


## **Weymouth (Part 1) - Submitted / Identified Large Sites with Development Potential**

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

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**Site Reference: WP/LITT/002**

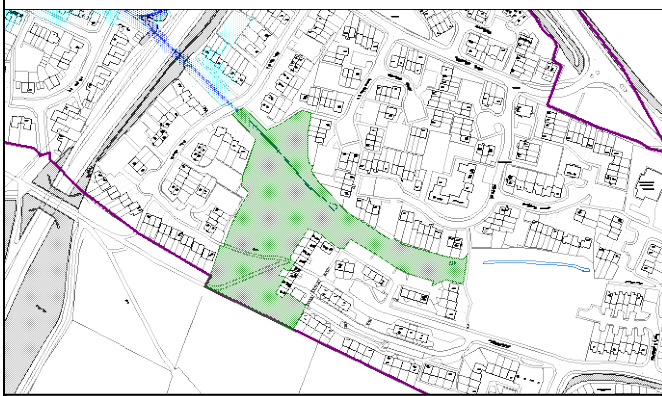
 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	<b>Site name:</b>	Land at Beverley Road
	<b>Site Address:</b>	Beverley Road
	<b>Developable Site Area (ha)</b>	0.76
	<b>Ward/Settlement</b>	Littlemoor
	<b>Previously Developed Land?</b>	No
	<b>Current Land Use</b>	Vacant – open grassland

Constraints		Possible Mitigation
Topography/Ground Condition	The site is not level, land falls away to the north	To be addressed through design
Flood Risk	The drainage catchment area running west to east along the northern part of the site creates the potential for riverine flooding and surface water flooding. This will compromise the capacity of the site unless suitably mitigated.	The design of development would need to incorporate measures to manage water drainage on site
Access	No constraints on access, potential for new access to be created along Beverley Road	None
Contamination	None	None, unless contaminated land found
Existing Infrastructure/Facilities	Within existing development, local infrastructure nearby e.g. Littlemoor Centre	None
Townscape/Landscape Character	Land is surrounded by residential development on all sides, largely medium density consisting of terraced and flats.	Local open space would need to be re-provided on/off site

<b>Relevant Policy Considerations</b>	Within DDB
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<b>Availability (ownership)</b>	Yes – The land is identified for development by an agent representing Weymouth and Portland Borough Council and there is an intention to develop the land for housing				
<b>Suitability</b>	Yes – The land is within existing development boundaries has no overriding constraints. Site is 100% greenfield. The land is accessible to local public transport and services.				
<b>Achievability</b>	Yes – Agent suggests land could be developed for affordable housing, strong demand in this location for family housing.				
<b>Estimate of Potential</b>	36 units	<b>Potential Density</b>	47 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6-10 years				
<b>Conclusion</b>	A developable site subject to flood risk mitigation, retention of amenity space.				

**Site Reference: WP/LITT/006**



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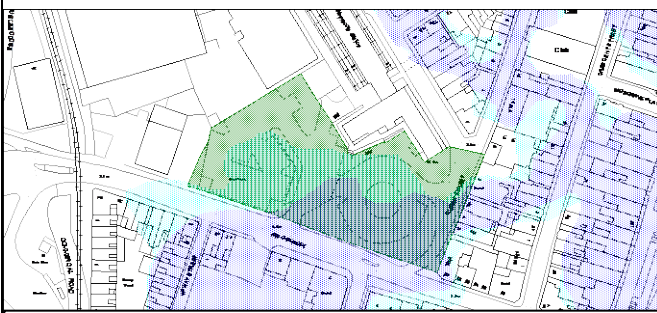
<b>Site name:</b>	Land to the South of the Doves and Fieldfare Close	
<b>Site Address:</b>	Land to the South of the Doves and Fieldfare Close	
<b>Developable Site Area (ha)</b>	1.18ha	
<b>Ward/Settlement</b>	Littlemoor	
<b>Previously Developed Land?</b>	No	
<b>Current Land Use</b>	Informal open space	

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping site	
Flood Risk	Low flood risk	
Access	Potential from Kestrel View, or through parking area for Fieldfare Close.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Open area surrounding 1980's cul de sac of houses and flats.	

<b>Relevant Policy Considerations</b>	Within DDB, part identified as local open space				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - subject to resolution of highway issues & GI review				
<b>Achievability</b>	Yes - development would be viable in this location				
<b>Estimate of Potential</b>	82 units	<b>Potential Density</b>	70 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	11 – 15 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/MELC/001**



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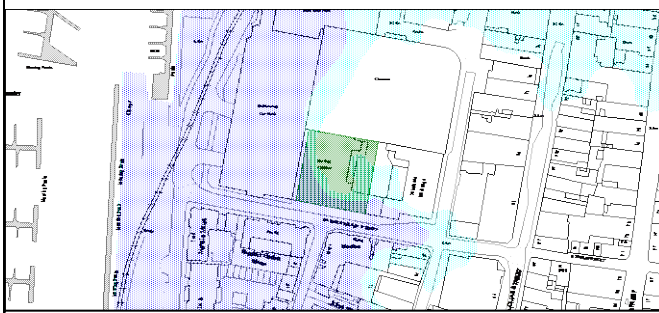
<b>Site name:</b>	Weymouth Railway Station Forecourt	
<b>Site Address:</b>	King Street	
<b>Developable Site Area (ha)</b>	0.54	
<b>Ward/Settlement</b>	Melcombe Regis	
<b>Previously Developed Land?</b>	Yes	
<b>Current Land Use</b>	Railway station parking and terminus	

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Within high risk area, EA Flood Zone 2 and 3 Tidal	Sequential test applies. Potential for egress to higher ground (railway line). Development will require flood risk assessment and consideration of the findings of the Flood Risk Management Strategy. No ground floor residential.
Access	Access off King Street. King Street suffers from high traffic congestion.	None, no alternative access to site possible
Contamination	Unlikely from land. Potential constraint from poor air quality.	Subject to findings of an air quality assessment and improved traffic management strategy for King Street
Existing Infrastructure/Facilities	Site surrounded by existing residential development on all sides. Town Centre location, therefore close to local services etc.	None
Townscape/Landscape Character	Adjacent to Railway Station, congested road, Petrol Station, within Town Centre Conservation Area	Opportunity to improve public realm and character of the Conservation Area. Development could facilitate interchange.

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes – Intention to bring forward interchange by 2012 as part of Weymouth Transport Package. Some frontage development could include housing.				
<b>Suitability</b>	Yes – Development would improve the character of the Conservation Area				
<b>Achievability</b>	Yes – Strong intention for redevelopment as seen as key gateway site in Weymouth, strong intention to improve the character of the area by 2012.				
<b>Estimate of Potential</b>	18 units	<b>Potential Density</b>	33 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A deliverable site				

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**Site Reference: WP/MELC/002**



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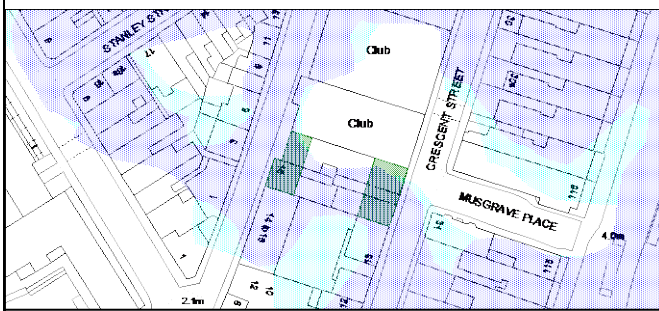
<b>Site name:</b>	Post Office Sorting Office
<b>Site Address:</b>	Lower St Alban Street
<b>Developable Site Area (ha)</b>	0.10
<b>Ward/Settlement</b>	Melcombe Regis
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Sorting Office

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Within high risk area, EA Flood Zone 2 and 3 Tidal	Subject to flood risk assessment and residual flood risk improvements. No ground floor residential. Would require financial contribution towards strategic flood risk defence.
Access	Access off Lower St Alban Street	No alternative access possible
Contamination	Unknown	Would need further investigation
Existing Infrastructure/Facilities	No domestic infrastructure serving site but surrounded by existing residential/commercial development on all sides	Adjacent uses may compromise the amenity of development, in particular the close proximity of the multi-storey car parking.
Townscape/Landscape Character	New flat development opposite, surrounded by other business uses, telephone exchange, large multi-storey car park to west	Given opportunity for higher density and conservation area, good design essential

