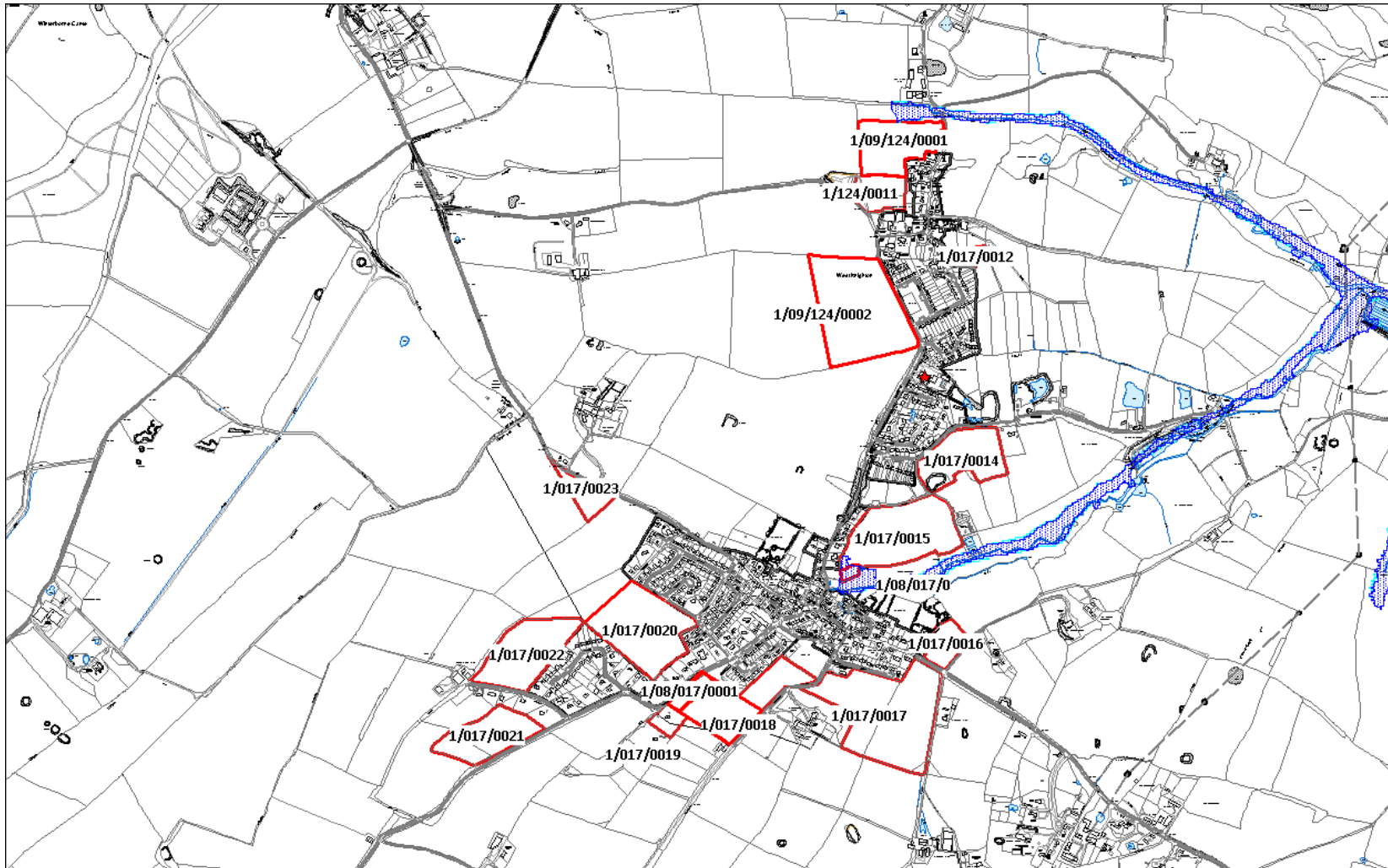
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	Hospital	
1/09/112/0001	Vearse Farm (part of submitted site included)	In order to minimise impact on AONB this part of the site should remain undeveloped.
1/09/112/0002	Land north of Foundry Knapp	Landscape objections ~ new development on site would appear tagged on to existing housing. The grassy knoll is a distinctive feature within the landscape and further encroachment to this could harm the landscape character.
1/09/112/0003	Land north of Foundry Close	Within Flood Zone 3 area
1/09/112/0004	Land south of West Road	Within Flood Zone 3 area
1/09/112/0005	Land south of Foundry Knapp	Site very visual within the landscape and as such development on this site would harm the landscape character of the area and the AONB.
1/09/015/0002	St Andrews Trading Estate	Highway network through industrial estate unsuitable for housing/residential usage
1/09/016/0002	Land off Knightstone Rose Bridport	Immediate highway network unsuitable for this scale of development and Highway Authority would resist. A smaller scale of development would also be resisted as there would be insufficient junction stagger and there are considerable vertical and horizontal alignment that compound the problems at this point.
1/09/015/0001	North of St Catherines School	The surrounding road network is inadequate to serve the proposed development and would be resisted by the Highway Authority. The site is rural in character, associating with the surrounding agricultural fields and wider landscape more than with any development. Indeed, there are hardly any links to existing development, with the neighbouring school itself seeming somewhat isolated. The site is an important part of the setting and character of Watton Hill, which being a wooded knoll is a distinctive, characteristic feature of the area, contributing to the uniqueness of Bridport. Therefore, development on the site would feel out of keeping, and threaten the landscape character of the area.
1/09/015/0004	Land at Watton Hill	The surrounding road network is inadequate to serve the proposed development and development would be resisted by the Highway Authority. The previously included SHLAA site would not be acceptable as further trip generation to and from the network at either Conegar or St.Andrews Road would not be acceptable. The woodland plays a fundamental role in

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		<p>shaping the character of Watton Hill and its removal would threaten this unique feature. Furthermore, the steepness of the site would make it impractical to develop and would risk significant permanent scarring of the landscape.</p>
1/09/012/0150	Land at Stoneleigh, Walditch	<p>The SHLAA submission site forms the major part of the garden of Stoneleigh and adjoins the conservation area and the lower slopes of Walditch Knap . With Walditch Knap rising above it, the site is visible from the parish churchyard with its listed Grade II Parish Church, visible from the access of the Grade II Real Tennis Court and the ROW (W 5/7) that follows the west boundary of the site and leads into open countryside. Currently, the site acts as a buffer between the residences of Stoneleigh, Greystones and Churchend and the countryside, thereby upholding rural character and the setting of the conservation area. From the village green, there is a visual connection with Walditch Knap, complemented by the spacing between and the rear gardens of Stoneleigh and its immediate neighbours.</p> <p>Development would be detrimental to the setting, character and appearance of the conservation area and the setting of the listed Parish Church and Real Tennis Court (both community buildings).</p>

BROADMAYNE AND WEST KNIGHTON



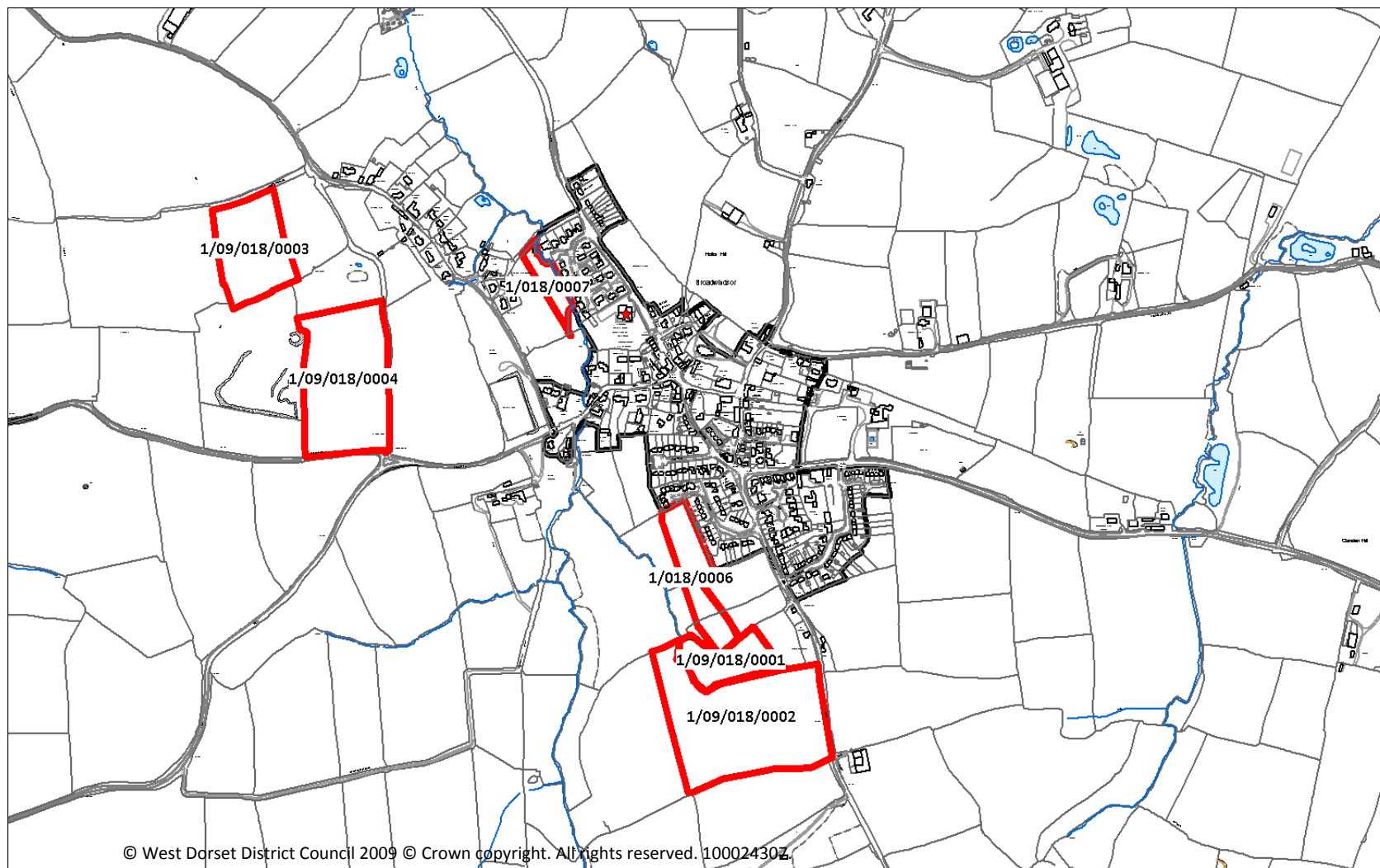
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BROADMAYNE AND WEST KNIGHTON		
Site Reference	Site Address	Reason for exclusion
1/017/0011	Land north of West Knighton	Highway Authority objects as there are no suitable footway links. The rural approach to the village would be urbanized and it would compromise the historic character of village.
1/017/0012	Land east of Higher Lewell Farmhouse, Nr Hardy's Row	Unacceptable impact on townscape and landscape. No obvious vehicular access point to the site.
1/017/0014	Land South of Watergates Lane, Watergates Lane	Within Development Consultation Zone due to unpleasant emissions from existing sewage handling facilities . Hollow in s-w is a contaminated site low ranking one (sand and clay operations). Unacceptable impact on the landscape.
1/017/0015	Land east of Knighton Lane East of Knighton Lane	Largely within Development Consultation Zone due to unpleasant emissions from existing sewage handling facilities. This area is an important and attractive green gap that separates West Knighton from Broadmayne. Sandwiched between the river corridor and a small agric. field to the north the area does not appear well related to either settlement. The northern portion of the site slopes away to the east. Small area of flood risk zone 3 in the south of the site.
1/017/0016	Land at east of Broadmayne, Main Street	Highway Authority objects as there are no suitable footway links available to village centre. Unacceptable impact on landscape/townscape as the area forms an attractive entrance to village.
1/017/0017	Land east of Osmington Drive, Osmington Drive	Unacceptable impact on landscape: There is concern regarding the veteran trees and tree groups that are an important element of this landscape and should be conserved at all costs. Highway Authority objects as the Main Street junction with Osmington Drive is unsuitable for further development.
1/017/0018	Land west of Osmington Drive, Osmington Drive	The highest, southwestern portion of the site should remain undeveloped due to its sloping and exposed character. Forms part of the setting to the village. Highway Authority objects as the Main Street junction with Osmington Drive is unsuitable for further development.
1/017/0019	47 (Mayfield) Chalky Road Chalky Road	Unacceptable impact on landscape, which is Heritage Coast and AONB designated.
1/017/0020	Land adjoining Broadmead	Highway authority states that the highway network in this location is unsuitable to serve

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	Broadmead	further development.
1/017/0021	Land west of South Drove Chalky Road	Site projects into the countryside and does not relate well to the built form.
1/017/0022	Land NE of South Drove South Drove	The site does not relate well to built form of the settlement. Highway Authority objects as there are no suitable footway links to village centre.
1/017/0023	Land west of Broadmayne A352	No footway links to the village. This site is in an unsustainable location as it does not adjoin village
1/08/017/0002	Land south of 6 Knighton Lane (part of submitted site included)	Excluded part of site in flood risk zone 3.
1/08/017/0001	Allotments at Chalky Road	Site currently reads against backdrop of mature hedgerows and trees on boundary of properties on north side of the road. Will involve significant change in character from rural/natural to urban/built form. Unacceptable impact on AONB and setting of village.
1/09/124/0001	Land north of West Knighton	Development of this site would have significant adverse landscape impacts due to the conspicuous impacts on the wider landscape and the associated change in landscape character. The previous spread of settlement edges has had an adverse impact and is highlighted as a detrimental feature within this landscape character area. Highway Authority objection - no suitable access or footway links.
1/09/124/0002	Land at west of West Knighton Lane	Development of this site would have significant adverse landscape impacts due to the conspicuous impacts on the wider landscape and the associated change in landscape character. The previous spread of settlement edges has had an adverse impact and is highlighted as a detrimental feature within this landscape character area.

