

## **Weymouth (Part 2)- Submitted / Identified Large Sites with Development Potential**

**Site Reference: WP/UPBR/001**



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<b>Site name:</b>	26 Beech Road
<b>Site Address:</b>	26 Beech Road
<b>Developable Site Area (ha)</b>	0.06
<b>Ward/Settlement</b>	Upwey & Broadway
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Dwelling and garden

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Currently access to dwelling off Beech Road. The side garage would need to be demolished to gain access to the rear of the property. On-street parking evident.	Parking provision to be onsite to avoid increasing on-street parking
Contamination	None	None
Existing Infrastructure/Facilities	Backland residential development close to existing services/ infrastructure. Close to bus route, local shop and Upwey Station.	None
Townscape/Landscape Character	Mixture of detached and semi-detached properties of varying ages, some bungalows. Small front gardens on southern terrace. Larger gardens and hard standings on northern properties. Backland development in rear gardens of some adjacent properties.	None

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes – Landowner intention known through submitted SHLAA 2 form signalling intention to develop the land for housing. Only one owner of the site.				
<b>Suitability</b>	Yes – Land within existing settlement, development within garden alone may be constrained by size of plot. Potential demolition and replacement of existing dwelling with pair of semi-detached dwellings. Site in close proximity to public transport services.				
<b>Achievability</b>	Yes - development would be viable in this location. Market demand is strong for the proposed type of housing development.				
<b>Estimate of Potential</b>	1 unit	<b>Potential Density</b>	17 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/UPBR/003**



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<b>Site name:</b>	Dorset Vehicle Rentals
<b>Site Address:</b>	727 Dorchester Road
<b>Developable Site Area (ha)</b>	0.19
<b>Ward/Settlement</b>	Upwey & Broadway
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Former garage. Now car showroom and forecourt

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	Existing use has hardstanding forecourt with unmade ground to edges. Underground fuel tanks may still be present.
Flood Risk	Low flood risk	None
Access	Access off Dorchester Road	None
Contamination	Potential from previous use as a petrol filling station, would add to the cost of redevelopment.	Would need further investigation/removal of underground fuel tanks
Existing Infrastructure/Facilities	Surrounded by residential development. Sustainable location.	None
Townscape/Landscape Character	Adjacent to busy road and junction, open land to rear of site.	None

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	No – Owner intention unknown				
<b>Suitability</b>	Yes – Not a key employment site and no overriding policy constraints				
<b>Achievability</b>	Yes - Residential development is both desirable and viable in this location and would help improve the existing road frontage.				
<b>Estimate of Potential</b>	12 units	<b>Potential Density</b>	63 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6-10				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/UPBR/019**



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<b>Site name:</b>	New Inn Public House		
<b>Site Address:</b>	498 Littlemoor Road		
<b>Developable Site Area (ha)</b>	0.28ha		
<b>Ward/Settlement</b>	Upway and Broadway		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Public House and car park		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Littlemoor Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Public House with large car park and beer garden. Attached to terrace of stone cottages in long thin plots with generous front gardens. Surrounded by late 20 <sup>th</sup> terraced development.	

<b>Relevant Policy Considerations</b>	Within DDB,				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes – potential for conversion of pub and new development.				
<b>Achievability</b>	Yes - development would be viable in this location				
<b>Estimate of Potential</b>	12 units	<b>Potential Density</b>	43 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/UPBR/020**



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<b>Site name:</b>	Telephone Exchange, Littlemoor Road
<b>Site Address:</b>	Littlemoor Road, Weymouth
<b>Developable Site Area (ha)</b>	0.22 ha
<b>Ward/Settlement</b>	Upwey & Broadwey
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Telephone exchange

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Littlemoor Road /Jestys Avenue	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Large corner plot within residential area. Victorian villas & terraces with long rear gardens. Railway on embankment along eastern boundary. Trees on eastern boundary.	Retain trees on site boundary.