<b>Relevant Policy Considerations</b>	Within DDB, within Conservation Area				
<b>Availability (ownership)</b>	Yes – Pre-application discussions held, owner intention known signalling intention for potential redevelopment				
<b>Suitability</b>	Yes – Redevelopment of this site would improve the character of the conservation area, similar scale housing development granted at the former BEC carpets site (opposite) at Lower St Alban Street				
<b>Achievability</b>	Yes - As part of high density redevelopment, development in this location is both viable and attractive.				
<b>Estimate of Potential</b>	23 units	<b>Potential Density</b>	240 dph	<b>Unit type</b>	Flat
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A deliverable site				

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**Site Reference: WP/MELC/003**



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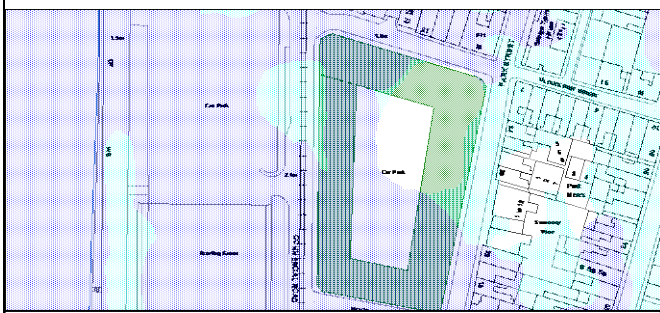
<b>Site name:</b>	15 Crescent Street
<b>Site Address:</b>	15 Crescent Street
<b>Developable Site Area (ha)</b>	0.02
<b>Ward/Settlement</b>	Melcombe Regis
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Residential yard

Constraints		Possible Mitigation
Topography/Ground Condition	Potential for ground instability which may constrain the quantum (height) of development.	Potential need for deeper piling.
Flood Risk	Within EA flood zone 2 & 3. Therefore a high risk potential for flooding	Area subject to SFRA level 2 assessment. Development would require contribution towards town centre strategic flood defences. Residual risk measures necessary e.g. no residential uses on ground floor.
Access	Access off Crescent Street, limited scope for parking	Provide off-site parking
Contamination	Unknown	None, unless contaminated land found
Existing Infrastructure/Facilities	Within town centre location	None
Townscape/Landscape Character	Mixed uses adjacent, predominantly residential area. Within conservation area.	Development should avoid overlooking and loss of light/amenity

<b>Relevant Policy Considerations</b>	Within DDB, Town Centre Conservation Area				
<b>Availability (ownership)</b>	Yes – Landowner intention known through submitted SHLAA 2 form signalling intention to develop the land for housing.				
<b>Suitability</b>	Yes – Land is 100% brownfield and within an existing urban area. The site is close to public transport including bus and rail services. Opportunity to enhance the conservation area. Land is subject to flood risk but this could be overcome through mitigation and necessary design.				
<b>Achievability</b>	Yes – WPBC owned units subject to political decision on future use				
<b>Estimate of Potential</b>	3 units	<b>Potential Density</b>	158 dph	<b>Unit type</b>	Flat
<b>Anticipated Delivery</b>	6-10 years				
<b>Conclusion</b>	A developable site subject to provision of appropriate flood resilience measures.				



**Site Reference: WP/MELC/004**



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<b>Site name:</b>	Land at Park Street (car park)
<b>Site Address:</b>	Park Street
<b>Developable Site Area (ha)</b>	0.30
<b>Ward/Settlement</b>	Melcombe Regis
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Car park

Constraints		Possible Mitigation
Topography/Ground Condition	Level site, ground conditions may lead to instability issues	Would need further investigation, development would require deep piling.
Flood Risk	All of site within EA Flood Zone 3 and Tidal, therefore site at significant risk of flooding.	Sequential Approach applies less flood risk than other Town Centre sites. Would require financial contribution payment towards Flood Risk Management Strategy mitigation option.
Access	Existing vehicular off Park Street, potential for further access off Commercial Road, Wooperton Street and Gloucester Street.	None
Contamination	Unknown	None
Existing Infrastructure/Facilities	Site not served by domestic infrastructure but surrounded by existing residential development	None
Townscape/Landscape Character	Generally 3 stories, within conservation Area	Good design essential and height constraints given setting of townscape.

<b>Relevant Policy Considerations</b>	Within DDB, within Conservation Area.				
<b>Availability (ownership)</b>	Yes – Landowner intention known through submitted SHLAA 2 form, signalling intention to develop the land for housing.				
<b>Suitability</b>	Yes – Flooding likely to constrain residential capacity. Site also under consideration for longer term mixed use development as part of Town Centre expansion so mixed use also acceptable. Development of this site is opportunity to enhance the conservation area.				
<b>Achievability</b>	Yes – Subject to review of parking strategy.				
<b>Estimate of Potential</b>	50 units	<b>Potential Density</b>	167 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6-10				
<b>Conclusion</b>	A developable site.				

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**Site Reference: WP/MELC/005**



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<b>Site name:</b>	Land at Governors Lane (car park)
<b>Site Address:</b>	Governors Lane
<b>Developable Site Area (ha)</b>	0.09
<b>Ward/Settlement</b>	Melcombe Regis
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	WPBC public car park

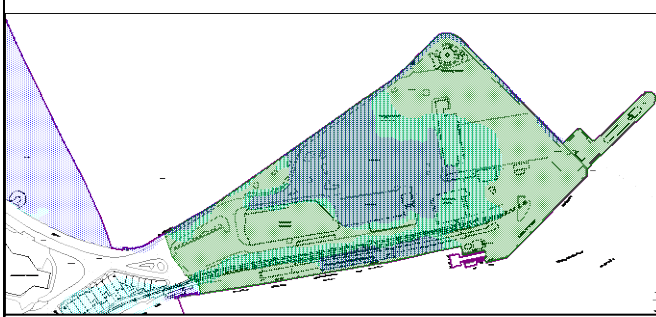
Constraints		Possible Mitigation
Topography/Ground Condition	Level site, potential for ground instability which may constrain the quantum (height) of development.	Potential need for deeper piling
Flood Risk	Within an area of identified future flood risk.	Would require contribution towards town centre strategic flood defences and residual risk measures i.e. No ground floor residential, raised floor levels.
Access	Vehicular access off East Street, pedestrian access off Maiden Street and Governor's Lane.	None
Contamination	Unlikely	None, unless land contaminated land found
Existing Infrastructure/Facilities	Town centre location, close to local services, site surrounded by existing residential development on all sides.	None
Townscape/Landscape Character	Two/three storey residential uses surrounding site, some commercial/retail uses backing onto site. Telegraph and phone lines over site.	Development to avoid overlooking and loss of light/amenity. Re-route overhead cabling. Good design essential.

<b>Relevant Policy Considerations</b>	Within DDB, Town Centre Conservation Area.				
<b>Availability (ownership)</b>	Yes – Landowner intention known through submitted SHLAA 2 form signalling intention to develop the land for housing.				
<b>Suitability</b>	Yes – Access may constrain capacity. Site more appropriate for residential development given lower risk of flooding than alternative town centre sites. Redevelopment of this site has the opportunity to enhance the conservation area.				
<b>Achievability</b>	Yes – Strong market demand for housing in this location. Subject to review of parking strategy.				
<b>Estimate of Potential</b>	18 Units	<b>Potential Density</b>	194 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6-10 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/MELC/006**



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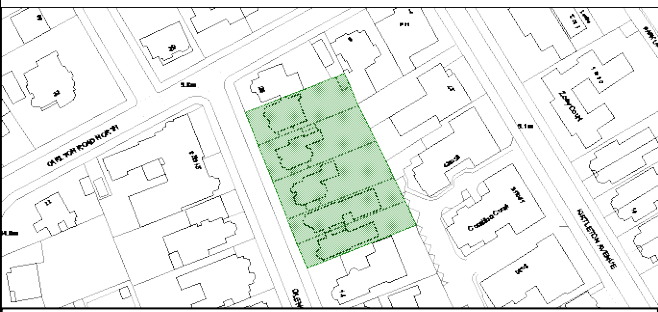
<b>Site name:</b>	Pavilion & Ferry Terminal	
<b>Site Address:</b>	Ferry Peninsula	
<b>Developable Site Area (ha)</b>	4.38	
<b>Ward/Settlement</b>	Melcombe Regis	
<b>Previously Developed Land?</b>	Yes	
<b>Current Land Use</b>	Ferry Terminal, theatre and car parking	

Constraints		Possible Mitigation
Topography/Ground Condition	Level site. Land reclaimed from the sea, potential for ground instability. Integrity of sea defence.	Redevelopment would need to improve sea defence and land instability. Deep piling likely
Flood Risk	Within EA Flood Zones 2 and 3 Tidal. Wave action will require further analysis to determine the worst case joint probability flood level which combines wave action with extreme sea events	Sequential Approach applies less flood risk than other Town Centre sites. Development would require financial contribution towards town centre strategic flood defences. Also residual risk measures necessary.
Access	Peninsular location only access off the Esplanade	Scope for contribution towards public transport hub improvement
Contamination	Potential from current land uses and activities	Contamination assessment required
Existing Infrastructure/Facilities	Serving existing facilities	Improvements necessary to serve greater density of uses
Townscape/Landscape Character	Includes Ferry Terminal and uses all to be demolished as part of redevelopment proposals, adjacent to Conservation Area, visual links to the Nothe	Retain ferry terminal operation. Visually prominent location requiring good design.