BROADWINDSOR



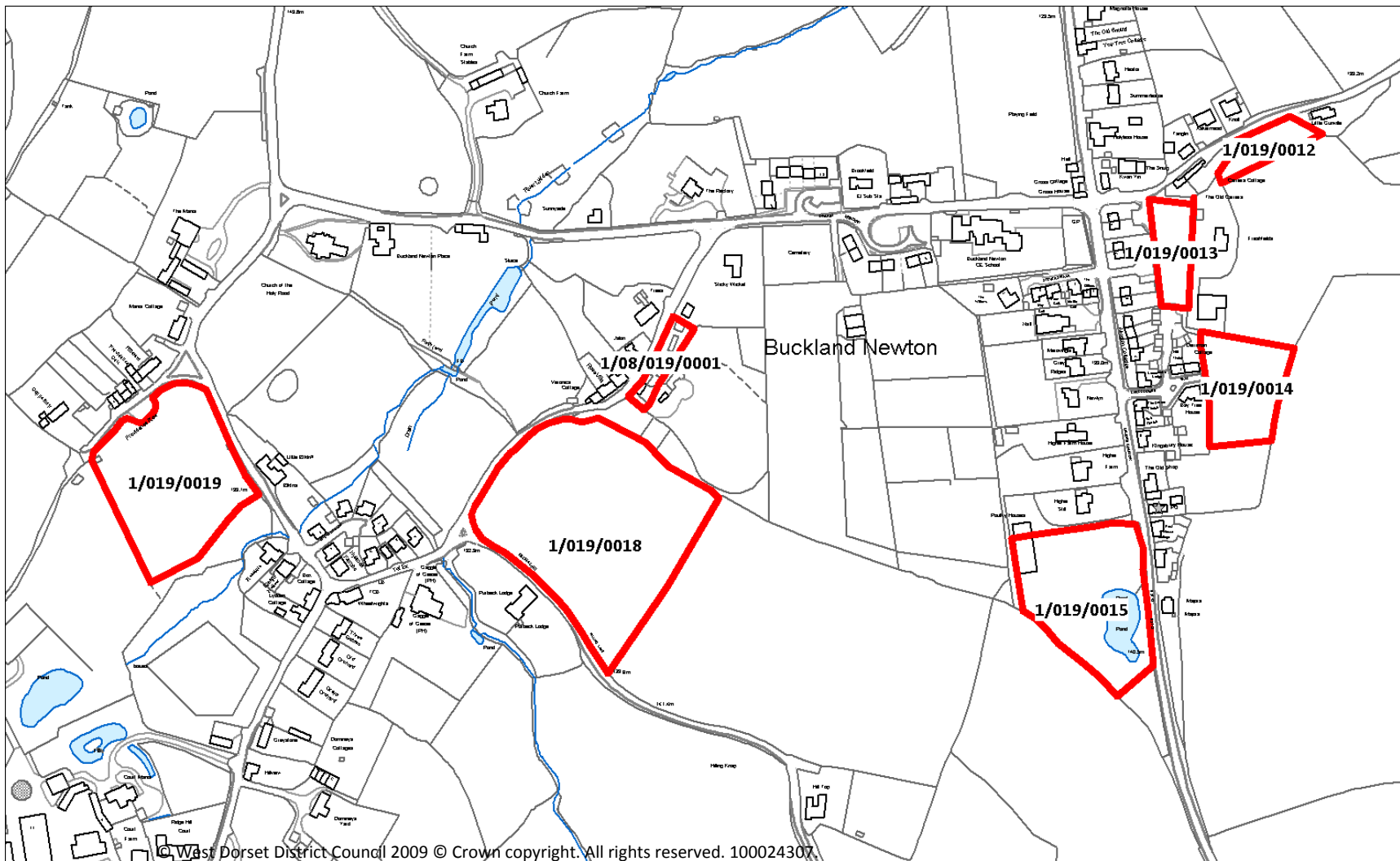
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BROADWINDSOR		
Site Reference	Site Address	Reason for exclusion
1/018/0007	Land west of Yarn Barton	Unacceptable impact on landscape: The fields between Broadwindsor and Hursey form an important gap between the settlements and contribute positively to their character.
1/018/0006	Land adj to Redlands and Folly Farm (part of submitted site included)	The north western area is visible from several public routes in the wider landscape. The southeastern portion of the site (as defined by the 175m contour) is considered more appropriate for development as it is much flatter.
1/09/018/0001	Land to the west of Shepherd's Cottage	<p>The site is rural in character. The only links to development are slight visual connections to the roadside homes to the east. These dwellings are typical linear development and thus would not associate well with any potential development further from the road. There are no real connections (visual or physical) to the main part of Broadwindsor village.</p> <p>Topography and vegetation limit the visual impact to some degree, but the presence of a public right of way increases short-range impacts. This, combined with the lack of association with existing development, risks damaging the landscape character of the area.</p> <p>For the above reasons the site is not suitable for development</p>
1/09/018/0002	Land to the west of B3162	<p>The site feels distinctly rural in character, being surrounded by agricultural land and linking visually with an agricultural barn in the south east corner and woodland some way to the south.</p> <p>The site seems distant from the village of Broadwindsor and the only association with other development is by way of middle-distance views into the village and some limited connection with roadside dwellings. These latter buildings form characteristic linear development and would not associate well with any development beyond the edge of the road.</p> <p>Given these factors, combined with the open and relatively exposed nature of the site mean that there would be a high impact on the area's landscape character.</p>
1/09/018/0003	Land to the south of Green Lane	The site is tranquil, rural and intimate in character, which are essential traits of the local landscape character.

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		<p>The site also feels somewhat remote and almost entirely unconnected to the village of Broadwindsor. The nearest buildings (partially visible from the site) are characteristic of an isolated farmstead and there are no further connections (visual or physical) with any other development.</p> <p>Consequently, any development on this site would be totally out-of-keeping with the prevailing Character and thus detrimental to the natural beauty of the AONB.</p>
1/09/018/0004	Land to the north of Main Cross	<p>The site is tranquil and rural in character, which are important features of the Axe Valley Landscape Character Area.</p> <p>The site's topography, sense of separation and distance from other development preclude any kind of connection (visual or physical) with the village of Broadwindsor. The isolated bungalow in the corner of the field looks out of character as a result. Extending the development would increase this feeling of incongruity, which would impact on the landscape character, to the detriment of the AONB.</p>

BUCKLAND NEWTON



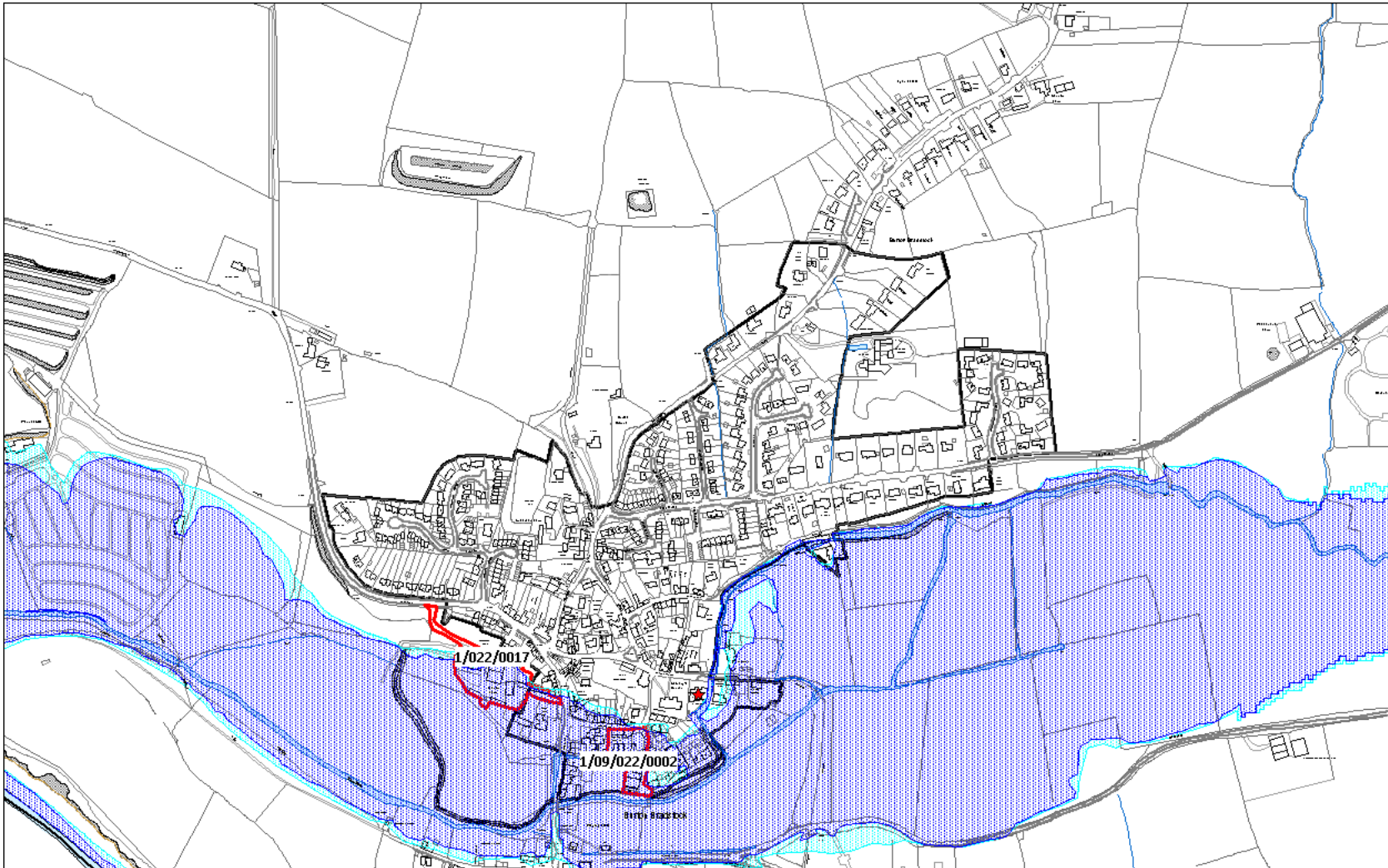
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BUCKLAND NEWTON

Site Reference	Site Address	Reason for exclusion
1/019/0012	Land south of Castle Lane Castle Lane	Unacceptable impact on townscape/landscape: the site is steeply sloping and raised high above the surrounding ground level Highways authority objects as there are no footway links to village centre.
1/019/0013	Land adj Freshfields Castle Lane	Highway authority objects as there are no footway links to village centre.
1/019/0014	Lands E of Landscombe Vale, Major's Common	Highway authority objects as there are no footway links to village centre.
1/019/0015	Field W of Major's Common, Major's Common	Highway authority objects as there are no footway links to village centre.
1/019/0018	Land N of Hilling Lane Hilling Lane	Unacceptable impact on landscape as development here would represent an extension into the countryside that would affect the rural character of this settlement. Significant additional traffic on the lanes here would harm amenity, character and appearance of settlement and Conservation Area. Highway authority objects as there are no footway links to village centre. Adjacent to SNCI.
1/019/0019	Part of field S of Providence Row	Unacceptable impact on townscape/landscape as development here would represent an extension into the countryside that would affect the rural character of this settlement Significant additional traffic on the lanes here would harm amenity, character and appearance of settlement and CA. Access constraints and highway authority objection as there are no footway links to village centre
1/08/019/0001	Land at Sticky Wicket	Development over and above the existing housing would represent an extension into the countryside that would affect the rural character of this settlement. Site is within 0.01 miles of Site for Nature Conservation Interest (SNCI). This area will be within proposed extension to Conservation Area - consultation began May 09.

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BURTON BRADSTOCK

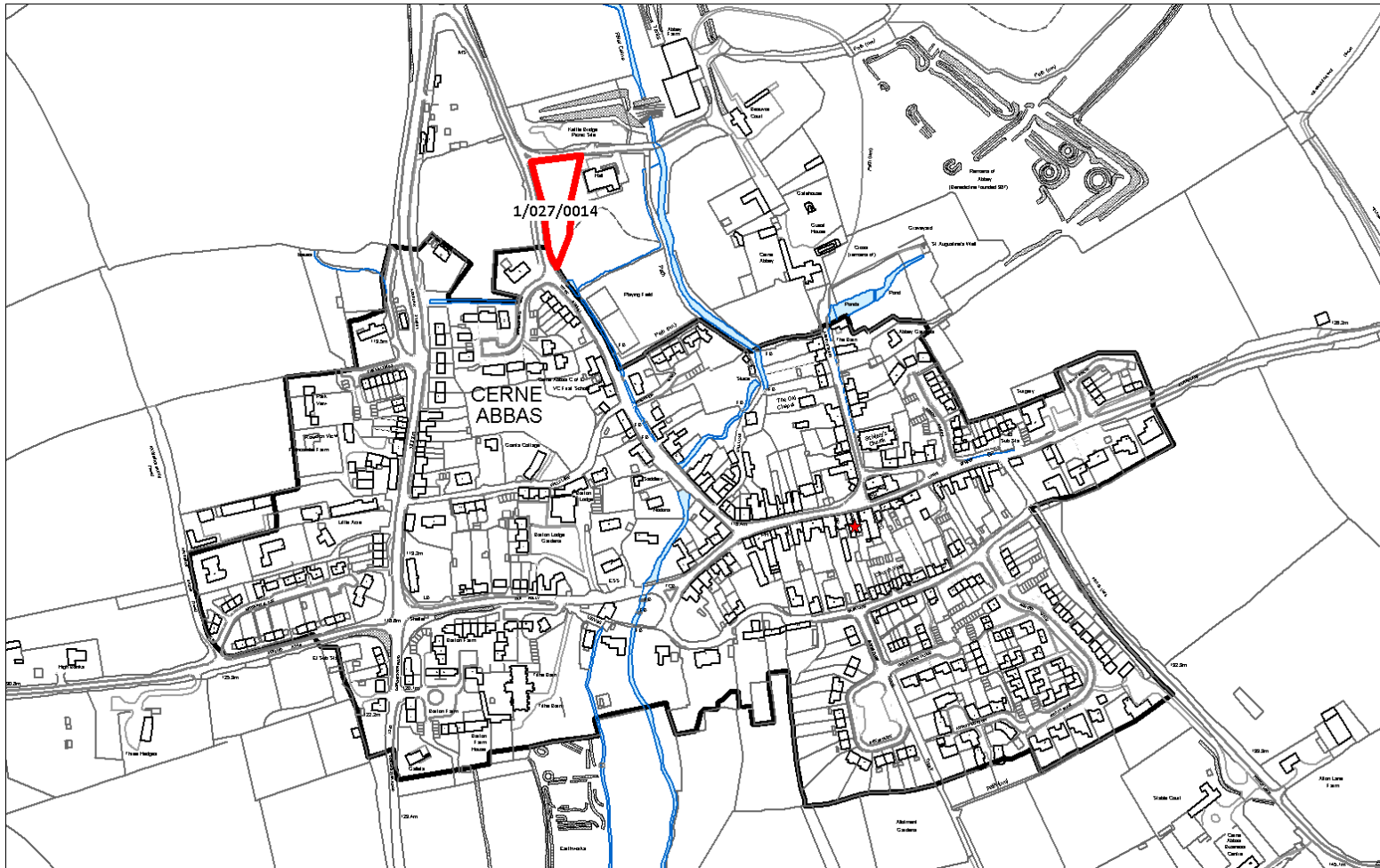


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BURTON BRADSTOCK

Site Reference	Site Address	Reason for exclusion
1/022/0017	Manor Farm Barr Lane	Majority of site within flood risk zone 3.
1/09/022/0002	Land at Shadrach Dairy Farm	Within flood risk zone 3.