<b>Relevant Policy Considerations</b>	Within DDB.				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - Potential for residential development, houses or flats.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	7 units	<b>Potential Density</b>	32 dph	<b>Unit type</b>	Houses
<b>Anticipated Delivery</b>	11 – 15 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/UPBR/021**



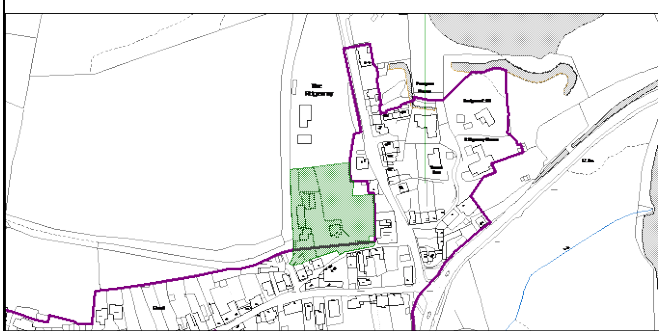
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<b>Site name:</b>	Coal Yard, adjacent Old Station House
<b>Site Address:</b>	Coal Yard, adjacent Old Station House, Weymouth
<b>Developable Site Area (ha)</b>	0.29 ha
<b>Ward/Settlement</b>	Upwey & Broadwey
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	storage

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Small part within flood zone 2 &3, reminder low flood risk,	
Access	Dorchester Road	
Contamination	Unknown but former coal yard	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Sensitive site on the edge of the AONB, but well enclosed by vegetation. Open storage area with stone building on site, surrounded by residential development (detached houses) on three side, builders centre to the east. Western end between two conservation areas.	Retain trees on site boundary.

<b>Relevant Policy Considerations</b>	Within DDB, adjacent to Broadwey and Upwey Conservation Areas. Partially within FRZ3.				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - Potential for detached house subject to retention of trees				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	8 units	<b>Potential Density</b>	28 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	11 – 15 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/UPBR/022**



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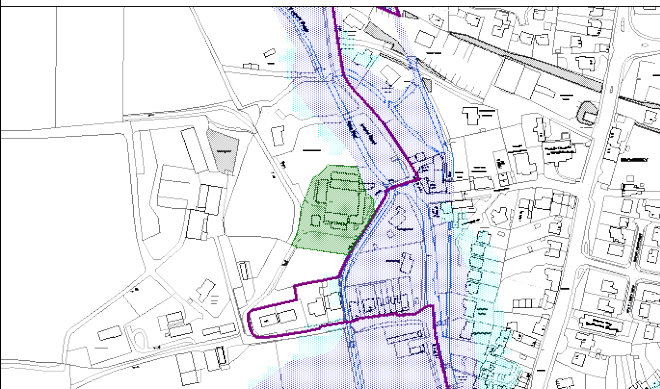
<b>Site name:</b>	7 Little Hill
<b>Site Address:</b>	7 Little Hill, Weymouth
<b>Developable Site Area (ha)</b>	0.44 ha
<b>Ward/Settlement</b>	Upwey & Broadway
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Gardens

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping site land rises to north	
Flood Risk	Low flood risk	
Access	Off Elwell Street, existing access to No 7.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Dwellings in extensive garden plots on northern edge of Upwey conservation area. Extensive tree cover on boundaries and within garden that contribute to character of conservation area.	Sensitive development on edge of countryside would be required. Low density, confined to the lower, southern end of the site. Retain trees bordering and within the site.

<b>Relevant Policy Considerations</b>	AONB, adjacent to DDB and related to the settlement. Within Upwey Conservation Area				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - Potential subject to policy change for 2 low density units set within existing garden whilst retaining tree cover.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	2 units	<b>Potential Density</b>	5 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/UPBR/025**

	<b>Site name:</b>	Part of Manor Farm, Watery Lane
	<b>Site Address:</b>	Manor Farm, Watery Lane, Weymouth
	<b>Developable Site Area (ha)</b>	0.33 ha
	<b>Ward/Settlement</b>	Upwey & Broadway
	<b>Previously Developed Land?</b>	Yes
© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690	<b>Current Land Use</b>	Farm buildings

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Part in flood zone 2 & 3 & within 20m of river bank.(River Wey) Other parts subject to surface water flooding.	On site surface water drainage measures
Access	Littlemead/ Watery Lane	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Complex of farm buildings adjacent to river Wey.	Sensitive development on edge of countryside, retaining rural character and appearance. Retain trees on site boundary, and aim to include a new tree canopy within the developable area.