<b>Relevant Policy Considerations</b>	Within DDB, adjacent to Town Centre Conservation Area				
<b>Availability (ownership)</b>	Yes – Landowner (WPBC) made intention to redevelop site known through submission of SHLAA 2 form signalling intention to develop the land for housing.				
<b>Suitability</b>	Yes – Development would improve the appearance and character of the site and provide an opportunity to support wider regeneration of the Esplanade.				
<b>Achievability</b>	Yes – Financially viable given general upkeep costs, and the requirement for improved sea defence and associated ground instability. Redevelopment most financially viable option.				
<b>Estimate of Potential</b>	150 units	<b>Potential Density</b>	34 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6- 10 Years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/MELC/007**

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	<b>Site Address:</b>	16-24 Glendinning Avenue		
	<b>Developable Site Area (ha)</b>	0.22		
	<b>Ward/Settlement</b>	Melcombe Regis		
	<b>Previously Developed Land?</b>	Yes		
	<b>Current Land Use</b>	Dwellings with gardens		

Constraints		Possible Mitigation
Topography/Ground Condition	Generally level site, substantial trees, hedges and shrubs	Tree survey required. Development should retain trees where appropriate.
Flood Risk	Low flood risk	None
Access	Access off Glendinning Avenue, on-street parking, parking spaces limited	Provide parking on-site/underground
Contamination	Unknown	Would need further investigation
Existing Infrastructure/Facilities	Close to local services. Surrounded by residential development.	None
Townscape/Landscape Character	Residential area consisting of large properties many of which have been converted to flats, within the conservation area.	Limit flat density to approximately 70 dph.

<b>Relevant Policy Considerations</b>	Within the Development Boundary, within the Lodmoor Hill Conservation Area				
<b>Availability (ownership)</b>	Yes- Owner intention known through pre-application discussions				
<b>Suitability</b>	Yes – Principle of subdivision of dwelling to flats supported, capacity of development subject to parking provision, trees, and agreement to demolish the existing dwellings.				
<b>Achievability</b>	Yes – Multiple owners are in agreement to redevelop. Redevelopment would be viable in the context of this location.				
<b>Estimate of Potential</b>	9 units	<b>Potential Density</b>	40 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/MELC/008**



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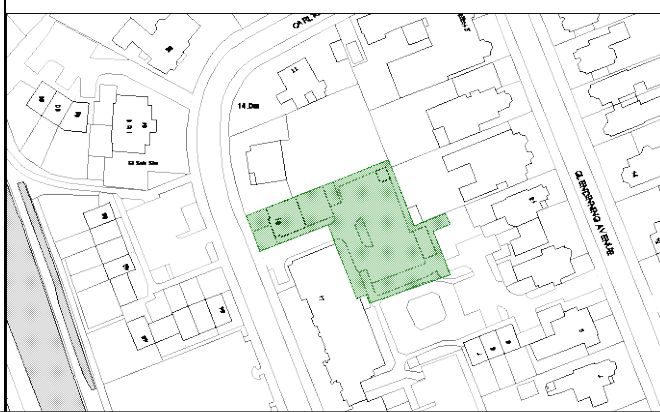
<b>Site name:</b>	Weymouth First Bus Depot	
<b>Site Address:</b>	King Street/Commercial Road	
<b>Developable Site Area (ha)</b>	0.45	
<b>Ward/Settlement</b>	Melcombe Regis	
<b>Previously Developed Land?</b>	Yes	
<b>Current Land Use</b>	Bus depot operated by First Bus	

Constraints		Possible Mitigation
Topography/Ground Condition	Potential for ground instability which may constrain the height of development.	Ground conditions would need further investigation – deeper piling.
Flood Risk	All of site within EA Flood Zone 2 some parts within Flood Zone 3.	Weymouth Town Centre subject of level 2 SFRA. Site specific flood risk assessment required. Less vulnerable uses on ground floor.
Access	Access off King Street and Commercial Road.	Opportunity for dual access into site
Contamination	Potential for ground contamination from garage activities, air quality and related pollution issues from King Street area.	Would require full assessment
Existing Infrastructure/Facilities	Town centre site, close to local services and facilities. Site surrounded by existing residential development on all sides.	None
Townscape/Landscape Character	Within Weymouth Town Centre Conservation Area, site set within residential area away from main retail centre. Adjacent to congested King Street.	Would provide significant improvement to character of conservation area

<b>Relevant Policy Considerations</b>	Within Development Boundary, Town Centre Conservation Area				
<b>Availability (ownership)</b>	No – Landowner intention not fully known				
<b>Suitability</b>	Yes – Site offers opportunity for major regeneration project subject to relocation of existing bus depot to alternative site. Conservation Area would be enhanced and King Street and Commercial Road frontages could be improved by development of this site.				
<b>Achievability</b>	Yes – Site is important development site ‘gateway to Weymouth’ from the railway station.				
<b>Estimate of Potential</b>	60 units	<b>Potential Density</b>	132 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6-10 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/MELC/009**



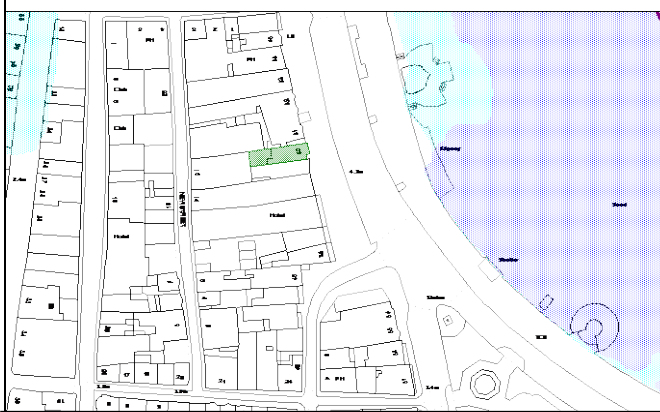
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<b>Site name:</b>	White Cottage
<b>Site Address:</b>	15, Carlton Road North
<b>Developable Site Area (ha)</b>	0.13
<b>Ward/Settlement</b>	Melcombe Regis
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Dwelling

Constraints	Possible Mitigation
Topography/Ground Condition	Lapsed planning consent ref: 11/00101/FUL
Flood Risk	
Access	
Contamination	
Existing Infrastructure/Facilities	
Townscape/Landscape Character	

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes - Availability known as site subject to lapsed planning permission for residential development.				
<b>Suitability</b>	Yes – The principle of development has been established through previous planning permission.				
<b>Achievability</b>	Yes – Subject to resubmitted planning application.				
<b>Estimate of Potential</b>	5 units	<b>Potential Density</b>	40 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/MELC/010**



<b>Site name:</b>	40, The Esplanade	
<b>Site Address:</b>	40, The Esplanade, Weymouth, DT4 8DH	
<b>Developable Site Area (ha)</b>	0.01	
<b>Ward/Settlement</b>	Melcombe Regis	
<b>Previously Developed Land?</b>	Yes	
<b>Current Land Use</b>	Holiday accommodation	

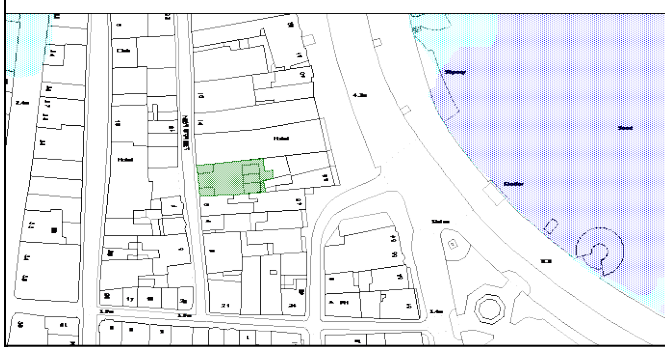
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Constraints	Possible Mitigation
Topography/Ground Condition	Lapsed planning consent ref: 10/00696/FUL
Flood Risk	
Access	
Contamination	
Existing Infrastructure/Facilities	
Townscape/Landscape Character	