CERNE ABBAS

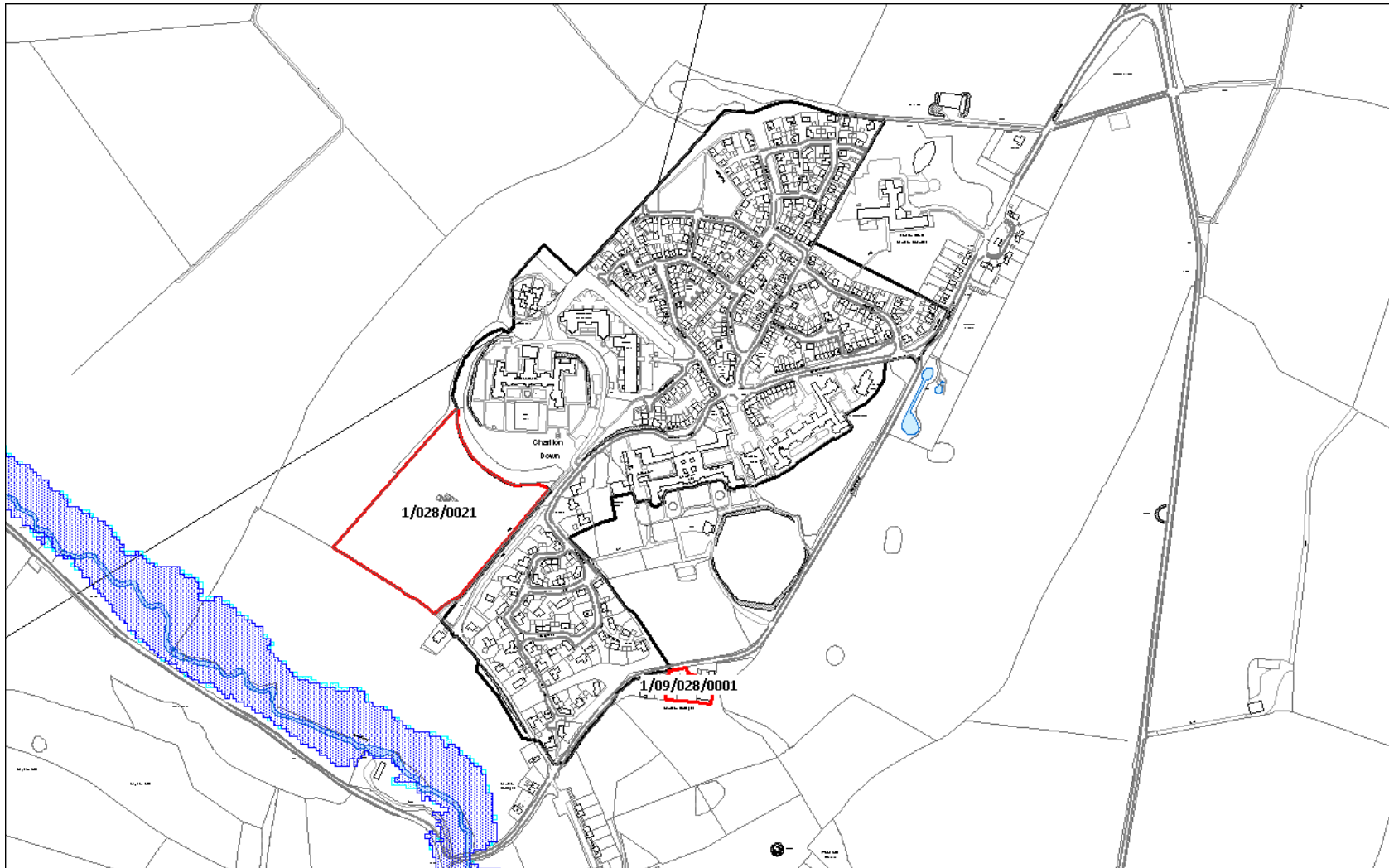


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CERNE ABBAS

Site Reference	Site Address	Reason for exclusion
1/027/0014	Land E of Duck Street Duck Street	Unacceptable impact on landscape - the trees would be compromised by development; they form an attractive gateway into the village.

CHARLTON DOWN

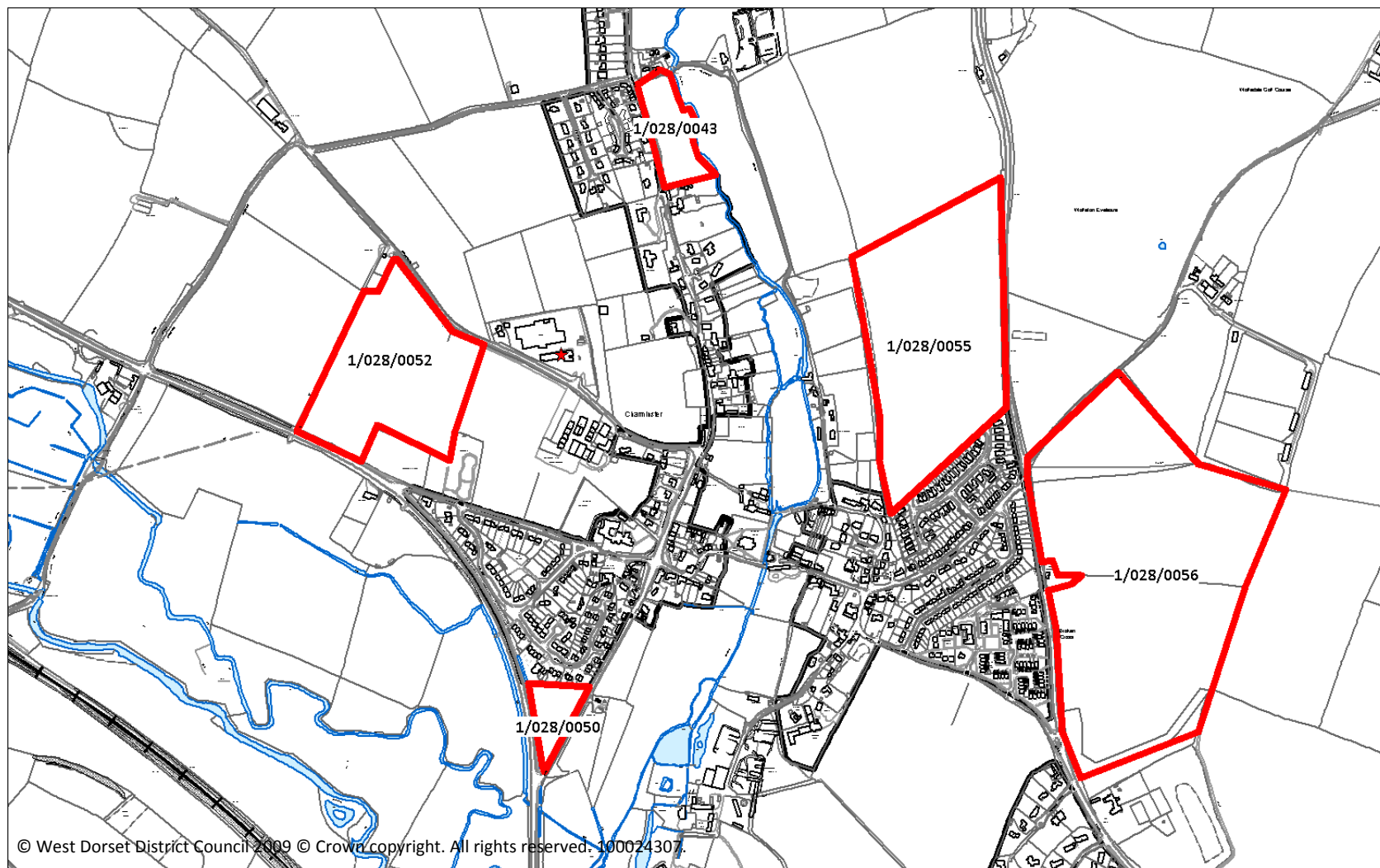


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CHARLTON DOWN

Site Reference	Site Address	Reason for exclusion
1/028/0021	Sewer Field Poplar Drive	Highway Authority objection - no suitable footway links. Highway network unsuitable for further development. Unacceptable impact on townscape/landscape in particular reference to the setting of a listed building
1/09/028/0001	Land at Herrison Cottages	The recent development of Charlton Down is contained on the north side of the road. This containment allows for an attractive farmland setting to the conservation area that is complemented by the traditional presence of the former Herrison Farm. Development of the farmyard would constitute a breach of this line and intrusion on the countryside. Such a breach and intrusion would also adversely affect views into and over the conservation area from the nearby public footpath. There is no footpath at this location and crossing the Herrison Road here is difficult due to visibility and bend to west and east.

CHARMINSTER

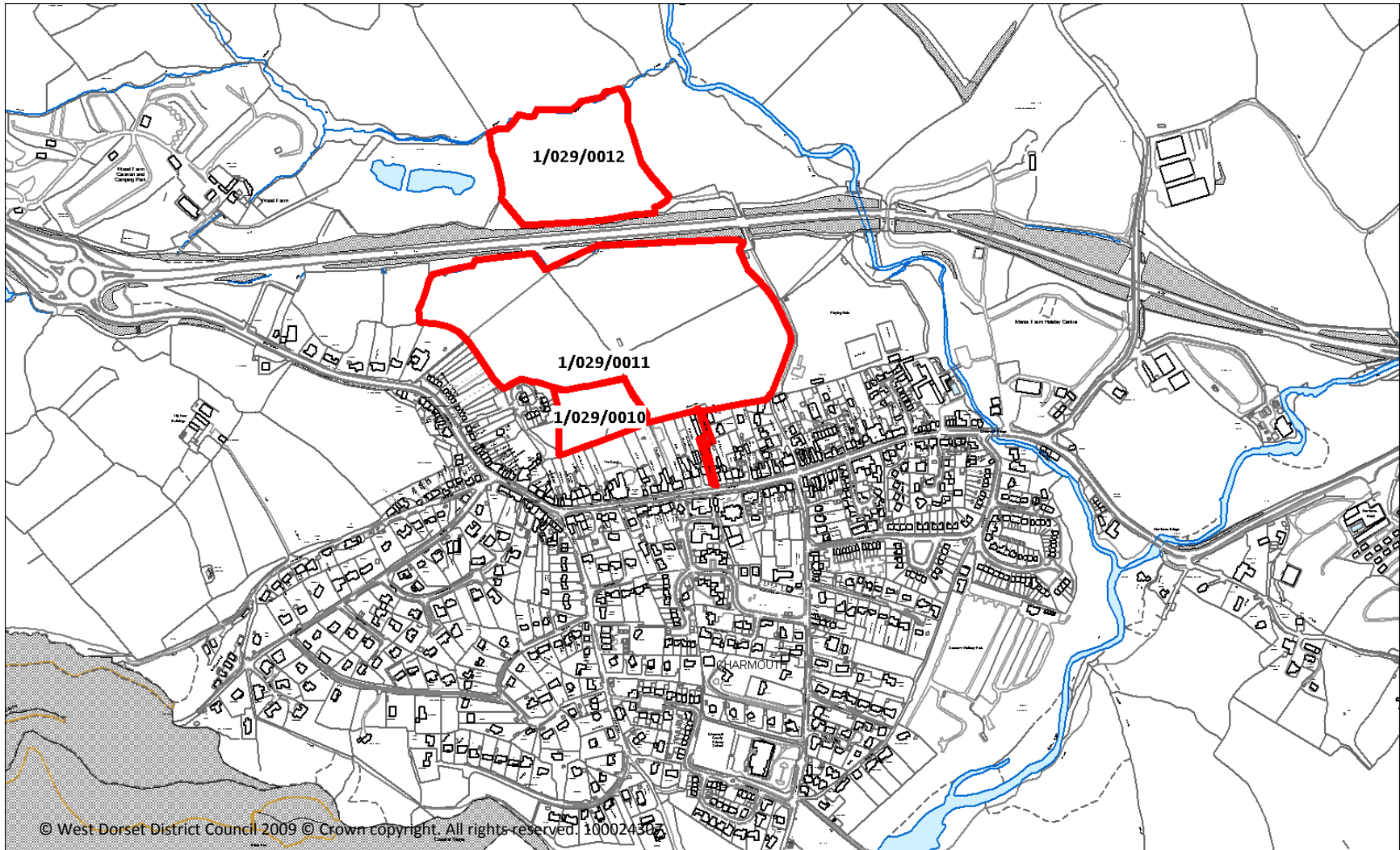


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CHARMINSTER		
Site Reference	Site Address	Reason for exclusion
1/028/0043	Land east of Haydon Hill House, North Street	Majority of site in flood risk zone 3. Unacceptable impact on landscape and character of conservation area.
1/028/0050	Junction A37,A352	Highways Authority states there is no acceptable point of access or available footway links. Small part flood risk zone 3.
1/028/0052	Land at Charminster Farm - by allotments Wanchard Lane	Development of this site would not relate well to the village. It does not adjoin the built part of the village.
1/028/0055	Field known as Cocklands North of Ellerslie Close	Highways Authority states that there are no suitable links for footways to village centre. Unacceptable impact on townscape/landscape as the site would impede character of the Conservation Area. Adjacent to SNCI.
1/028/0056	Land east of C12 C12	Unacceptable impact on townscape/landscape as the site does not relate well to the built form of the village. The busy C12 separates the land from the village.