<b>Relevant Policy Considerations</b>	Adjacent to DDB. Within Area of Local Landscape Importance, but well related to settlement				
<b>Availability (ownership)</b>	Yes - Identified through Officer survey				
<b>Suitability</b>	Yes - Potential for small complex of dwellings re –use or replacement of existing buildings outside flood zone. Reuse of agricultural buildings PD.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	4 units	<b>Potential Density</b>	12 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/WESE/001**



<b>Site name:</b>	Land rear of Knightsdale Road
<b>Site Address:</b>	Knightsdale Road
<b>Developable Site Area (ha)</b>	0.36
<b>Ward/Settlement</b>	Westham East
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Vacant

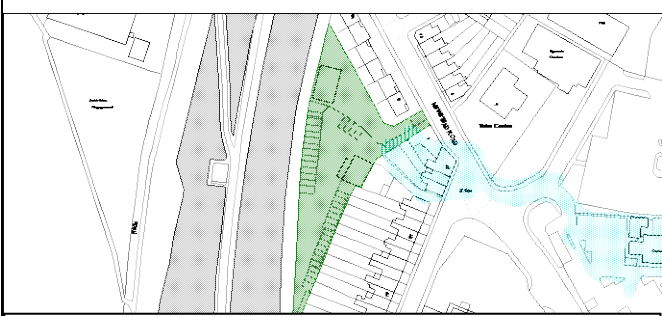
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Constraints		Possible Mitigation
Topography/Ground Condition	Uneven surface, heavily covered by brambles and shrubs land falling into ditch to south	Development should respect ditch and flooding.
Flood Risk	Adjacent to EA Flood Zone 2	None
Access	Unnamed access road off Knightsdale Road serving Moonfleet Bowling Club - not adopted highway. No existing access to site.	Improvements required.
Contamination	Unknown	Subject to further investigation.
Existing Infrastructure/Facilities	Close proximity to town centre, Abbotsbury road.	Would require significant improvement
Townscape/Landscape Character	Site backs onto semi detached properties fronting Knightsdale Road, running track to east, bowling club and playing fields to south.	None

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes – landowner intention known, within multiple ownership but pre-application discussions made.				
<b>Suitability</b>	Yes – No overriding policy constraints, development would improve area of generally unkempt land				
<b>Achievability</b>	Yes - Would improve an existing unkempt area - contribution to open space. Need to assess current owners intentions				
<b>Estimate of Potential</b>	25 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/WESE/002**

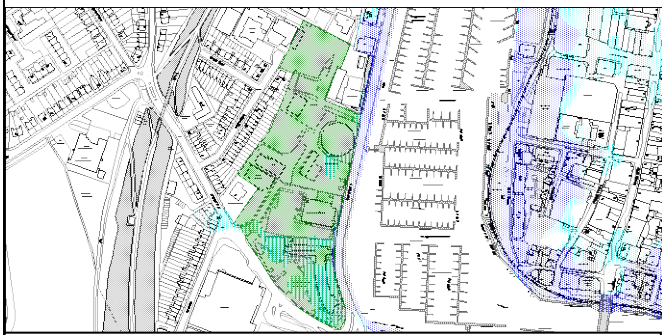
 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	<b>Site name:</b>	Land rear of Marsh Road
	<b>Site Address:</b>	Marsh Road
	<b>Developable Site Area (ha)</b>	0.26
	<b>Ward/Settlement</b>	Westham East Ward
	<b>Previously Developed Land?</b>	Yes
	<b>Current Land Use</b>	Garages

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Within EA Flood Zone 2 and 3	Within SFRA2 area, development would be required to contribute towards strategic flood defences.
Access	Access off Newstead Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure/Facilities	Edge of town centre site, close to supermarket and local services.	None
Townscape/Landscape Character	Surrounded by dense terraced residential units, adjacent to Rodwell Trail	Development would have to be set back from properties adjacent north and east to avoid overlooking and loss of amenity.