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes - Availability known as site subject to lapsed planning permission for residential development.				
<b>Suitability</b>	Yes – The principle of development has been established through previous planning permission.				
<b>Achievability</b>	Yes – Subject to resubmitted planning application.				
<b>Estimate of Potential</b>	2 units	<b>Potential Density</b>	200 dph	<b>Unit type</b>	Flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/MELC/011**



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<b>Site name:</b>	Land rear 36, The Esplanade		
<b>Site Address:</b>	36, The Esplanade		
<b>Developable Site Area (ha)</b>	0.02		
<b>Ward/Settlement</b>	Melcombe Regis		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Open plot of land		

Constraints	Lapsed planning consent ref: 10/00639/FUL	Possible Mitigation
Topography/Ground Condition		
Flood Risk		
Access		
Contamination		
Existing Infrastructure/Facilities		
Townscape/Landscape Character		

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes - Availability known as site subject to lapsed planning permission for residential development.				
<b>Suitability</b>	Yes – The principle of development has been established through previous planning permission.				
<b>Achievability</b>	Yes – Subject to resubmitted planning application.				
<b>Estimate of Potential</b>	3 units	<b>Potential Density</b>	150 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/MELC/012**



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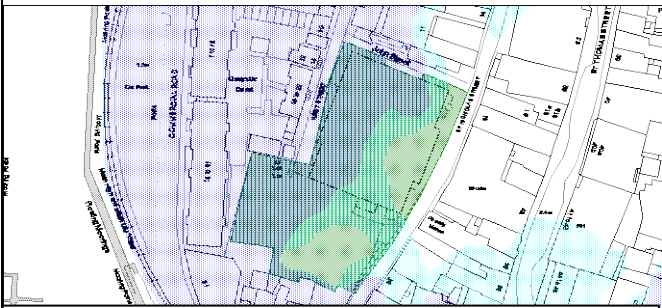
<b>Site name:</b>	34, Crescent Street		
<b>Site Address:</b>	34, Crescent Street, DT4 7BX		
<b>Developable Site Area (ha)</b>	0.01		
<b>Ward/Settlement</b>	Melcombe Regis		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	House in Multiple Occupation (HMO)		

Constraints	Lapsed planning consent ref: 10/00765/FUL	Possible Mitigation
Topography/Ground Condition		
Flood Risk		
Access		
Contamination		
Existing Infrastructure/Facilities		
Townscape/Landscape Character		

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes - Availability known as site subject to lapsed planning permission for residential development.				
<b>Suitability</b>	Yes – The principle of development has been established through previous planning permission.				
<b>Achievability</b>	Yes – Subject to resubmitted planning application.				
<b>Estimate of Potential</b>	3 units	<b>Potential Density</b>	300 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/MELC/013**

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	<b>Site name:</b>	Lakeside Superbowl
	<b>Site Address:</b>	St Nicholas Street
	<b>Developable Site Area (ha)</b>	0.38
	<b>Ward/Settlement</b>	Melcombe Regis
	<b>Previously Developed Land?</b>	Yes
	<b>Current Land Use</b>	Recreational - Bowling Complex & Car Park

Constraints		Possible Mitigation
Topography/Ground Condition	Level site, potential for land instability. Town Centre built on sand spit.	Would need further investigation, potential for deeper piling
Flood Risk	Part of the site in EA Flood Zones 2 & 3. Therefore potentially high risk for flooding.	Subject to Level 2 SFRA. Would require contribution towards strategic flood defences.
Access	Existing access off St Nicholas Street and West Street	None
Contamination	Unlikely	Would require further investigation
Existing Infrastructure/Facilities	Existing infrastructure serving site	None
Townscape/Landscape Character	Within Conservation Area, generally three storey buildings surrounding site of mixed uses, including office, retail and residential.	Good design essential and height constraints given setting of townscape and conservation area. Retain bowling complex on site.

<b>Relevant Policy Considerations</b>	Within DDB, Town Centre Conservation Area.				
<b>Availability (ownership)</b>	Yes – Landowner intention known through submitted SHLAA 2 form signalling intention to develop the land for housing.				
<b>Suitability</b>	Yes – Good accessible town centre site. However, flooding a key constraint to capacity, access/egress. Western half of site particularly affected but could be overcome subject to appropriate design and contribution towards town centre flood defence. Development of this site has the opportunity to enhance the character of the Conservation Area.				
<b>Achievability</b>	Yes - Bowling/leisure facility would need to be retained/re-provided on site reducing site capacity. Site could also be considered for retail development/other mixed uses.				
<b>Estimate of Potential</b>	24 units	<b>Potential Density</b>	64 dph	<b>Unit type</b>	Flat
<b>Anticipated Delivery</b>	6-10 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/MELC/014**



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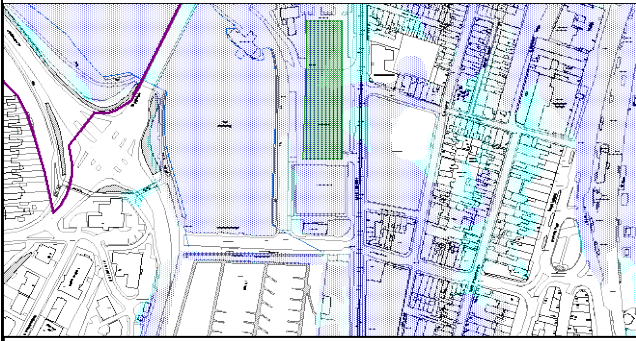
<b>Site name:</b>	Weymouth College		
<b>Site Address:</b>	Weymouth College, Cranford Avenue, Weymouth		
<b>Developable Site Area (ha)</b>	3.0 ha		
<b>Ward/Settlement</b>	Melcombe Regis		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	College		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk, liable to surface water flooding	On site surface water drainage measures
Access	From Cranford Ave	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Within built up area of Weymouth. College site that contains large stand alone buildings.. Surrounded by residential development, large detached houses within generous plots, some of which have been redeveloped for flats. Trees important to character of area	Retain trees along Cranford Ave/ college lane frontages.

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes - Submitted site				
<b>Suitability</b>	Yes- If existing use no longer required in this location				
<b>Achievability</b>	Yes, development is viable in this location				
<b>Estimate of Potential</b>	150 units	<b>Potential Density</b>	50 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/MELC /015**



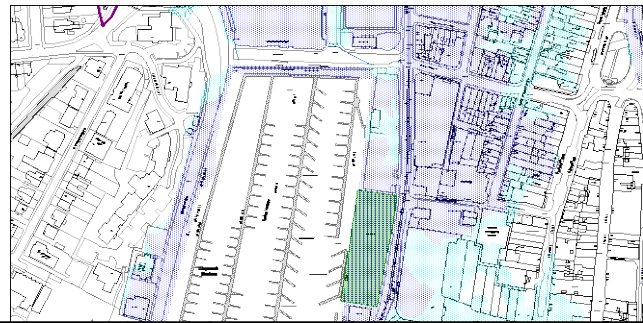
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<b>Site name:</b>	Land at Commercial Road (car park) (next to Bowling Green)
<b>Site Address:</b>	Land at Commercial Road (car park)
<b>Developable Site Area (ha)</b>	0.35 ha
<b>Ward/Settlement</b>	Melcombe Regis
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Car park

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Flood zone 2 & 3 however WTC Flood Risk Management Strategy applies.	
Access	Commercial Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Town centre location	
Townscape/Landscape Character	Harbourside site within town centre, adjacent to Bowling green (SHLAA site).	Opportunity to create pedestrian harbourside route.