NB. Many of the sites at Charminster have been considered as part of one of the broad location options to a currently non-deliverable urban extension to Dorchester. In this appendix they are being assessed as individual extensions to Charminster – for the broad locations please see Appendix E.

CHARMOUTH

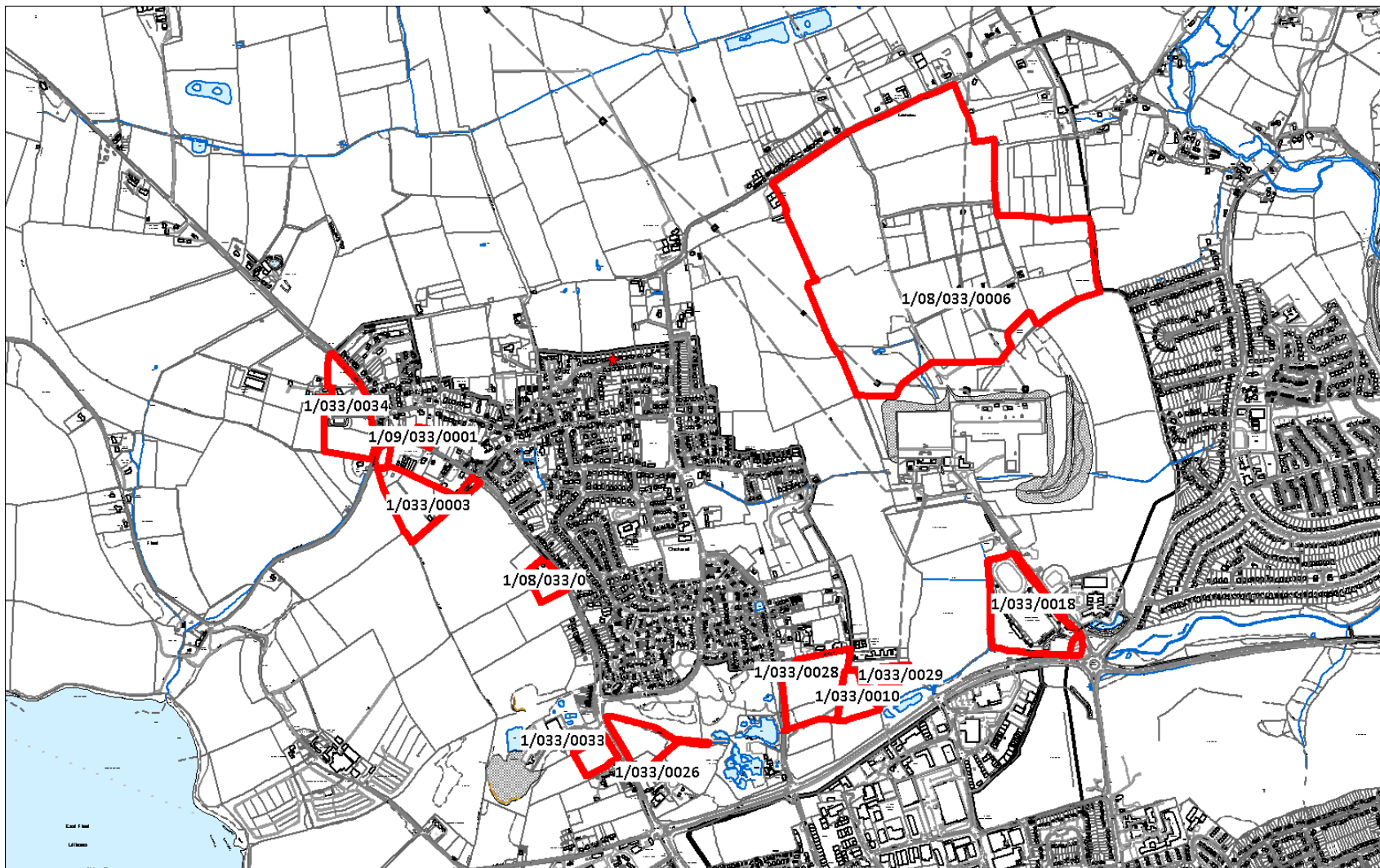


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CHARMOUTH

Site Reference	Site Address	Reason for exclusion
1/029/0010	Land east of Nutcombe Close	Unacceptable impact on townscape as site provides a soft edge to the village when viewed from the A35 Highway authority states that there is no suitable means of access available.
1/029/0011	Backlands Farm (east of Nutcombe Terrace)	Unacceptable impact on townscape as site provides a soft edge to the village when viewed from the A35 Highway authority states that there is no suitable means of access available.
1/029/0012	Charmouth, North of A35 A352	Detached from existing settlement by A35. Unacceptable impact on landscape

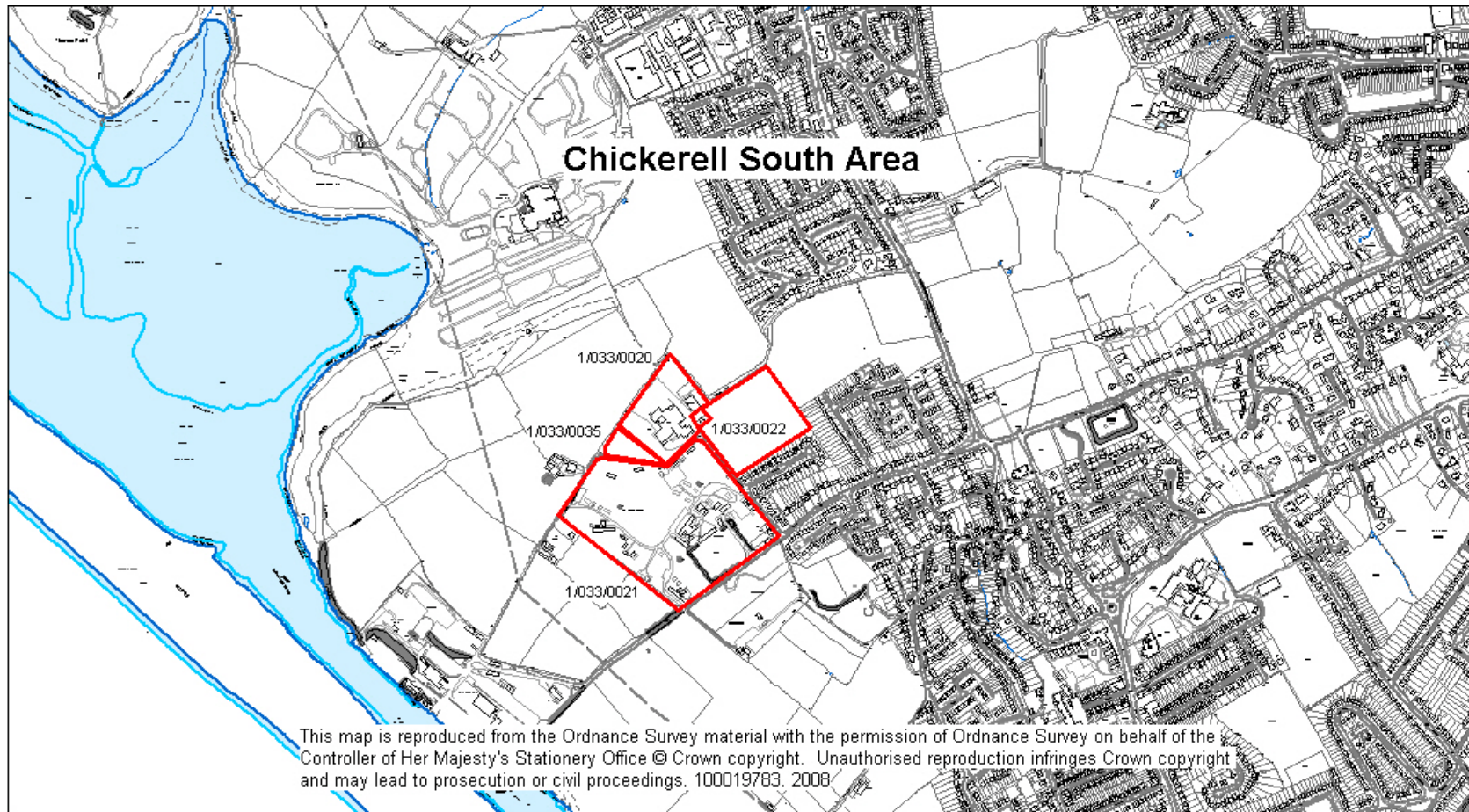
CHICKERELL NORTH



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CHICKERELL SOUTH



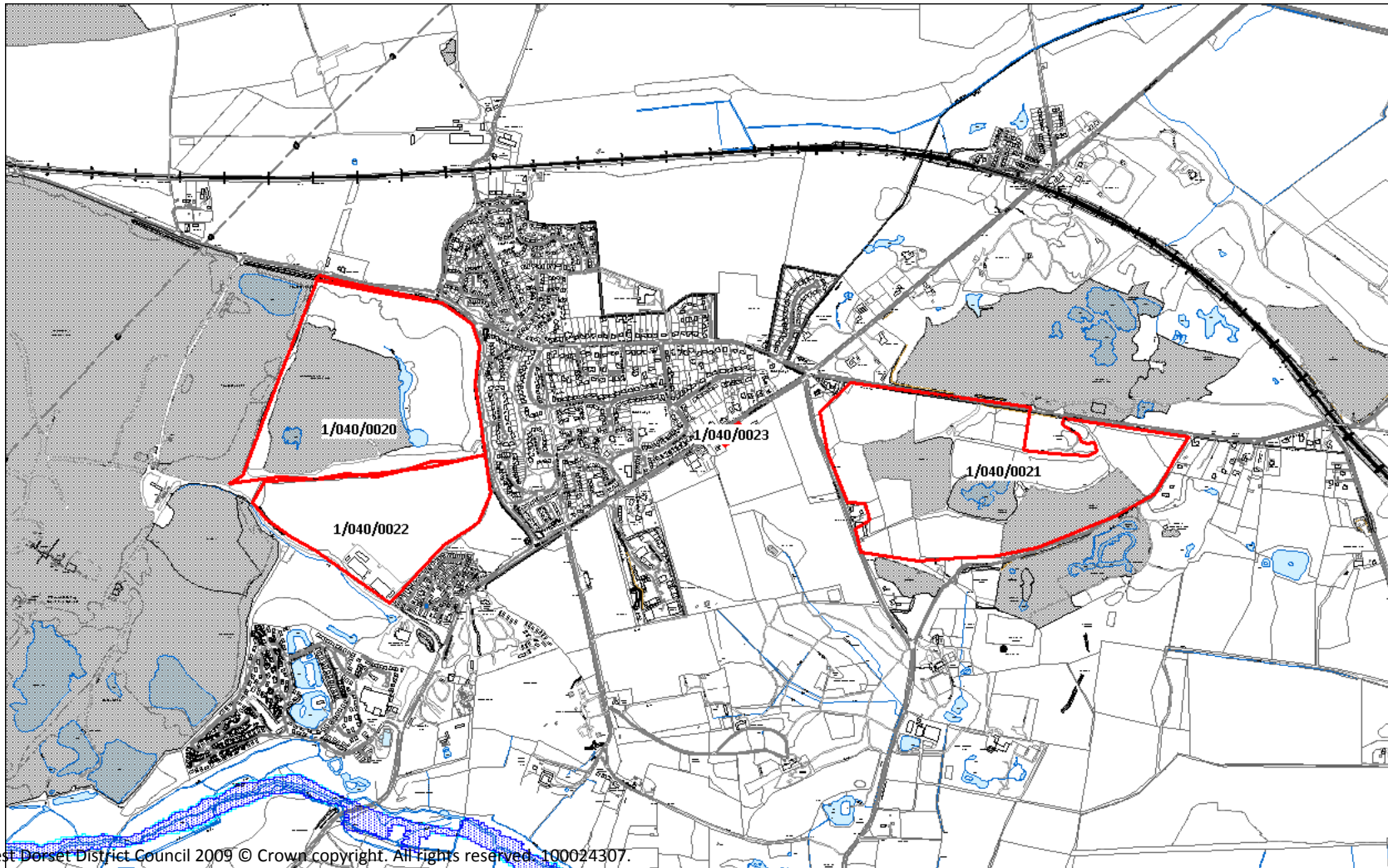
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CHICKERELL		
Site Reference	Site Address	Reason for exclusion
1/033/0002	Land at junction Fleet Rd and Chickerell Rd Fleet Road	Unacceptable impact on Heritage Coast landscape
1/033/0003	Allotments and adjoining area Chickerell Road	Unacceptable impact on Heritage Coast landscape. Site is elevated and visually prominent. Physically separated from the main settlement by the busy B3157.
1/033/0010	Field at Green Lane Green Lane	Allocated for sports use in Adopted Local Plan. Is part of 'green wedge' between built up parts of the parish. Adjacent to SNCI.
1/033/0018	Wessex Stadium	See Appendix E – Broad Locations
1/033/0020	Value House buildings and car park, Mandeville Road	Unacceptable impact on Heritage Coast landscape Remote from urban area. Highways Authority object to further development in this area.
1/033/0021	Former MOD tented camp Camp Road	Unacceptable impact on Heritage Coast landscape: The edge of the existing development of Weymouth follows a natural ridgeline. This appears as a logical boundary to the extent of development before the landform slopes down to the sea. Development of the site would adversely impact on the landscape character of the coastline and would be visually prominent due to the sloping landform. Highways Authority object to further development in this area.
1/033/0022	Field adjoining Mandeville Road Mandeville Rd	Unacceptable impact on Heritage Coast landscape: From the coast, the site is viewed as a significant ribbon of large scale development along the horizon and development would have an adverse impact upon the wild character of the Fleet and the undeveloped coastline. It is felt that that agricultural field would benefit from remaining open as it provides an important break or edge to development along the ridgeline. Highways Authority object to further development in this area.
1/033/0026	Land north of Montivideo Residential Park Chickerell Road	Unacceptable impact on landscape/townscape: the site lies within an important green wedge within Chickerell Parish and contributes to the setting of the Woodland Trust Land and Water Gardens and should therefore remain undeveloped.
1/033/0028	Land south of Green Lane Green Lane	Is part of 'green wedge' between built up parts of the parish.