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	No - Owner intention unknown				
<b>Suitability</b>	Yes – Good access to local services, capacity of 10 not 15 to allow for parking to be re provided for Newstead Road and Marsh Road residents. Would improve the character of otherwise residential area				
<b>Achievability</b>	Yes – Good, central location for development				
<b>Estimate of Potential</b>	10 units	<b>Potential Density</b>	39 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/WESE/003**



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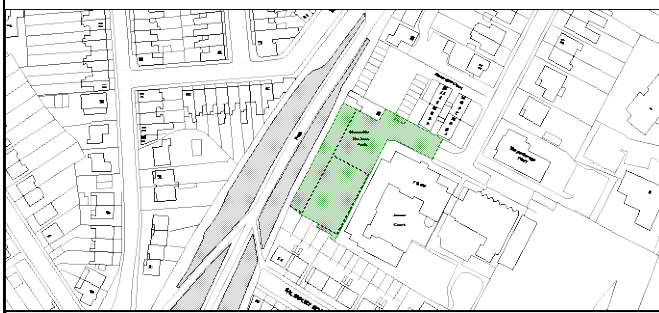
<b>Site name:</b>	Westway Road (South)		
<b>Site Address:</b>	Westway Road		
<b>Developable Site Area (ha)</b>	2.88		
<b>Ward/Settlement</b>	Westham East		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Various uses, including offices, magistrates court and gasholder.		

<b>Constraints</b>		<b>Possible Mitigation</b>
Topography/Ground Condition	Level site	None
Flood Risk	Majority of site is low flood risk. The eastern extent of the site (fronting Weymouth inner harbour) is on the edge of higher risk flood zones.	Flood Risk Assessment required.
Access	Existing access of Westway Road.	A secondary access to the site from the west may be necessary.
Contamination	Contaminants likely, particularly around gasholder site.	Site would require full land decontamination.
Existing Infrastructure/Facilities	Site within existing urban area, town centre location, close to local services, shops, bus routes.	None
Townscape/Landscape Character	Prominent waterfront location. Residential development to north comprises mainly of flats.	Opportunity to create an active street and waterfront

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes – Availability known for much of site. Multiple landowners.				
<b>Suitability</b>	Yes – Sustainable location for development. Potential for mixed uses.				
<b>Achievability</b>	Yes – Parts of site (including gasholder) due for clearance. Site identified within Town Centre Masterplan as important redevelopment area.				
<b>Estimate of Potential</b>	90 units	<b>Potential Density</b>	31 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/WESE/004**



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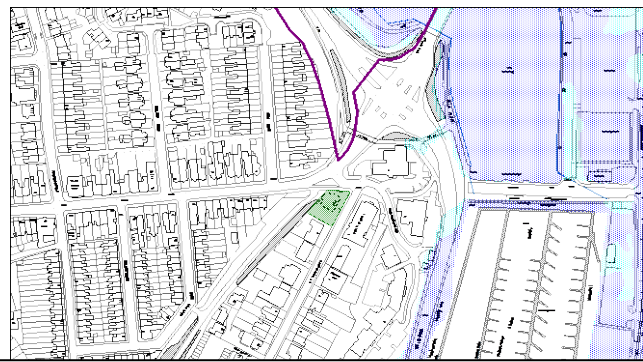
<b>Site name:</b>	Stavordale Business Park
<b>Site Address:</b>	Stavordale Road
<b>Developable Site Area (ha)</b>	0.15
<b>Ward/Settlement</b>	Westham East
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Light industrial uses

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Existing access off Stavordale Road	None
Contamination	Part of site used as garage and workshop, some contamination issues possible.	Would need further investigation
Existing Infrastructure/Facilities	Surrounded by residential development. Town Centre location.	None
Townscape/Landscape Character	Site surrounded by flat developments, adjacent Rodwell Trail.	Potential to reallocate some employment uses with development

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Owner intention unknown				
<b>Suitability</b>	Yes – Good access to local services, no overriding policy constraints				
<b>Achievability</b>	Yes – Would improve the character of otherwise residential area				
<b>Estimate of Potential</b>	9 units	<b>Potential Density</b>	60 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/WESE/006**



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<b>Site name:</b>	2 Stavordale Road		
<b>Site Address:</b>	2 Stavordale Road, Weymouth		
<b>Developable Site Area (ha)</b>	0.06 ha		
<b>Ward/Settlement</b>	Westham East		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Office		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Stavordale Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Prominent corner plot containing 2.5 & 3 storey office building on Corscombe Close frontage with parking behind. Rodwell trail, footpath /cycle route runs along western boundary. Within residential area – Victorian semis, larger plots redeveloped with 2.5 storey flats, large flatted development 4/5 storey, to the north.	