<b>Relevant Policy Considerations</b>	Inside DDB, town centre area, Conservation Area				
<b>Availability (ownership)</b>	Identified through officer survey				
<b>Suitability</b>	Yes – potential for mixed use scheme / retention of parking on GF. Opportunity to enhance harbourside in accordance with town centre master plan.				
<b>Achievability</b>	Yes - development viable in this location				
<b>Estimate of Potential</b>	28 units	<b>Potential Density</b>	80 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/MELC/016**



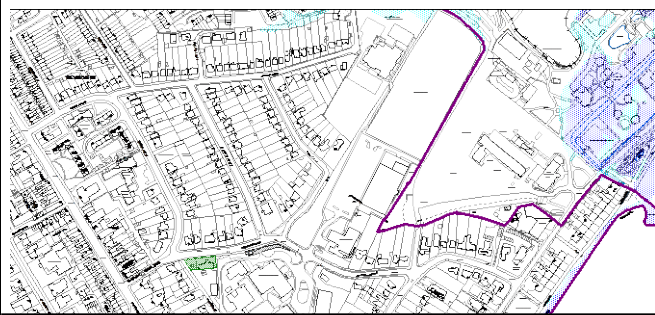
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<b>Site name:</b>	Harbourside Car Park, Commercial Road	
<b>Site Address:</b>	Harbourside Car Park, Commercial Road	
<b>Developable Site Area (ha)</b>	0.31 ha	
<b>Ward/Settlement</b>	Melcombe Regis	
<b>Previously Developed Land?</b>	Yes	
<b>Current Land Use</b>	Car Park	

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Flood zone 3 however WTC Flood Risk Management Strategy applies.	
Access	Commercial Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Town centre location	
Townscape/Landscape Character	Harbourside site within town centre.	Opportunity to create pedestrian harbourside route.

<b>Relevant Policy Considerations</b>	Inside DDB, Conservation Area, town centre area,				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes – potential for mixed use scheme / retention of parking on GF. Opportunity to enhance harbourside in accordance with town centre master plan.				
<b>Achievability</b>	Yes, development is viable in this location				
<b>Estimate of Potential</b>	25 units	<b>Potential Density</b>	81 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/MELC /017**



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<b>Site name:</b>	Land west of Weymouth College
<b>Site Address:</b>	Land west of Weymouth College, Weymouth
<b>Developable Site Area (ha)</b>	0.07 ha
<b>Ward/Settlement</b>	Melcombe Regis
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Redundant college building

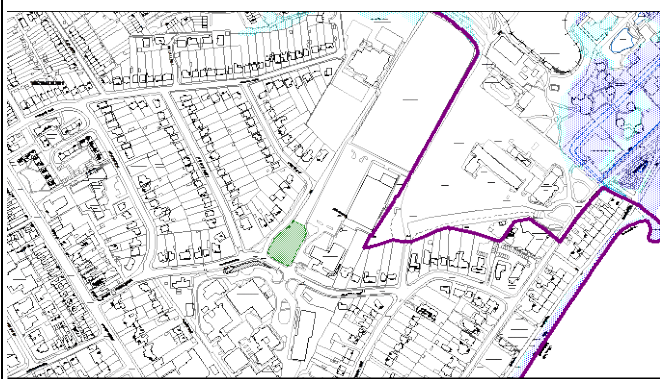
Constraints		Possible Mitigation
Topography/Ground Condition	Level site	
Flood Risk	Low flood risk	
Access	From Cranford Avenue	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Inside DDB. Trees on northern boundary should be retained. Within built up area of Weymouth. Part of College site that contains large stand alone buildings.. Surrounded by residential development, large detached houses within generous plots, some of which have been redeveloped for flats. Trees important to character of area	Retain trees on frontage

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes - Submitted site				
<b>Suitability</b>	Yes – subject to retaining trees on frontage				
<b>Achievability</b>	Yes - development viable in this location				
<b>Estimate of Potential</b>	2 units	<b>Potential Density</b>	29 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	1 – 5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/MELC/018**



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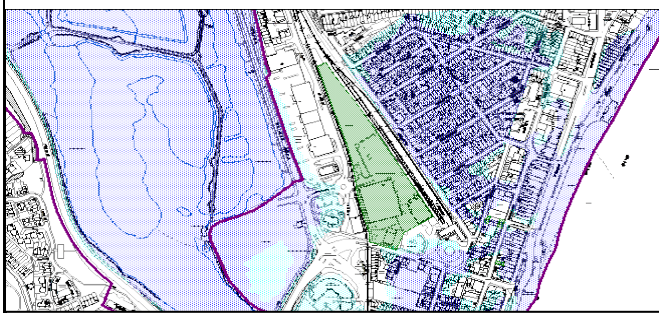
<b>Site name:</b>	Land west of Sports Centre (Area 1b) Weymouth College	
<b>Site Address:</b>	Land west of Sports Centre (Area 1b) Weymouth College, Weymouth	
<b>Developable Site Area (ha)</b>	0.19 ha	
<b>Ward/Settlement</b>	Melcombe Regis	
<b>Previously Developed Land?</b>	No	
<b>Current Land Use</b>	Green field site	

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	
Flood Risk	Low flood risk – subject to surface water flooding	On site surface water drainage measures
Access	Cranford Ave or Lynmoor Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Green area adjacent to college car park and sports centre. Within built up area of Weymouth. Adjacent main college site contains large stand alone buildings.. Surrounding residential development, large detached houses within generous plots, some of which have been redeveloped for flats.	

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes - Submitted site				
<b>Suitability</b>	Yes subject to appropriate surface water drainage scheme.				
<b>Achievability</b>	Yes, development would be viable in this location				
<b>Estimate of Potential</b>	10 units	<b>Potential Density</b>	53 dph	<b>Unit type</b>	Houses/flats
<b>Anticipated Delivery</b>	1 -5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/MELC/019**



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<b>Site name:</b>	Jubilee Sidings
<b>Site Address:</b>	Jubilee Sidings, Weymouth
<b>Developable Site Area (ha)</b>	2.01 ha
<b>Ward/Settlement</b>	Melcombe Regis
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Car Park

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	
Flood Risk	Low flood risk	
Access	From Radipole Park Drive via retail park	
Contamination	Potentially Contaminated Land Site. Rank - Medium	Contamination study & mitigation measures as required
Existing Infrastructure/Facilities	Town centre site.	
Townscape/Landscape Character	Triangular shaped site containing retail warehouse with railway running along entire eastern boundary, disused railway along western boundary. Further retail sheds to west, station to the south.. Traditional blocks of terraced housing to east but no link across railway line until footbridge to Hanover Road.	

<b>Relevant Policy Considerations</b>	Within DDB, town centre area,				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - Suitable for employment/commercial and residential as part of mixed use scheme Developed comprehensively with station site – more opportunity for flats towards King st end of site.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	80 units	<b>Potential Density</b>	40 dph	<b>Unit type</b>	House/Flats
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A developable site as part of mixed use scheme.				

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**Site Reference: WP/PRES/001**



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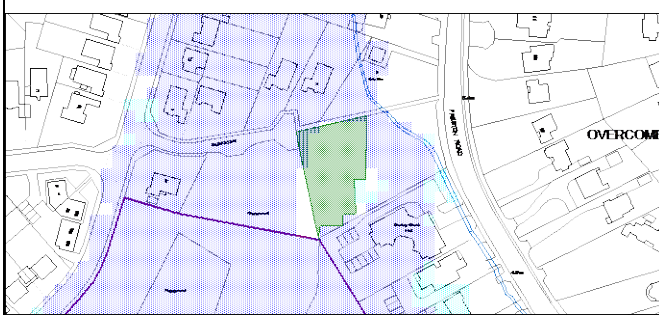
<b>Site name:</b>	9-11 Winslow Road
<b>Site Address:</b>	9-11 Winslow Road
<b>Developable Site Area (ha)</b>	0.15
<b>Ward/Settlement</b>	Preston
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Dwelling and garden

Constraints		Possible Mitigation
Topography/Ground Condition	Existing built footprint level, however road level slopes significantly east to west. Some trees on site not protected by TPO.	Trees to be conserved on site or replaced where appropriate and /or necessary.
Flood Risk	Low flood risk	None
Access	Access can be provided from Winslow Road	None
Contamination	None	None, unless contaminated land found
Existing Infrastructure/Facilities	Domestic infrastructure already serves the site, site within 400m of a frequent bus route (Sutton Road) and 800m of a convenience store (Preston Road).	None
Townscape/Landscape Character	Mix of bungalows and two-storey dwellings. Generous rear gardens to the properties. None of which have been developed.	Given profile and visual impact of two storey dwellings, reduced height of development necessary

<b>Relevant Policy Considerations</b>	Within DDB.				
<b>Availability (ownership)</b>	Yes - Owner intention known through pre-application discussions, signalling intention for potential development				
<b>Suitability</b>	Yes - Brownfield site, within accessible walking distance of public transport and local services				
<b>Achievability</b>	Yes - The economic viability of possible alternative uses of the site makes developing the site for housing the most desirable option				
<b>Estimate of Potential</b>	1 unit	<b>Potential Density</b>	7 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/PRES/002**