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1/033/0029	Land east of Green Lane Green Lane	Unrelated to existing settlement
1/033/0033	Land adjacent to 481 Chickerell Road	Unacceptable impact on Heritage Coast landscape. Is part of green corridor from Southill, Weymouth to the Fleet. Adjoins site of international importance for nature conservation.
1/033/0034	Mornlodge, 533 Chickerell Lodge, Chickerell Road	Unacceptable impact on Heritage Coast landscape
1/033/0035	Land adjacent Cockles Lane	Unacceptable impact on Heritage Coast landscape Remote from urban area. Highways Authority object to further development in this area.
1/08/033/0002	525 and 527 Chickerell Road	Site is within predominantly open countryside which lies within the Heritage Coast and AONB, which forms an attractive rural setting to Chickerell as well as a buffer to the AONB. Additional development on the west side of the road would represent undesirable encroachment into the countryside.
1/08/033/0006	Land at Coldharbour	The site does not relate well to the existing settlements either visually or physically, and would not be a logical extension. Highways Authority object strongly to development here - would increase volume of traffic and traffic exacerbate traffic problems along Coldharbour Road and Nottingham and does not relate at all to Chickerell 'village'.
1/09/033/0001	Land adj 502 Garston Hill	Highways Authority Objection – no footway link along the B3157

CROSSWAYS

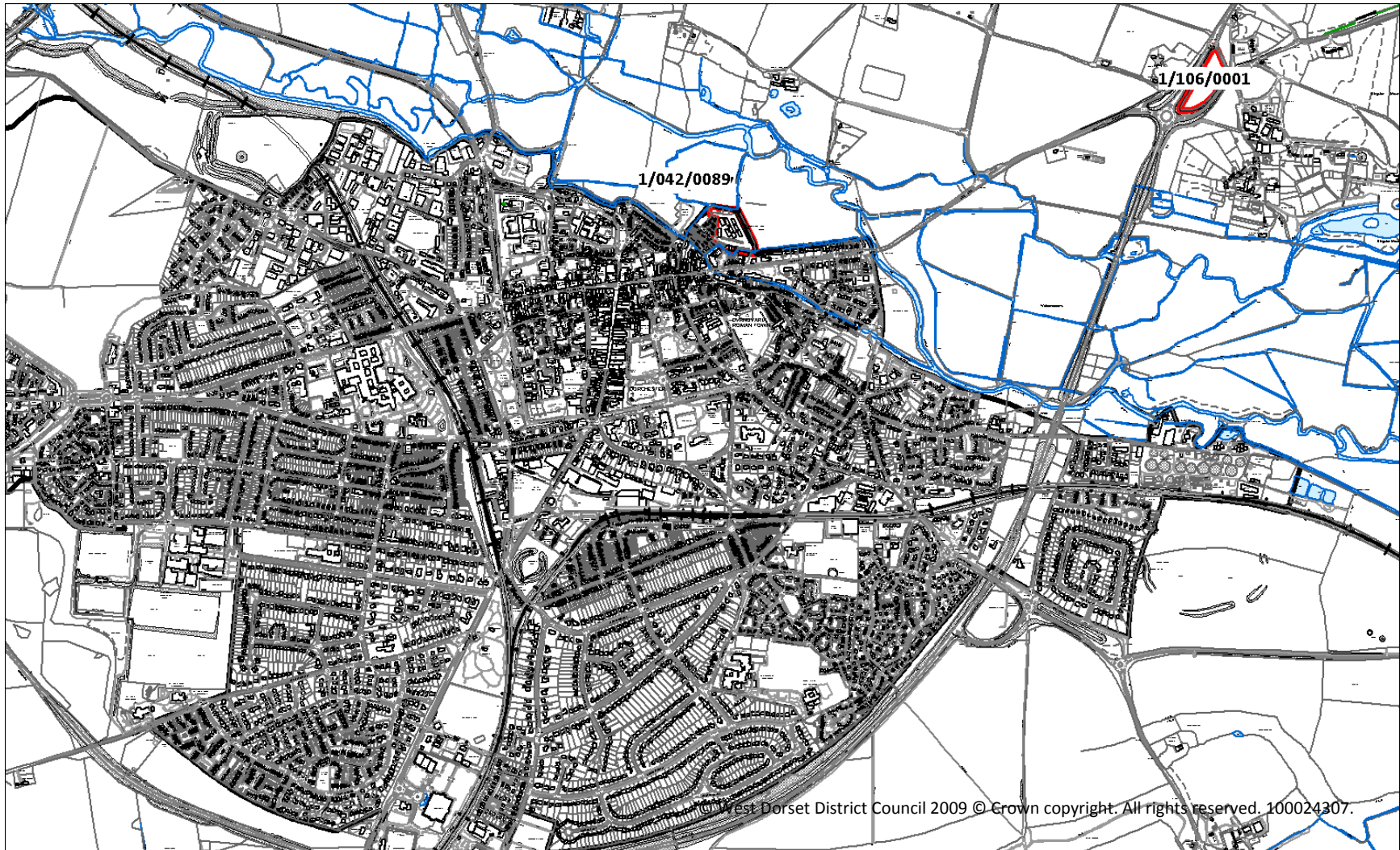


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CROSSWAYS

Site Reference	Site Address	Reason for exclusion
1/040/0020	Warmwell Airfield Quarry	Natural England concern over capacity to adversely affect Tadnol. Potential to be used for open space.
1/040/0021	Redbridge Road Quarry and Landfill	Highway network unsuitable for further development. Concern over the value of such a large area to the local landscape character, and wildlife value. Part of site being considered for building sand extraction through the review of the Mineral Local Plan.
1/040/0022	Land to the west of Crossways	Further work on this site has excluded it for housing development. The site feels detached from the settlement of Crossways, segregated by the outer ring road.
1/040/0023	Land adj 13 Warmwell Road	Highway network unsuitable for further development without significant investment

DORCHESTER

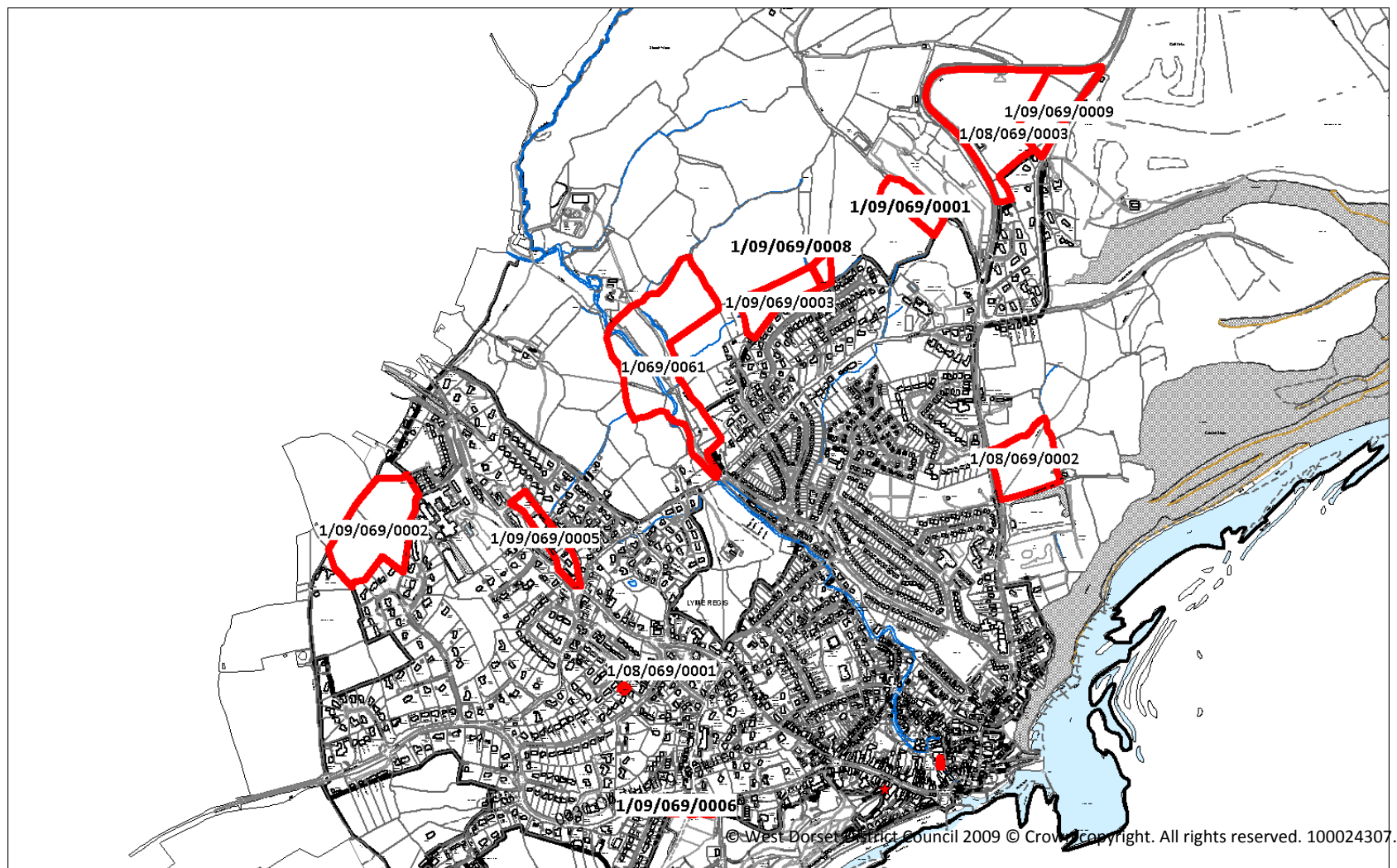


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DORCHESTER

Site Reference	Site Address	Reason for exclusion
1/042/0089	Casterbridge Trading Estate London Road	Provides a valuable employment land offer for Dorchester. Within flood zone 3
1/106/0001	Land north east of Stinsford roundabout	Unacceptable impact on landscape. Development here would be an issue for the Highways Agency

LYME REGIS



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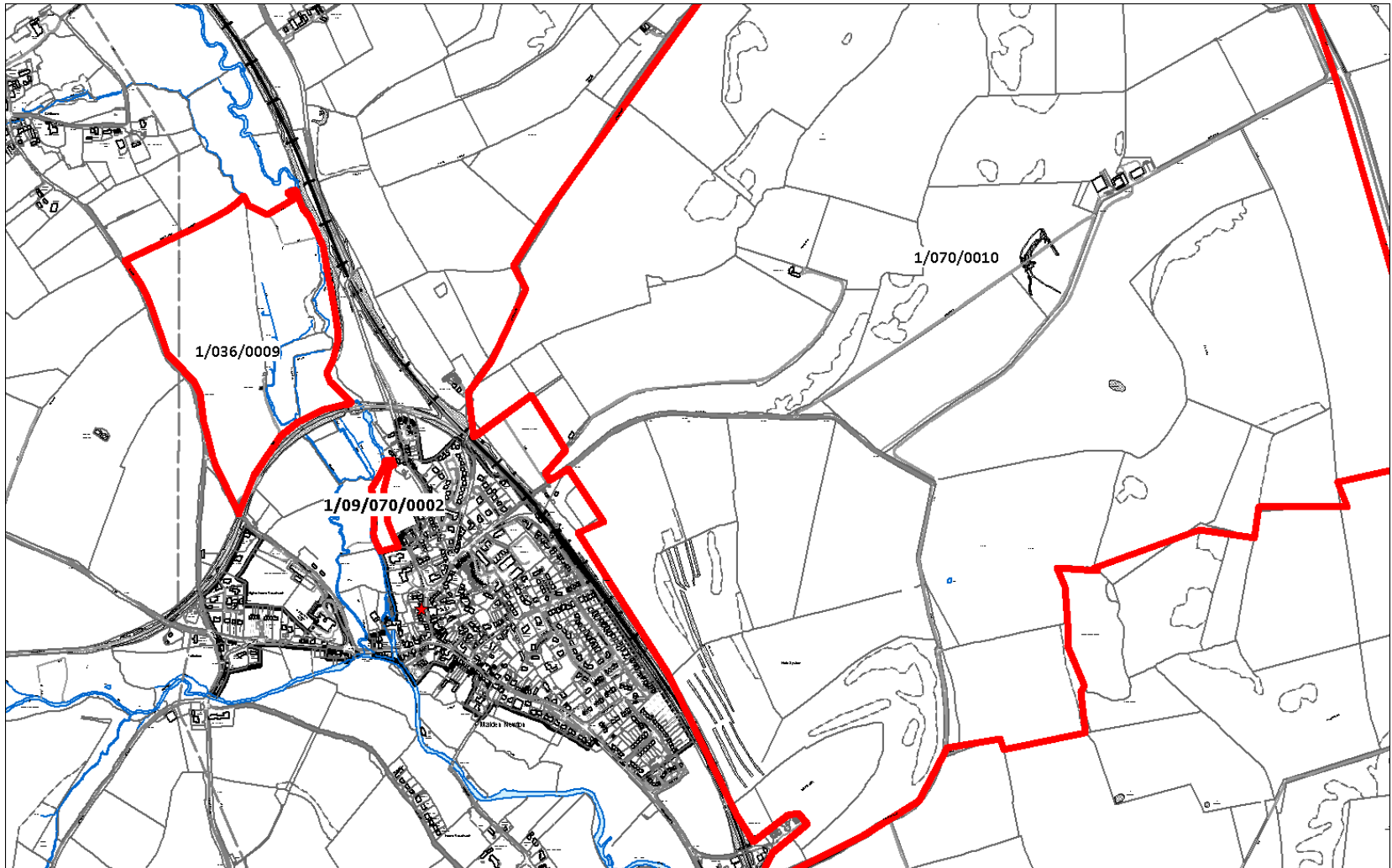
LYME REGIS