<b>Relevant Policy Considerations</b>	Within DDB, Listed building (St Josephs Church) on opposite side of road.				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - Potential for change of use or redevelopment for flats.				
<b>Achievability</b>	Yes - development would be viable in this location				
<b>Estimate of Potential</b>	7 units	<b>Potential Density</b>	117 dph	<b>Unit type</b>	Flats
<b>Anticipated Delivery</b>	1 -5 years				
<b>Conclusion</b>	A developable site				

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<b>Site name:</b>	Land Between Holly Road & Cromwell Road
<b>Site Address:</b>	Land Between Holly Road & Cromwell Road, Weymouth
<b>Developable Site Area (ha)</b>	0.43 ha
<b>Ward/Settlement</b>	Westham East
<b>Previously Developed Land?</b>	Yes/no
<b>Current Land Use</b>	Garage / allotment gardens

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Holly Road/ Cromwell Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Open area and garage site within centre of block of tight knit Victorian terraced housing.	

<b>Relevant Policy Considerations</b>	Within DDB.				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes – subject to land assembly				
<b>Achievability</b>	Yes, development would be viable in this location				
<b>Estimate of Potential</b>	19 units	<b>Potential Density</b>	44 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/ WESE/008**



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<b>Site name:</b>	Allotments, Franklin Close		
<b>Site Address:</b>	Allotments, Franklin Close, Weymouth		
<b>Developable Site Area (ha)</b>	0.32 ha		
<b>Ward/Settlement</b>	Westham East		
<b>Previously Developed Land?</b>	No		
<b>Current Land Use</b>	Allotments		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Franklin Close	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Allotments within residential area – mix of semis and terraces of various ages.	

<b>Relevant Policy Considerations</b>	Within DDB and Local Open Space.				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	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>	13 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				

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**Site Reference: WP/WESN/001**

	<b>Site name:</b>	70, Norfolk Road	
	<b>Site Address:</b>	70, Norfolk Road	
	<b>Developable Site Area (ha)</b>	0.02	
	<b>Ward/Settlement</b>	Westham North	
	<b>Previously Developed Land?</b>	Yes	
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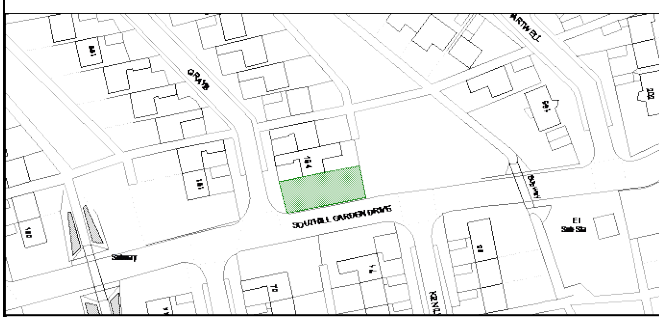
Constraints	Lapsed planning consent ref: 10/00122/FUL	Possible Mitigation
Topography/Ground Condition		
Flood Risk		
Access		
Contamination		
Existing Infrastructure/Facilities		
Townscape/Landscape Character		

<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>	1 unit	<b>Potential Density</b>	50 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/WESN/003**



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<b>Site name:</b>	184 Grays
<b>Site Address:</b>	184 Grays
<b>Developable Site Area (ha)</b>	0.02
<b>Ward/Settlement</b>	Westham North
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Residential garden

Constraints		Possible Mitigation
Topography/Ground Condition	Level site set down from highway.	None
Flood Risk	Low flood risk.	None
Access	Potential for vehicular access off Grays	None
Contamination	Unlikely	None
Existing Infrastructure/Facilities	Sustainable location for development. Suburban location, close to local services.	None
Townscape/Landscape Character	Site adjoins end of terrace property. The end garden plots of Grays and Faversham present cosmetic as opposed to functional open spaces and so their loss would not be at the detriment to the amenity of others.	Subject to design.