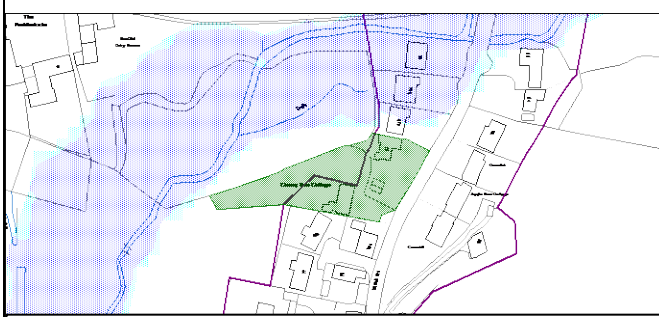
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<b>Site name:</b>	Land at Preston Road/Elm Close		
<b>Site Address:</b>	Preston Road/Elm Close		
<b>Developable Site Area (ha)</b>	0.10		
<b>Ward/Settlement</b>	Preston		
<b>Previously Developed Land?</b>	No		
<b>Current Land Use</b>	Vacant		

Constraints		Possible Mitigation
Topography/Ground Condition	Generally level site	None
Flood Risk	Parts of site within EA Flood Zones 2 & 3 excluded. Site also partly within an area susceptible to surface water flooding.	FRA required. Onsite flood risk mitigation required. Raised floor levels etc.
Access	Potential for access off Elm Close or Preston Road	Access from Preston Road could also provide flood defence.
Contamination	Unknown	None, subject to further investigation
Existing Infrastructure/Facilities	Site within the vicinity of other residential development. Local facilities at Preston Road/Chalbury Corner.	None
Townscape/Landscape Character	Site adjoins River Jordan, adjacent children's play area, existing residential adjoins the north and south of the site	None

<b>Relevant Policy Considerations</b>	Within DDB, within the Preston Conservation Area				
<b>Availability (ownership)</b>	Yes – Landowner intention known through submitted SHLAA 2 form signalling intention to develop the land for housing.				
<b>Suitability</b>	Yes – Site is 100% greenfield. Development would be subject to flooding risk assessment and tree studies. Site close to local bus services and conveniences.				
<b>Achievability</b>	Yes – Development both attractive and viable in this location				
<b>Estimate of Potential</b>	7 units	<b>Potential Density</b>	70 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/PRES/004**


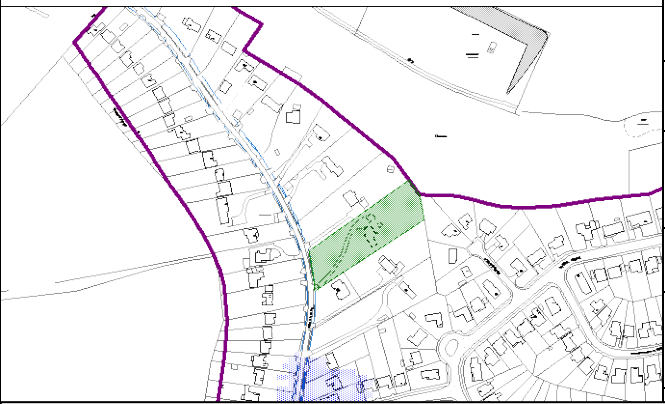
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<b>Site name:</b>	83 Sutton Road		
<b>Site Address:</b>	83 Sutton Road		
<b>Developable Site Area (ha)</b>	0.19		
<b>Ward/Settlement</b>	Preston		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Residential dwelling and garden		

Constraints		Possible Mitigation
Topography/Ground Condition	Site slopes west to east in valley	None
Flood Risk	Low flood risk, although flood zones 2 & 3 are in close proximity to the north and west of the site	None
Access	Existing access off Sutton Road	No alternative access possible
Contamination	Unknown	None, unless contaminated land found
Existing Infrastructure/Facilities	The site is served by existing services, this will require improvement. Sutton Road is close to conveniences and services at Preston Road.	None
Townscape/Landscape Character	Close proximity to river Jordan. Trees to rear of property but none are protected by TPO. Surrounding dwellings are within the Conservation Area and typically large detached plot sizes	The setting of the conservation area would require good design standards.

<b>Relevant Policy Considerations</b>	Partly outside the Development Boundary, and within the Sutton Poyntz Conservation Area.				
<b>Availability (ownership)</b>	Yes – Owner intention known through pre-application discussions, signalling intention for potential development				
<b>Suitability</b>	Yes – Opportunity to improve the character of the area if development is of a sensitive design. Site within 400m of a frequent bus route and 800m of a convenience store.				
<b>Achievability</b>	Yes – Attractive location for development, high market demand for housing in this area.				
<b>Estimate of Potential</b>	5 units	<b>Potential Density</b>	26 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/PRES/005**

	<b>Site name:</b>	40, Coombe Valley Road		
	<b>Site Address:</b>	40, Coombe Valley Road		
	<b>Developable Site Area (ha)</b>	0.39		
	<b>Ward/Settlement</b>	Preston		
	<b>Previously Developed Land?</b>			
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Constraints	Lapsed planning consent ref: 11/00011/OUT	Possible Mitigation
Topography/Ground Condition		
Flood Risk		
Access		
Contamination		
Existing Infrastructure/Facilities		
Townscape/Landscape Character		

<b>Relevant Policy Considerations</b>	Within development boundary				
<b>Availability (ownership)</b>	Yes - Availability known as site subject to lapsed planning permission for residential development.				
<b>Suitability</b>	Yes – The principle of development has been established through previous planning permission.				
<b>Achievability</b>	Yes – Subject to resubmitted planning application.				
<b>Estimate of Potential</b>	1 unit	<b>Potential Density</b>	3 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				



**Site Reference: WP/PRES/006**



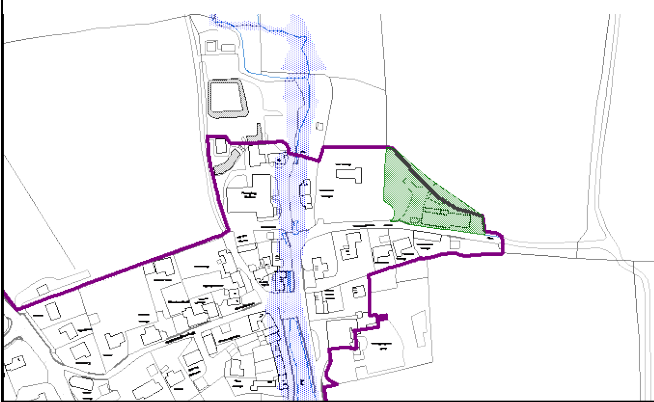
<b>Site name:</b>	62, Preston Road	
<b>Site Address:</b>	62, Preston Road DT3 6QA	
<b>Developable Site Area (ha)</b>	0.14	
<b>Ward/Settlement</b>	Preston	
<b>Previously Developed Land?</b>	Yes	
<b>Current Land Use</b>	Residential garden	

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Constraints	Possible Mitigation
Topography/Ground Condition	Lapsed planning consent ref: 10/00143/OUT
Flood Risk	
Access	
Contamination	
Existing Infrastructure/Facilities	
Townscape/Landscape Character	

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes - Availability known as site subject to lapsed planning permission for residential development.				
<b>Suitability</b>	Yes – The principle of development has been established through previous planning permission.				
<b>Achievability</b>	Yes – Subject to resubmitted planning application.				
<b>Estimate of Potential</b>	1 units	<b>Potential Density</b>	7 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/PRES/021**

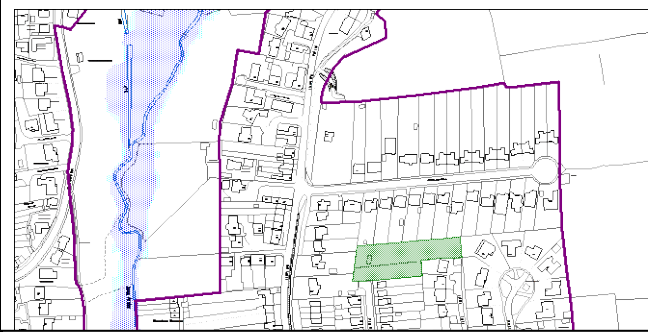
	<b>Site name:</b>	Timber Depot, White Horse Lane	
	<b>Site Address:</b>	Timber Depot, White Horse Lane, Sutton Poyntz	
	<b>Developable Site Area (ha)</b>	0.19 ha	
	<b>Ward/Settlement</b>	Preston	
	<b>Previously Developed Land?</b>	Yes	
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Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk – subject to surface water flooding	On site surface water drainage measures.
Access	White Horse Lane – narrow rural lane, no through road.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	A sensitive site within the AONB abutting open countryside. Footpath crosses the site	Retain trees on site boundary, and establish strong vegetative boundary to eastern edge.