Site Reference	Site Address	Reason for exclusion
1/069/0061	Colway Lane	Highways objections - no suitable means of access available This site has a weak relationship with the existing urban context and feels remote. The majority of the site occupies the river corridor that is important in terms of existing mature tree cover and biodiversity.
1/08/069/0001	Land at Linmore, Westhill Road	Unacceptable impact on townscape as this would result in over development of a low density area.
1/08/069/0002	Land off Spittles Lane	Unacceptable impact on SSSI (Site of Special Scientific Interest). Land instability zone 3.
1/08/069/0003	Land at Timber Hill	Distant from the town centre and detached from the built up area. The site projects into the green and unspoilt landscape of the AONB.
1/09/069/0001	Land north of Woodberry Down (part of submitted site included)	In order to minimise impact on AONB this part of the site should remain undeveloped.
1/09/069/0002	Fields above Woodroffe School	Given the exposure of the site, the impact on the landscape would be significant. The site feels rural in character (especially the flatter areas to the west) and largely separate from the nearby urban context. The steep areas would require a great deal of cut and fill which would further exacerbate scarring of the landscape. Only the south-east corner of the site would present an area of potentially limited visual impact, but here access would be difficult without itself causing a major impact
1/09/069/0003	Field north of 6-15 Talbot Road	The surrounding road network is inadequate to serve the proposed development and would be resisted by the Highways Authority. The site has a strong rural character, which associates well with the surrounding landscape character. Therefore the character would be damaged by any development. The site is reasonably well screened by hedgerows to the north, which helps to restrict potential longer-range views from hilltops in this direction. However, medium range views

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		from the western side of Lyme Regis are a concern, as the site doesn't have strong visual connections with existing development. The undulating and intimate character of the site would be destroyed by any development.
1/09/069/0005	Uplyme Industrial Estate	This site provides a valuable employment location for the town. An alternative location at Penn Cross but this was found to be unsuitable from both a landscape and highways point of view.
1/09/069/0006	Part of Holmbush Car Park (part of submitted site included)	Part excluded to allow access to car park
1/09/069/0008	Land north of Talbot Road (part of submitted site included)	In order to minimise impact on AONB this part of the site should remain undeveloped.
1/09/069/0009	Land at Timber Hill	Highways objection – too remote from the town centre and no adequate pedestrian links. The combination of relatively high visual impact and the threat to the landscape character of the area combine to negate the viability of the site. The site seems too far removed (in both visual and character terms) to be appropriate for development.

MAIDEN NEWTON

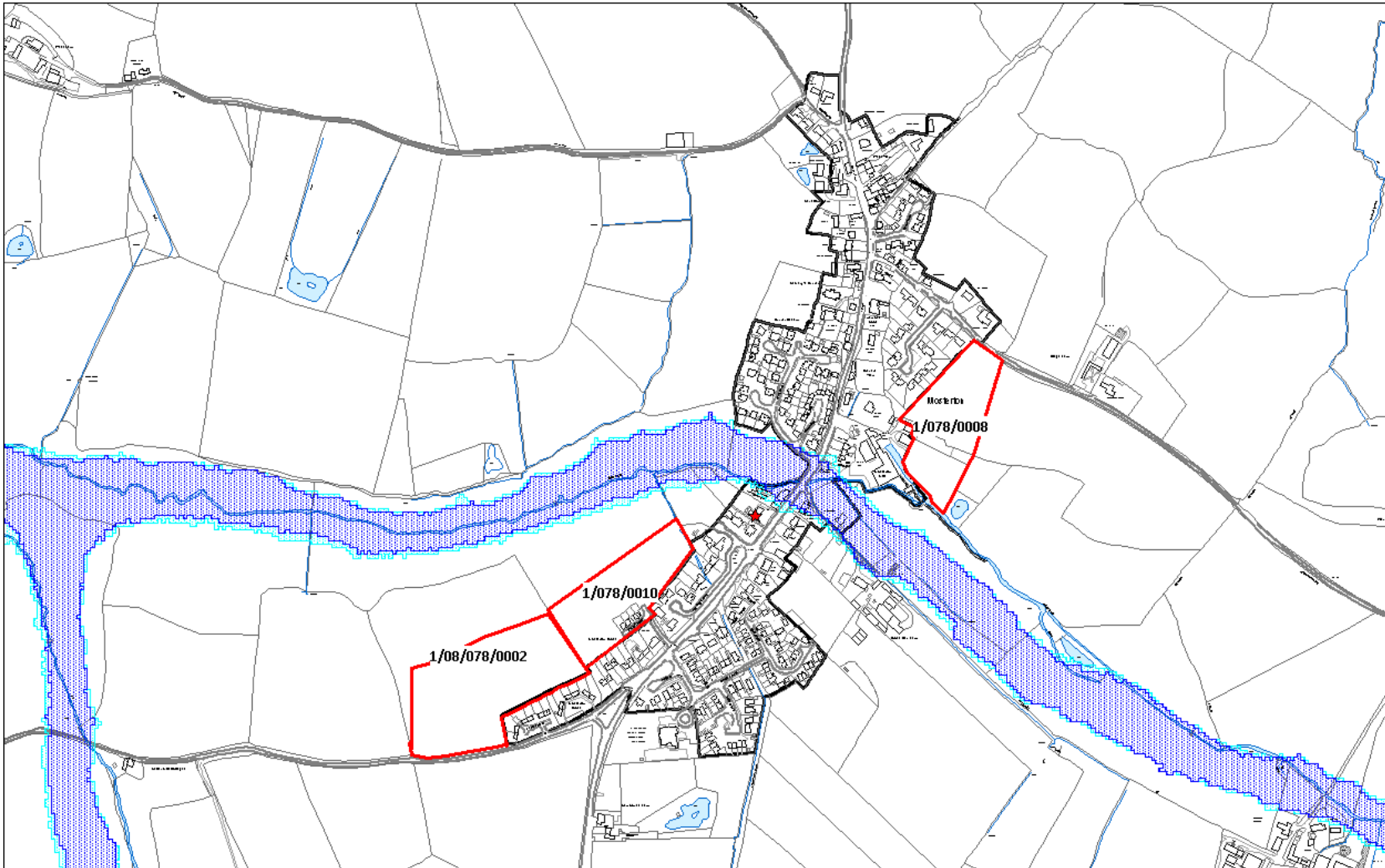


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MAIDEN NEWTON

Site Reference	Site Address	Reason for exclusion
1/036/0009	Land north of disused railway line, Chilfrome Lane	Eastern part of site within flood zone 3. Detached from the built form of the settlement.
1/070/0010	Land east of railway line	This is an extensive area to the east of the railway up to and adjoining the A37. Land to the east of the railway is physically and visually separated from the village. No satisfactory access to the village for new significant development. Access under the railway is by a narrow unmade road under a low bridge. There are scheduled monuments and SLINCs within the area. A site of national and international importance for nature conservation adjoin.
1/09/070/0002	The Quarr (part of submitted site included)	Area adjoining floodplain should be retained as natural greenspace.

MOSTERTON

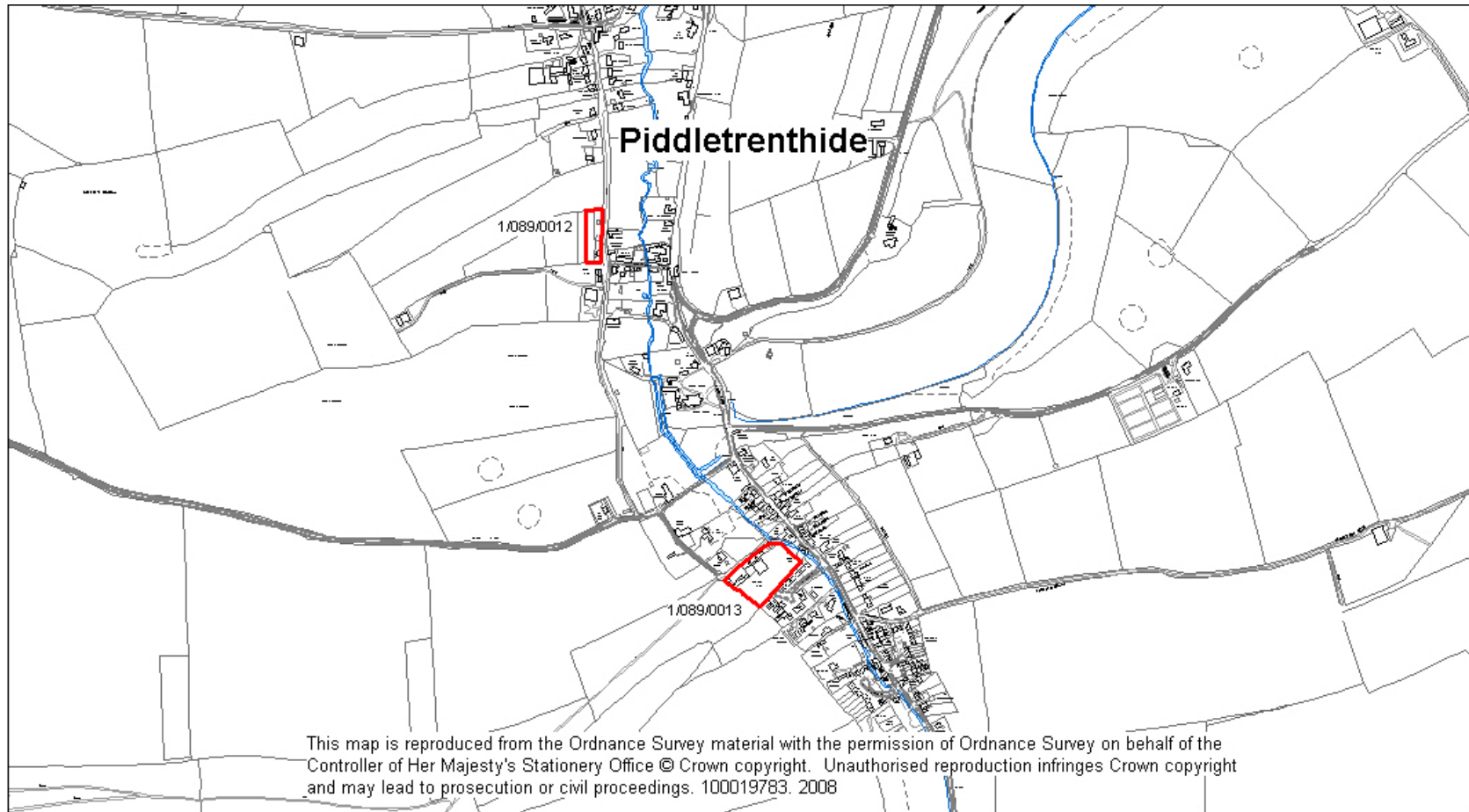


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MOSTERTON

Site Reference	Site Address	Reason for exclusion
1/078/0008	Land off Cheddington Lane Cheddington Lane	Narrow access road. No suitable footway link to village centre.
1/078/0010	Land at Manor Farm Near Axe Valley Close	Access not suitable for additional housing.
1/08/078/0002	Land at Mosterton Cross	After further examination of this site the only area suitable for development after the necessary landscaping took place would have a very poor relationship to the settlement and no road frontage.

PIDDLETRENTHIDE

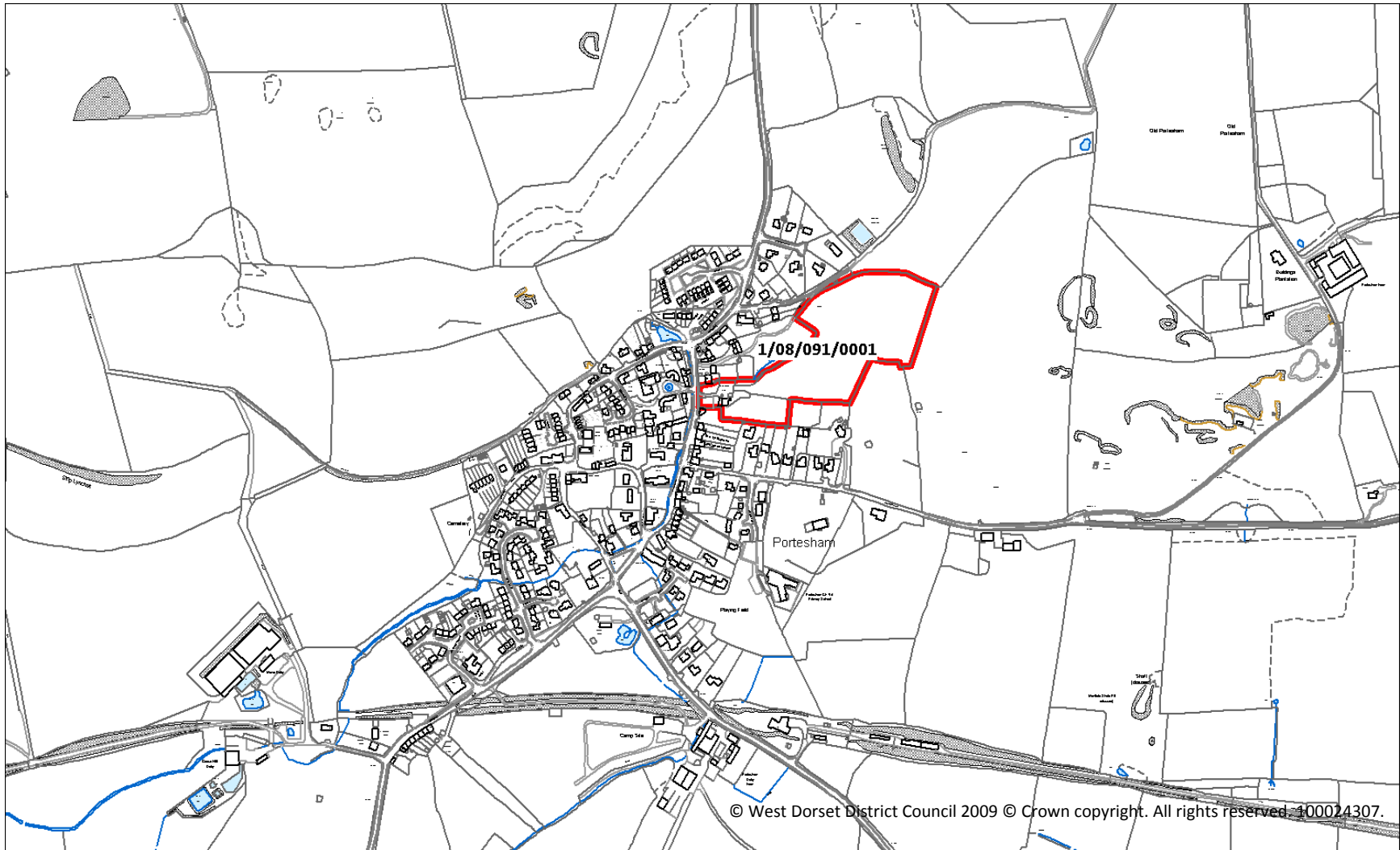


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PIDDLETRENTHIDE

Site Reference	Site Address	Reason for exclusion
1/089/0012	Land north of Bank Farm	No suitable access
1/089/0013	Kingrove farm	Highways Authority objection - no suitable access. Network unsuitable for further development