<b>Relevant Policy Considerations</b>	Within development boundary				
<b>Availability (ownership)</b>	Yes – Owner intention known through the submission of a SHLAA2 proforma.				
<b>Suitability</b>	Yes – Sustainable location for development.				
<b>Achievability</b>	Yes - Development would be viable in this location.				
<b>Estimate of Potential</b>	1 unit	<b>Potential Density</b>	45 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/WESN/004**



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<b>Site name:</b>	Garages adjacent 33-37 Bedford Road		
<b>Site Address:</b>	33-37 Bedford Road		
<b>Developable Site Area (ha)</b>	0.06		
<b>Ward/Settlement</b>	Westham North		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Residential garages		

Constraints		Possible Mitigation
Topography/Ground Condition	Generally level sites	None
Flood Risk	Low flood risk	None
Access	Existing access serving both sites from Bedford Road, access could be constrained by more on street parking if the parking areas are redeveloped.	Re-provide parking.
Contamination	Unknown	None
Existing Infrastructure/Facilities	Site surrounded by residential development on all sites. Suburban location, close to local services.	None
Townscape/Landscape Character	Northern site could be a continuation of flats while southern plot could accommodate an extension of the terraces (108-124 Bedford Road).	None

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes- Landowner intention known through submitted SHLAA2 form.				
<b>Suitability</b>	Yes- Development would be appropriate in this location subject to the reprovision of parking.				
<b>Achievability</b>	Yes – Development would be viable in this location.				
<b>Estimate of Potential</b>	4 units	<b>Potential Density</b>	66 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/WESN/006**



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<b>Site name:</b>	Land adjoining Southill shopping centre
<b>Site Address:</b>	Land adjoining Southill shopping centre, Radipole lane, Weymouth
<b>Developable Site Area (ha)</b>	0.41 ha
<b>Ward/Settlement</b>	Westham North
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Car park

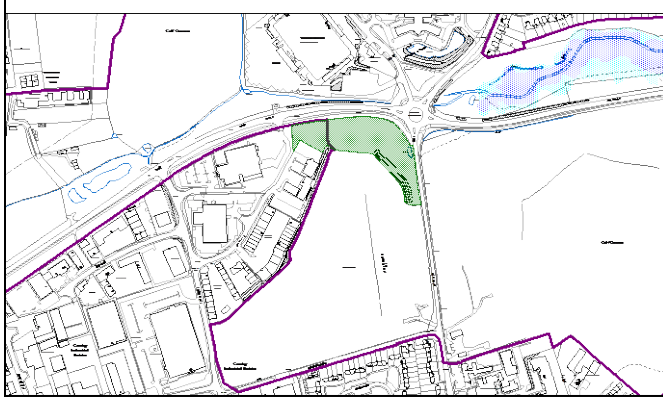
Constraints		Possible Mitigation
Topography/Ground Condition	Gently sloping	
Flood Risk	Low flood risk – subject to surface water flooding	On site surface water drainage measures
Access	Radipole Lane	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Underused car park for local centre adjacent to open space. Within residential area consisting 1960's /70's detached housing & bungalows and ' radburn' style estate of terraces. Trees & green area on frontage that contribute to amenity.	Retain trees /landscape frontage..

<b>Relevant Policy Considerations</b>	Inside DDB, allocation for community use in adopted WP local plan- not carried forward in new plan
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<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes, potential for houses and flats				
<b>Achievability</b>	Yes, development is viable in this location				
<b>Estimate of Potential</b>	20 units	<b>Potential Density</b>	50 dph	<b>Unit type</b>	House/flats
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/WESN/007**



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<b>Site name:</b>	Land south of Wessex Roundabout
<b>Site Address:</b>	Land south of Wessex Roundabout, Weymouth
<b>Developable Site Area (ha)</b>	1.2ha
<b>Ward/Settlement</b>	Westham North & Chickerell
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Vacant /amenity