<b>Relevant Policy Considerations</b>	Within DDB. AONB, Conservation Area				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - Potential for low density development that retains boundary planting.				
<b>Achievability</b>	Yes, development is viable in this location				
<b>Estimate of Potential</b>	2 units	<b>Potential Density</b>	11 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/PRES/024**



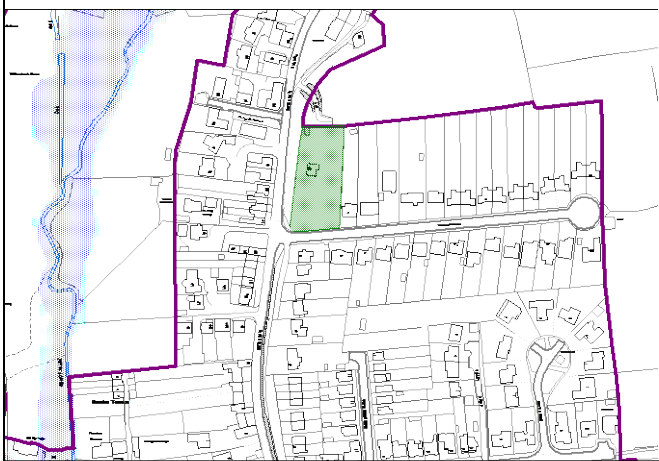
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<b>Site name:</b>	Land north of White Horse Drive
<b>Site Address:</b>	White Horse Drive, Preston, Weymouth, DT3 6BZ
<b>Developable Site Area (ha)</b>	0.22 ha
<b>Ward/Settlement</b>	Preston
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Pony paddock

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	White Horse Drive – narrow, footways on both sides.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Predominantly Mid 20 <sup>th</sup> century suburban development of detached houses and bungalows. White Horse Drive detached houses with recent development of detached houses on western side. Site at end of White Horse Drive. Hedges around perimeter of site.	Retain hedges around perimeter

<b>Relevant Policy Considerations</b>	AONB, inside DDB,				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - Suitable for detached houses				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	9 units	<b>Potential Density</b>	41 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	6 -10 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/PRES/026**



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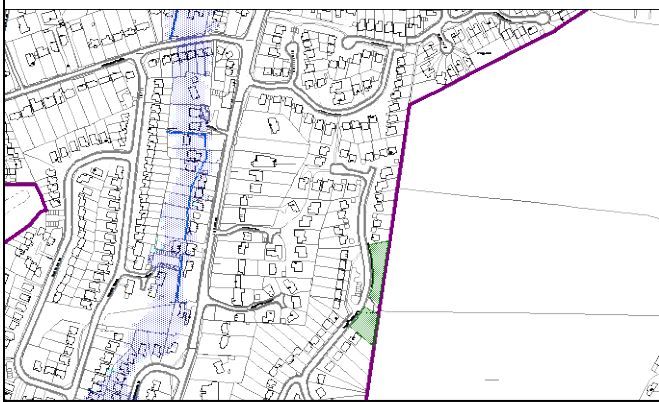
<b>Site name:</b>	No 42 Sutton Road		
<b>Site Address:</b>	42 Sutton Road, Sutton Poyntz, Weymouth		
<b>Developable Site Area (ha)</b>	0.21 ha		
<b>Ward/Settlement</b>	Preston		
<b>Previously Developed Land?</b>	Yes/no		
<b>Current Land Use</b>	House and garden		

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises to the east	
Flood Risk	Low flood risk	
Access	From Winslow Road.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Corner plot elevated above Sutton Road, hedge boundary provides green edge, adjacent to conservation area. Two storey detached hipped roof villa on site between suburban development of Winslow Road and more rural village character of Sutton Road.	Retain hedge/landscaped frontage. Well designed, high quality scheme to enhance character of conservation area.

<b>Relevant Policy Considerations</b>	Inside DDB, AONB, adjacent to Conservation Area				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - Suitable for residential development				
<b>Achievability</b>	Yes - development would be viable in this location				
<b>Estimate of Potential</b>	6 units (net)	<b>Potential Density</b>	48 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	1 -5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/PRES/027**



<b>Site name:</b>	Land between 38 & 40 Overcombe Drive	
<b>Site Address:</b>	38 & 40 Overcombe Drive	
<b>Developable Site Area (ha)</b>	0.20 ha	
<b>Ward/Settlement</b>	Preston	
<b>Previously Developed Land?</b>	No	
<b>Current Land Use</b>	Green verge/amenity	

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Constraints		Possible Mitigation
Topography/Ground Condition	Steeply sloping site	
Flood Risk	Low flood risk	
Access	Directly from Overcombe Drive – adopted highway with footpath.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within residential area. Electricity sub station on site, possibly drain across?	
Townscape/Landscape Character	Within settlement. Steep green verge within suburban estate of split level bungalows/ chalet bungalows. Bordering open countryside. Steps/ informal footpath across site linking to public footpath network which runs along part of eastern boundary.	

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - on part of site. Exclude area where site narrows and sub station & footpath are located. Frontage development –split level bungalows, design to have regard to topography of site.				
<b>Achievability</b>	Yes – development would be viable in this location				
<b>Estimate of Potential</b>	3 units	<b>Potential Density</b>	15 dph	<b>Unit type</b>	Chalet bungalows
<b>Anticipated Delivery</b>	1 -5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/PRES/028**



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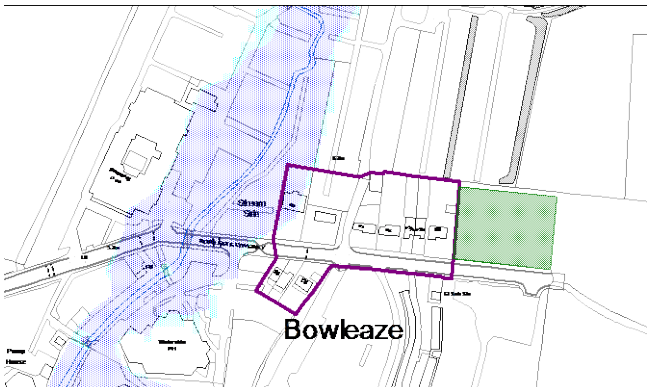
<b>Site name:</b>	Wyke Oliver Farm (Site F)		
<b>Site Address:</b>	Wyke Oliver Farm		
<b>Developable Site Area (ha)</b>	0.77		
<b>Ward/Settlement</b>	Preston		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Farm buildings		

Constraints		Possible Mitigation
Topography/Ground Condition	Site appears to sit in small valley between Wyke Oliver Hill and Southdown Ridge. Some tree cover to west of site.	None
Flood Risk	Low Flood Risk	None
Access	Access from Wyke Oliver Road	None
Contamination	Existing Farmyard and activities	Would need further investigation
Existing Infrastructure/Facilities	Site not served by domestic infrastructure but adjacent existing built development	None
Townscape/Landscape Character	Existing working Farm, principle of redevelopment not visually intrusive given existing farm buildings	Part of working farm, redevelopment would be subject to no agricultural need, and no business/tourism demand being demonstrated.

<b>Relevant Policy Considerations</b>	Mostly outside DDB				
<b>Availability (ownership)</b>	Yes – Landowner intention known through submitted SHLAA 2 form				
<b>Suitability</b>	Yes – Subject to no agricultural need, and no business/tourism demand being demonstrated. Well related to existing built up area. Footprint of farm buildings only				
<b>Achievability</b>	Yes – Adjacent development likely to have a positive effect on the marketability of this site, therefore development viable in this location.				
<b>Estimate of Potential</b>	10 units	<b>Potential Density</b>	13 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				



**Site Reference: WP/PRES/029**

	<b>Site name:</b>	Land adjoining 99 Bowleaze Coveway
	<b>Site Address:</b>	99 Bowleaze Coveway, Weymouth
	<b>Developable Site Area (ha)</b>	0.28 ha
	<b>Ward/Settlement</b>	Preston
	<b>Previously Developed Land?</b>	No
<p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	<b>Current Land Use</b>	Pasture

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises to the east Majority of frontage of site within SMP erosion zone 110 yrs.	
Flood Risk	Low flood risk	
Access	Bowleaze Coveway - access within erosion zone.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Adjacent to DDB. Within Area of Local Landscape Importance, though well related to adjacent development. Listed building (Riviera hotel) opposite. 1930's detached/semi detached houses within generous plots. Occasional redevelopment for flats.	Density, pattern and appearance of dwellings should respect those adjacent. Include a strong landscape buffer to eastern boundary to define and separate development from open countryside.