PORTESHAM

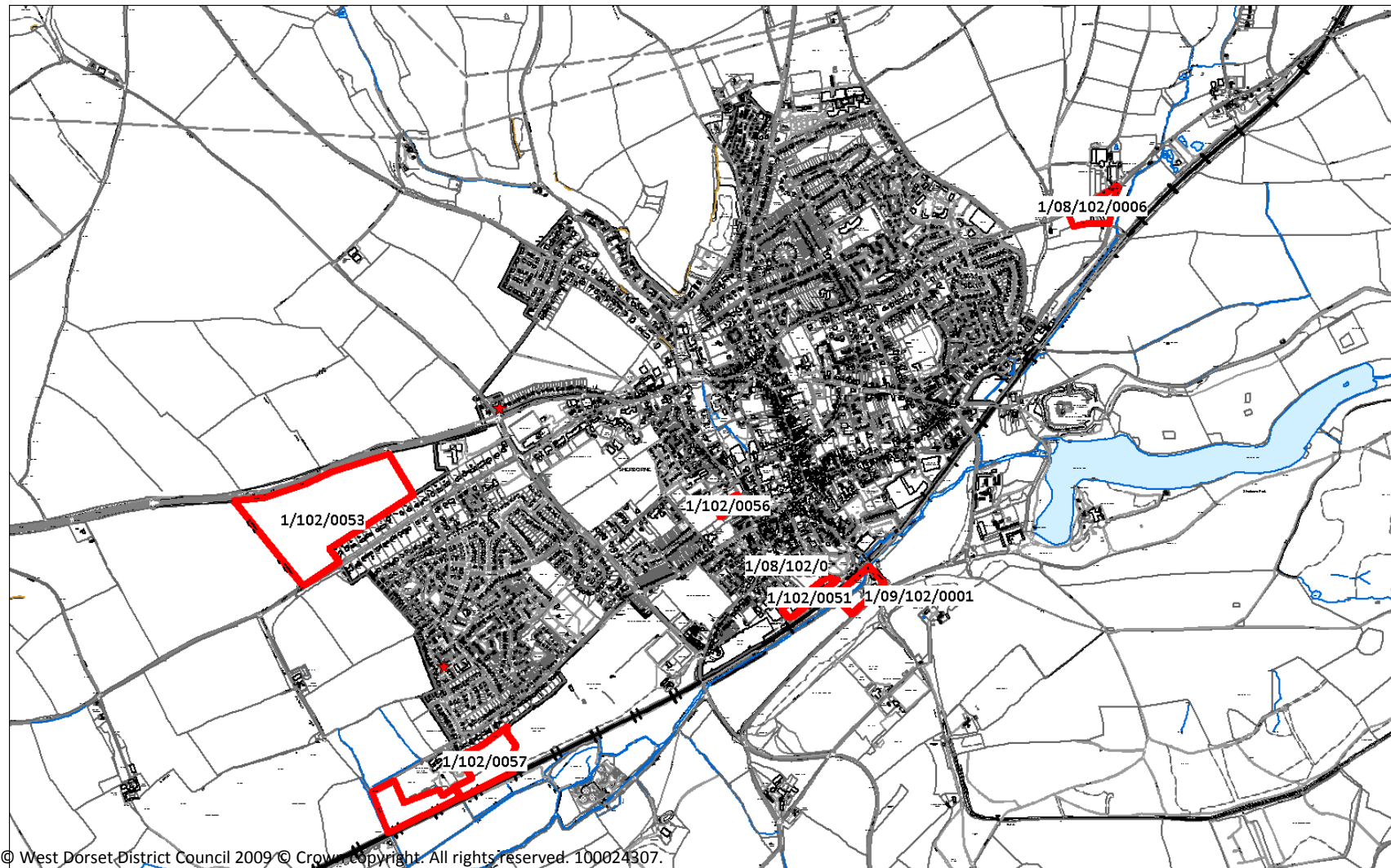


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PORTESHAM

Site Reference	Site Address	Reason for exclusion
1/091/0011	Land at North Mead Farm Portesham Hill	<p>Highway Authority objections - no suitable access</p> <p>Development of the site would seriously compromise the traditional form, the character and the visual amenity of the conservation area and its setting, intruding into the countryside that nestles the northern part of the village.</p> <p>The site adjoins Trafalgar House, 34 Front St which is Grade II listed (IEO 105300) and identified as a "key listed building" in the conservation area appraisal. The submission implies the use of the farm's access onto Front St by Trafalgar House. As this access is restricted, there is concern about the impact of any highway improvements on the setting of Trafalgar House and the character and appearance of the conservation area.</p>

SHERBORNE

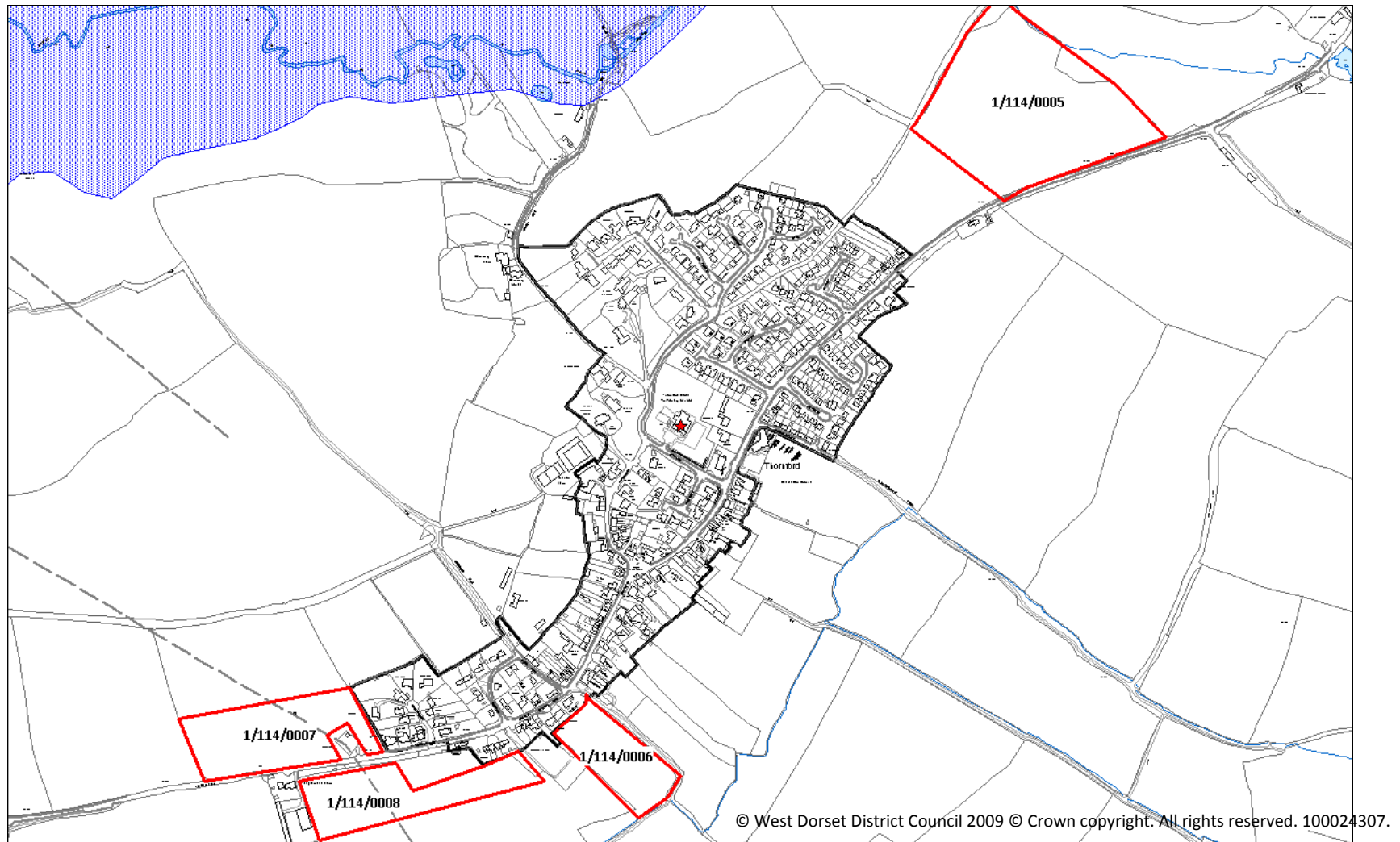


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SHERBORNE

Site Reference	Site Address	Reason for exclusion
1/102/0051	Bradford Building Suppliers Digby Road	Provides important employment land offer in an appropriate position.
1/102/0053	Land north of Bradford Road, Bradford Road	Objection from Highway Authority - access constraints Does not relate well to the town
1/102/0056	St Monan's and Homefield Acreman Street	Part within Flood Zone 3 Detrimental impact on a Listed Building and Conservation Area
1/102/0057	Land south of Lenthay Road, Lenthay Road	Wholly within flood zone 3 Current use as formal open space
1/08/102/0006	Castle Villa, Osborne Road	Detached from Sherborne and as such would represent isolated development
1/07/102/0052	Land south of Bradford Road (part of submitted site included)	Excluded area in flood risk zone 3.
1/08/102/0004	4 Dalwood Court, Westbury, Sherborne	Would not preserve or enhance the character of the conservation area and may cause amenity issues to adjacent properties.
1/09/102/0001	Land at Gas Works	Approximately 50% of site within flood risk zone 3. Detached from town by railway line.

THORNFORD

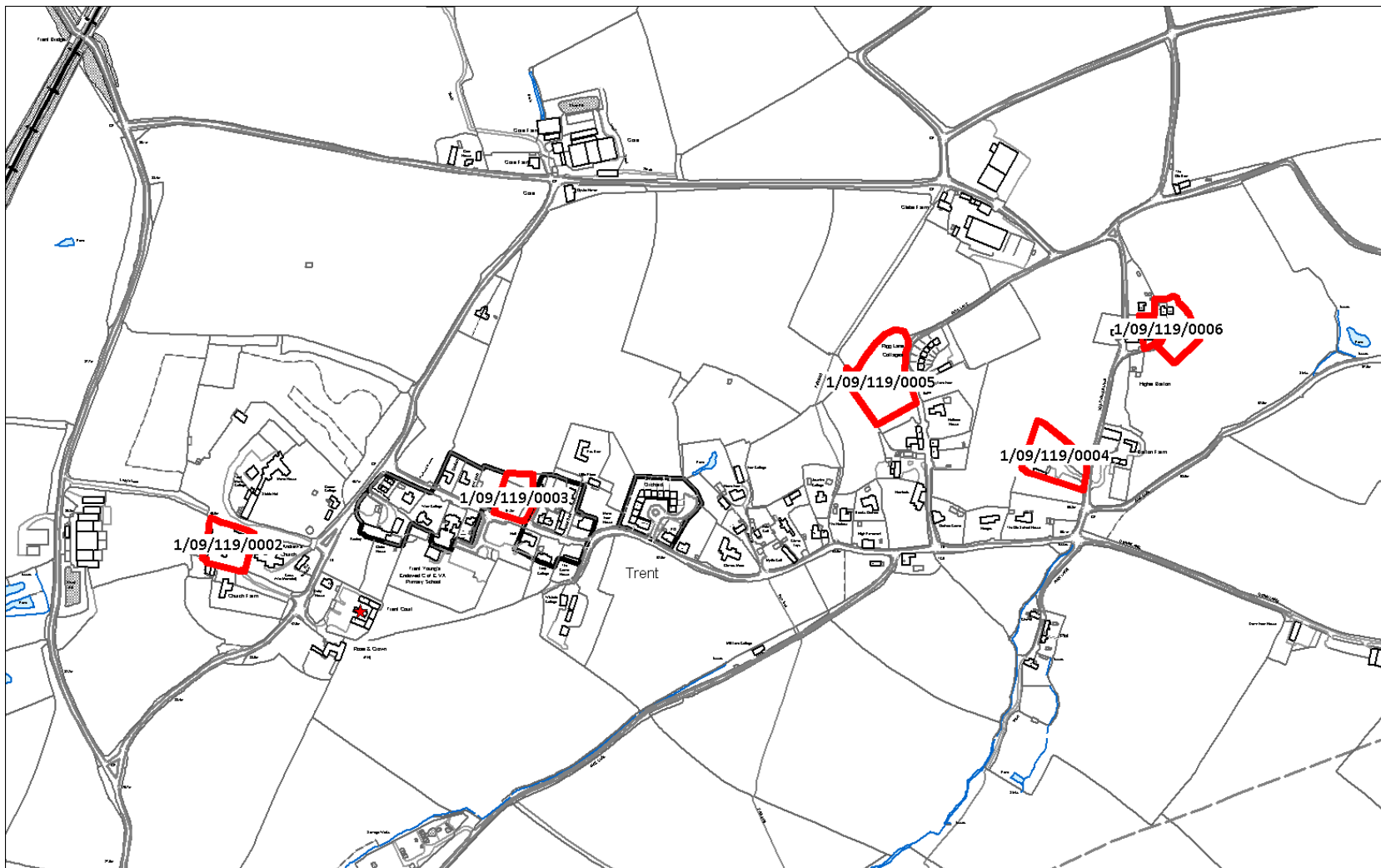


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THORNFORD

Site Reference	Site Address	Reason for exclusion
1/114/0006	Land South East of Windhaven to Vivenda Longford Road	Unacceptable impact on landscape/townscape The tracks are ancient roads into the village. The historic element of the settlement area is retained at this part of the village.
1/114/0007	Land west of Digby Crescent Longford Road	unacceptable impact on landscape: The site is steep and potentially visible from the wider landscape. The development would extend the settlement considerably further west, and may lack relationship with the village.
1/114/0005	Land north east of Pound Road (part of submitted site included)	Boundary is contained on flatter section of land in order to limit visibility of potential new development.
1/114/0008	Land south of Digby Crescent (part of submitted site included)	This area of the site is excluded in order to potentially create a stronger gateway/entrance to the village