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk. Area subject to surface water flooding	On site surface water drainage measures
Access	Radipole Lane,	
Contamination	Western part of site contaminated land.	Contamination report & mitigation where necessary
Existing Infrastructure/Facilities	Adjacent employment area	
Townscape/Landscape Character	Open area, but well related to road network and existing employment uses. Not well related to existing residential development or facilities. Existing vegetation provides soft green edge to road frontage.	Retain /reinforce green edge to site

<b>Relevant Policy Considerations</b>	Outside DDB, and within Important Open Gap, Area of Local Landscape Importance, and Local Open Space.				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - for stand alone use such as Care Home or student housing. Potential for standard market housing in isolation is limited. Would have potential if additional land to the south was included.				
<b>Achievability</b>	Yes - development would be viable in this location				
<b>Estimate of Potential</b>	60 units	<b>Potential Density</b>	50 dph	<b>Unit type</b>	Flats

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**Site Reference: WP/WESW/001**



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<b>Site name:</b>	4 Quibo Lane
<b>Site Address:</b>	4 Quibo Lane, Weymouth
<b>Developable Site Area (ha)</b>	0.17
<b>Ward/Settlement</b>	Westham West
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Dwelling and garden

<b>Constraints</b>		<b>Possible Mitigation</b>
Topography/Ground Condition	Lapsed planning consent ref: 06/00268/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>	4 units	<b>Potential Density</b>	24 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/WESW/002**


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	<b>Site Address:</b>	Chickerell Road
	<b>Developable Site Area (ha)</b>	0.10
	<b>Ward/Settlement</b>	Westham West
	<b>Previously Developed Land?</b>	Yes
	<b>Current Land Use</b>	Vacant

Constraints		Possible Mitigation
Topography/Ground Condition	Level site, adjacent to electricity substation	None
Flood Risk	Low flood risk	None
Access	Access off Chickerell Road, close to junction with Lanehouse Rocks Road and Chickerell Road.	Set back access from junction.
Contamination	None	None
Existing Infrastructure/Facilities	Site surrounded by existing residential development on all sides. On bus route and close proximity to local services.	None
Townscape/Landscape Character	Adjacent to borough boundary, Granby Industrial Estate adjacent, sheltered bungalows under Weymouth & Portland Housing to east. Adjacent busy Chickerell Road	Electricity substation could constrain site potential, not attractive townscape feature.

<b>Relevant Policy Considerations</b>	Within DDB.				
<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 - As stand alone site. No intention adjacent landowner wishes to develop bungalows. Fir trees on boundary to be retained.				
<b>Achievability</b>	Yes - development would be viable in this location, economic viability of current use makes developing the site for housing the most viable option.				
<b>Estimate of Potential</b>	5 units	<b>Potential Density</b>	52 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

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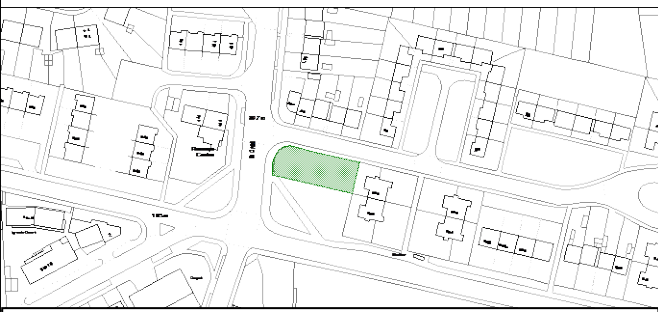
**Site Reference: WP/WESW/003**

 <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>	Rochester Court		
	<b>Site Address:</b>	Radipole Lane		
	<b>Developable Site Area (ha)</b>	1.23		
	<b>Ward/Settlement</b>	Westham North		
	<b>Previously Developed Land?</b>	Yes		
	<b>Current Land Use</b>	Elderly Persons Home		

Constraints		Possible Mitigation
Topography/Ground Condition	Generally level site	None
Flood Risk	Low Flood Risk	None
Access	Access off Radipole Lane. Access may be constrained by new School and Fire Station entrance opposite site.	Junction improvements may be necessary
Contamination	Unlikely	Subject to further investigation.
Existing Infrastructure/Facilities	Existing infrastructure provided, close to public transport and local schools.	None
Townscape/Landscape Character	Surrounded by relatively dense residential development with small front and rear gardens. Approximately 50% of site lies outside the Borough Boundary.	Good design essential given scale and size of site and its proximity to neighbouring properties.