<b>Relevant Policy Considerations</b>	Outside DDB, Area of local landscape Importance
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<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - subject to alternative access being provided if erosion prevents use of Bowleaze Coveway.				
<b>Achievability</b>	Yes, development would be viable in this location				
<b>Estimate of Potential</b>	7 units	<b>Potential Density</b>	25 dph	<b>Unit type</b>	Houses
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/PRES /030**



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<b>Site name:</b>	Land off Louviers Road
<b>Site Address:</b>	Land off Louviers Road
<b>Developable Site Area (ha)</b>	1.3 ha
<b>Ward/Settlement</b>	Preston
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Agriculture

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises to the south	
Flood Risk	Low flood risk	
Access	From Louviers Road / two adjoining site (Destiny Fields /land south Louviers Road)	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Greenfield site between housing development, one with consent, one existing and one under construction. 1970's /80's estate development – terraced, semi detached & detached housing.	Restrict development to small area to n/nw corner. Limit spread onto more elevated areas and provide landscape and open space buffer.

<b>Relevant Policy Considerations</b>	Adjacent to DDB and within Important Open Gap and Area of Local Landscape Importance				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - North /north west corner suitable for development, provide landscape buffer – continuation of that proposed at Louviers road site.				
<b>Achievability</b>	Yes - development would be viable in this location				
<b>Estimate of Potential</b>	60 units	<b>Potential Density</b>	46 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/PRES/031**



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<b>Site name:</b>	Land at Oakbury Drive
<b>Site Address:</b>	Land at Oakbury Drive
<b>Developable Site Area (ha)</b>	0.08 ha
<b>Ward/Settlement</b>	Preston
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Open space

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises to west	
Flood Risk	Low flood risk	
Access	Oakbury Drive, Enkworth Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Green area within 1960's suburban cul de sac estate of detached houses and bungalows. Contains mature trees that have amenity value.	Retain trees within site.

<b>Relevant Policy Considerations</b>	Inside DDB, local open space				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - subject to being surplus following Green Infrastructure review.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	2 units	<b>Potential Density</b>	25 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	1 – 5 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/RADI/001**



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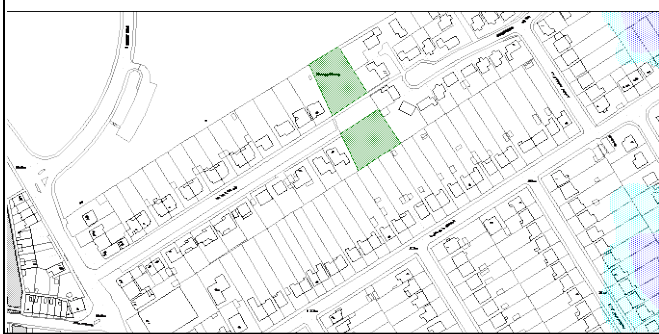
<b>Site name:</b>	Commercial Premises at Waverley Rd
<b>Site Address:</b>	Waverley Road
<b>Developable Site Area (ha)</b>	0.05
<b>Ward/Settlement</b>	Radipole
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Commercial units

Constraints	Lapsed planning consent ref: 10/00316/FULM	Possible Mitigation
Topography/Ground Condition		
Flood Risk		
Access		
Contamination		
Existing Infrastructure/Facilities		
Townscape/Landscape Character		

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes - Availability known as site subject to lapsed planning permission for residential development.				
<b>Suitability</b>	Yes – The principle of development has been established through previous planning permission.				
<b>Achievability</b>	Yes – Subject to resubmitted planning application.				
<b>Estimate of Potential</b>	10 units	<b>Potential Density</b>	217 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/RADI/006**



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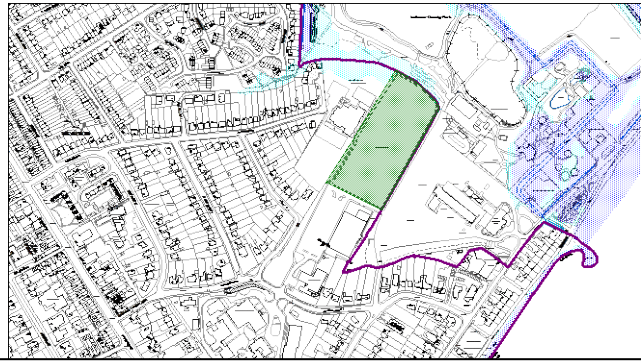
<b>Site name:</b>	Land to the east of Hetherly Road
<b>Site Address:</b>	Hetherly Road, Weymouth
<b>Developable Site Area (ha)</b>	0.19 ha
<b>Ward/Settlement</b>	Radipole
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Open space

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Hetherley Road	
Contamination	Within 250 metre former landfill	Contamination study & mitigation measures
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Tree lined mid 20 <sup>th</sup> century suburban street with a mix of two storey detached houses and bungalows, some infill development.	Trees on site to be retained.

<b>Relevant Policy Considerations</b>	Within DDB. Local Open Space.				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - potential subject to being surplus following review of green spaces through Green Infrastructure Strategy.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	5 units	<b>Potential Density</b>	26 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/RADI/007**



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<b>Site name:</b>	Land north of Sports Centre (Area1) Weymouth College		
<b>Site Address:</b>	Weymouth College, Weymouth		
<b>Developable Site Area (ha)</b>	2.11 ha		
<b>Ward/Settlement</b>	Radipole		
<b>Previously Developed Land?</b>	No		
<b>Current Land Use</b>	Playing field		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk, northern edge abuts flood zone 2.	
Access	Through college car park off Melcombe Ave	
Contamination	Within 50 & 250 metres of former landfill	Contamination study & any proposed mitigation measures required with application.
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	A visually sensitive site on the edge of the Lodmoor Country Park. surrounded by school/college/ country park - divorced from surrounding residential area although large enough to create own sense of place.	Retain trees and buffer planting to the north eastern edge.

<b>Relevant Policy Considerations</b>	Within DDB, Identified as "Proposed Open Space" in the adopted Local Plan				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - developable subject to alternative sports provision being available.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	85 units	<b>Potential Density</b>	40 dph	<b>Unit type</b>	Houses
<b>Anticipated Delivery</b>	1 -5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/RAD1/008**



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<b>Site name:</b>	Land off Waverley Road		
<b>Site Address:</b>	Waverley Road, Weymouth		
<b>Developable Site Area (ha)</b>	0.15ha		
<b>Ward/Settlement</b>	Radipole		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	B1 & training		

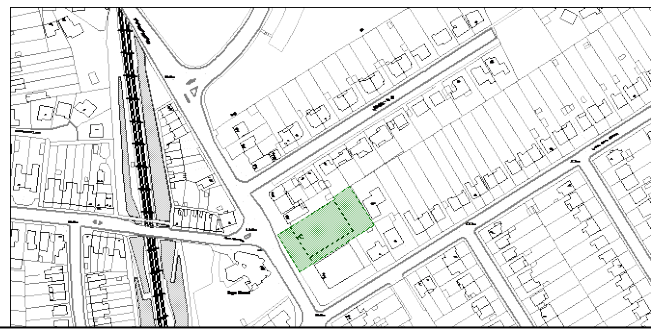
Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Waverley Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Industrial units within residential area – 1930's suburban housing & 1960's flats. Railway runs along western boundary.	

<b>Relevant Policy Considerations</b>	Within DDB.				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - Potential for redevelopment for residential – houses / flats				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	8 units	<b>Potential Density</b>	53 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	11 – 15 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/RADI/009**



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<b>Site name:</b>	174 Dorchester Road
<b>Site Address:</b>	174 Dorchester Road, Weymouth
<b>Developable Site Area (ha)</b>	0.17 ha
<b>Ward/Settlement</b>	Radipole
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Retail

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	From Dorchester Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within urban area	
Townscape/Landscape Character	One of two Large retail unit within local centre comprising smaller shops /takeaways with flats above. Surrounded by residential development.	

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - Suitable for redevelopment for flats				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	16 units	<b>Potential Density</b>	94 dph	<b>Unit type</b>	Flats
<b>Anticipated Delivery</b>	6 -10 years				
<b>Conclusion</b>	A developable site				

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