TRENT



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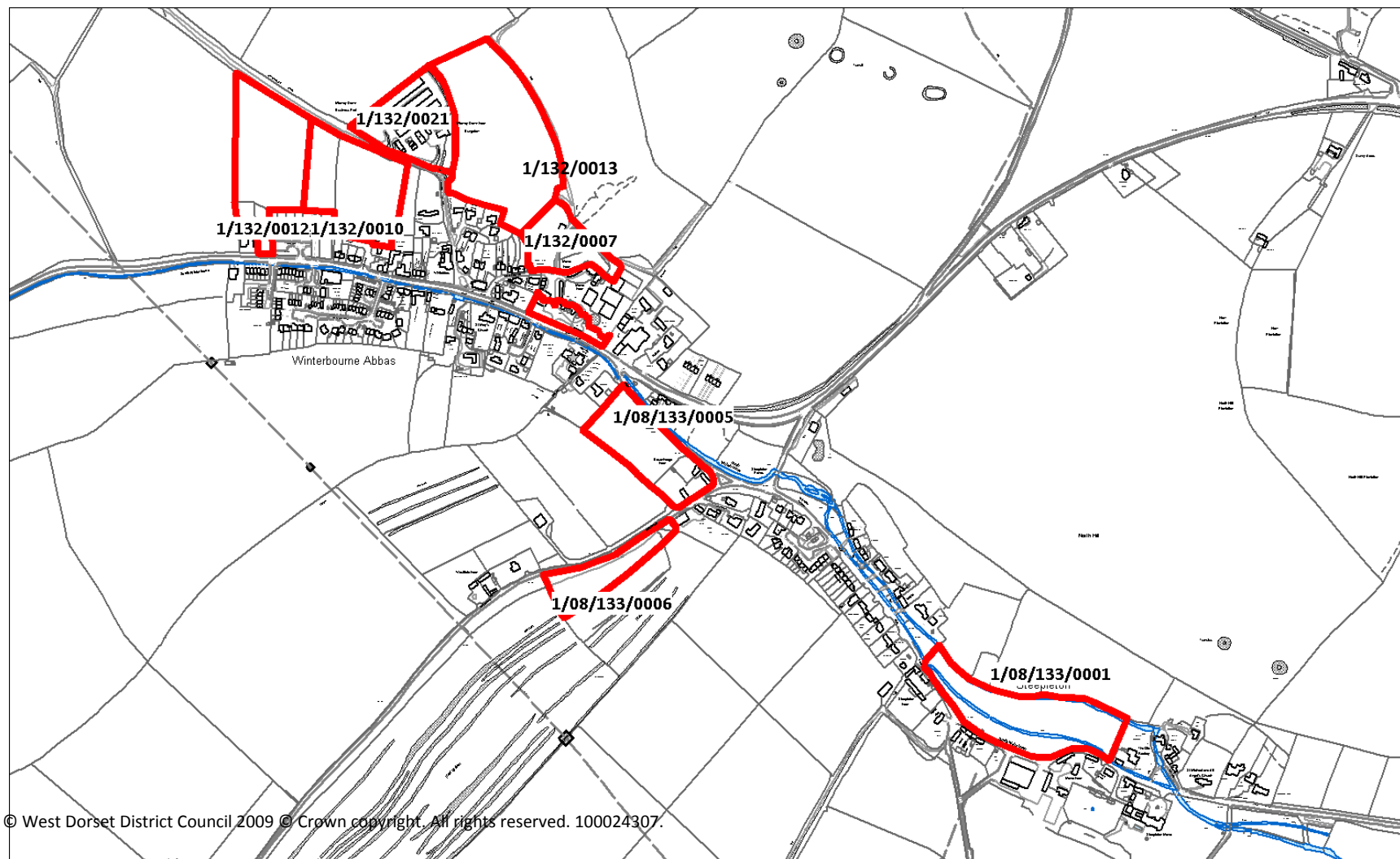
TRENT

Site Reference	Site Address	Reason for exclusion
1/09/114/0002	Church Farmhouse and barns	<p>Church Farm is situated in the conservation area. The SHLAA site is the farmyard, which has a listed Grade II barn and pigeon house and other unlisted, curtilage farm buildings. To the south, the farmyard adjoins a Grade II milkhouse and attached wall and is adjacent to the Grade I Church Farmhouse. To the east, the farmyard, including the listed barn, forms the west boundary of the churchyard, which at the corner, abuts the churchyard's south, listed wall. Just a short distance further east, is the Grade I parish church of St Andrew.</p> <p>From the churchyard and drive leading to Church Farm that also provides access to the churchyard on its south side, there are key views of the farmyard or its buildings.</p> <p>Altogether, Church Farm, the parish church and parish churchyard form a remarkable group, visually, historically and architecturally, and in some instances, are physically linked.</p> <p>Church Farm must remain a single farm group if the setting of the listed buildings and the character and appearance of the conservation area are to be preserved.</p>
1/09/114/0003	Fishers Close	<p>Fishers Close orchard is situated in the conservation area. Originally it was all one orchard but its north section is seemingly taken in as garden. Situated between uncharacteristically dense modern residential development to the east and west, the orchard acts as an important buffer between the two built up areas. This buffering maintains the characteristic of groups of buildings interspersed by open space. The orchard represents an historic farmland use that was once prevalent throughout the village but is now much reduced.</p> <p>Development of the orchard would be detrimental to the character and appearance of the conservation area.</p>
1/09/114/0004	Harbins Farm	<p>This part of the village has a distinctly rural feel, with very low-density development, reading more as a collection of isolated farmsteads, rather than an integral part of the village. The road</p>

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		<p>also has the character of a typical country lane.</p> <p>Therefore there is a greater connection to the wider countryside than there is to other development. Any development on the site would impact negatively on this rural quality.</p>
1/09/114/0005	Rigg Lane Cottages	<p>The site does not associate well with the rest of the village, with the character of the site predominantly rural in nature. Development would adversely affect the character of both the public right of way and the rural country lane. Development would also increase the extent of the village, which is already somewhat sprawling and diffuse.</p>
1/09/114/0006	Higher Barton	<p>The site has a distinctive character, typical of the village, especially on the outer fringes (loose-knit, cottage-style development with large gardens). Development on the site would adversely affect this character.</p> <p>The site is very much on the edge of the village and does not connect particularly well with other development.</p>

WINTERBOURNE ABBAS AND WINTERBOURNE STEEPLETON



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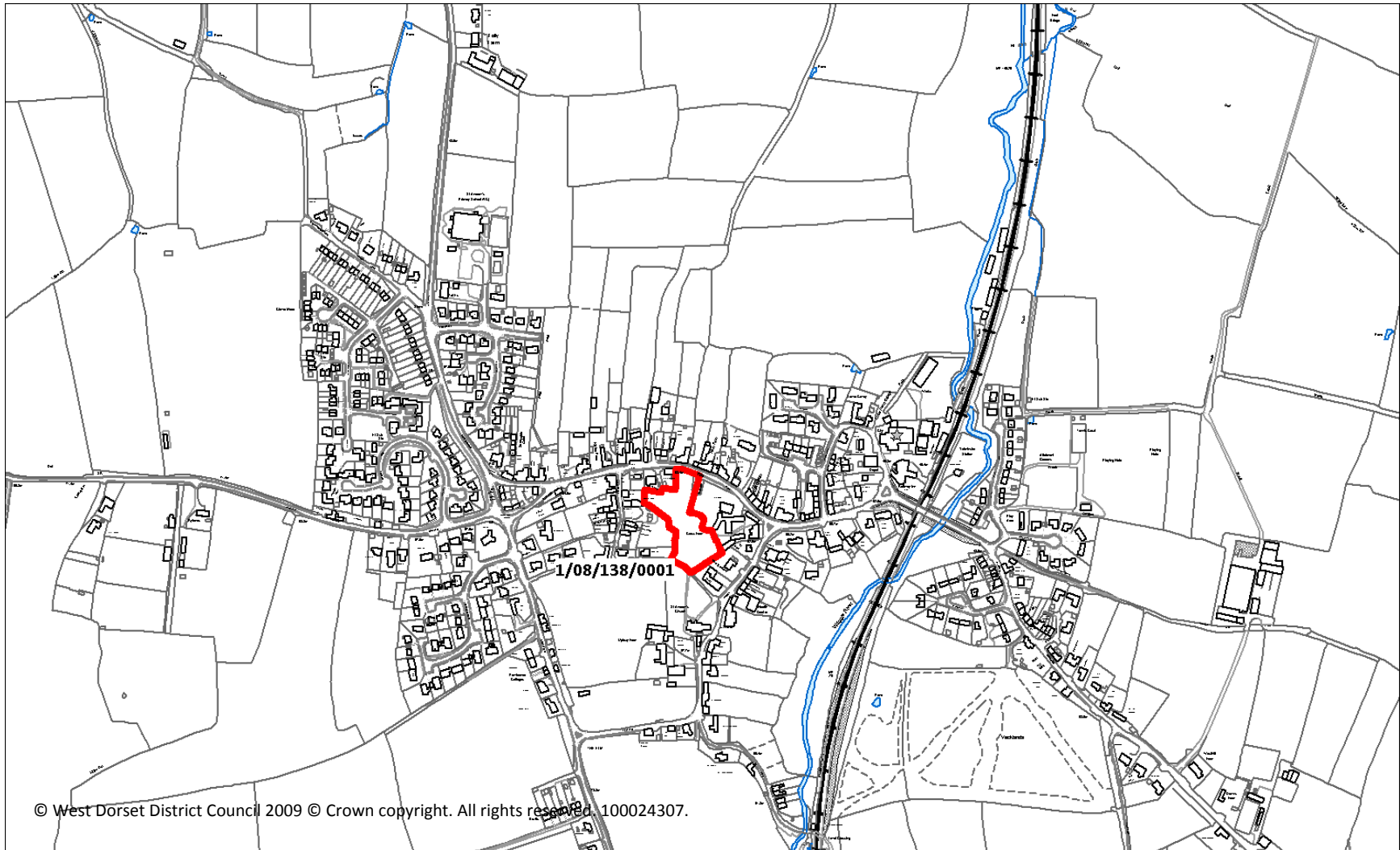
WINTERBOURNE ABBAS AND WINTERBOURNE STEEPLETON

Site Reference	Site Address	Reason for exclusion
1/132/0010	Land north of Grange Farm Cottages	There is concern that the site extends too far north, up the sloping valley side, and does not reflect the organic urban morphology of the existing village that is of a linear settlement, extruded along the low-lying valley floor. Highways Agency would have concerns about the adverse impact on the safe and efficient operation of the Strategic Road Network.
1/132/0012	Land north of Neathercroft	The whole of this site is deemed unsuitable for development as per the reasoning given for the adjacent site 010 (above). In addition, this site is clearly viewed from the A35, and it is felt that the introduction of a long urban edge would detract from views of the settlement entrance and the wider landscape. Highways Agency would have concerns about the adverse impact on the safe and efficient operation of the Strategic Road Network.
1/132/0013	Land east of Midway Down Farm	Unacceptable impact on landscape: Would be a highly visible and large extension to village. Highways Agency would have concerns about the adverse impact on the safe and efficient operation of the Strategic Road Network.
1/132/0021	Midway Down Farm Copyhold Lane	Provides important rural employment land offer. Development for housing would be detached from the settlement.
1/132/0007	Manor Farm (part of submitted site included)	Southern part of site excluded due to location in flood risk zone 3. Northern part of site excluded due to unacceptable impact on the landscape.
1/08/133/0001	Land north of B3159	Highways Authority notes that there is no footway to the A35 where the settlement facilities are. Highways Agency: Any additional development within this area would not lead to a sustainable community due to the lack of existing facilities or employment development. Winterbourne Steepleton's location close to the A35 suggests that residents of this development are likely to use the A35 frequently for commuting to work or gaining access to services and facilities. The Agency's level of concern would be related to the scale of housing delivery in the area. Clearly the provision of one of the larger sites or an accumulation of the smaller sites would lead to greater concern than if a single smaller site were proposed.

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		Southern part of site is within flood risk zone 3. This land contributes to character and appearance of Conservation Area.
1/08/133/0005	Boxenhedge Farm	Highways Agency/Authority comments as above. Forms buffer preventing coalescence of built development and contributing to the character of the villages.
1/08/133/0006	Field adj Coombe Rd	The field area of the site extends away from the existing village along the coombe. The existing area is relatively open with an impressive series of historic strip lynchets along the valley sides. Development of the site would adversely impact on the character of the landscape here. Highways Agency/Authority comments as above.

YETMINSTER



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YETMINSTER

Site Reference	Site Address	Reason for exclusion
1/08/138/0001	Cross Farm (part of submitted site included)	Unacceptable impact on townscape: These infields are quintessential to village agricultural history and the character of the Conservation Area.