<b>Relevant Policy Considerations</b>	Within DDB.				
<b>Availability (ownership)</b>	Yes – Owner intention to redevelop made through early pre-application discussion, signalling intention for potential development				
<b>Suitability</b>	Yes – No overriding policy constraints, good access to local services				
<b>Achievability</b>	Yes – Subject to the successful incorporation of the existing sheltered housing units. Market demand for this type of housing is strong.				
<b>Estimate of Potential</b>	36 units	<b>Potential Density</b>	29 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/WESW/004**

	<b>Site name:</b>	Land at Westhaven
	<b>Site Address:</b>	Westhaven
	<b>Developable Site Area (ha)</b>	0.05
	<b>Ward/Settlement</b>	Westham West
	<b>Previously Developed Land?</b>	Yes
	<b>Current Land Use</b>	Vacant
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Constraints		Possible Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	No access potential from Radipole Lane due to proximity with traffic light junction and stacking.	Provide means of access from Westhaven
Contamination	None	None, unless contaminated land found
Existing Infrastructure/Facilities	Site not served by domestic infrastructure. Close to local services, adjacent bus routes.	None
Townscape/Landscape Character	No TPOs but some tree coverage. Adjacent busy road junction.	Retention of trees subject to tree assessment.

<b>Relevant Policy Considerations</b>	Within Development Boundary, part of site designated for Local Highway Improvement				
<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 – Large part of site required for long term highway junction improvements. Rest of site unconstrained but adjacent busy road junction. Access achievable from Westhaven frontage only to avoid highway reservation.				
<b>Achievability</b>	Yes – Economic viability of existing use makes redevelopment a viable option				
<b>Estimate of Potential</b>	3 units	<b>Potential Density</b>	60 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/WESW/006**



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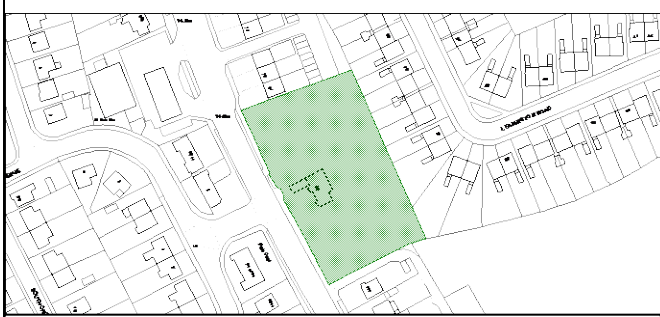
<b>Site name:</b>	13, Roundhayes Close
<b>Site Address:</b>	13, Roundhayes Close
<b>Developable Site Area (ha)</b>	0.06
<b>Ward/Settlement</b>	Westham West
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Vacant nursing home

Constraints	Possible Mitigation
Topography/Ground Condition	Lapsed planning consent ref: 10/00809/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>	6 units	<b>Potential Density</b>	95 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 units				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/WESW/007**



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<b>Site name:</b>	93 Lanehouse Rocks Road		
<b>Site Address:</b>	93 Lanehouse Rocks Road		
<b>Developable Site Area (ha)</b>	0.4		
<b>Ward/Settlement</b>	Westham West		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Residential		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site, significant tree coverage recently removed/reduced	None
Flood Risk	Low Flood Risk	None
Access	Site is served by existing access from Lanehouse Rocks Road, further access to the site from the south	None
Contamination	None	None
Existing Infrastructure/Facilities	Site surrounded by residential development. Existing convenience services at Lanehouse Rocks Road.	Improved infrastructure necessary
Townscape/Landscape Character	Site surrounded by medium density semi detached units, very large plot in the context of the surrounding development	Opportunity to continue linear street frontage

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Owner intention unknown				
<b>Suitability</b>	Yes – No overriding policy constraints, good access to local services, good opportunity to intensify the developable site area				
<b>Achievability</b>	Yes - Attractive location for development fronting open space to the rear.				
<b>Estimate of Potential</b>	24 units	<b>Potential Density</b>	60 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/WESW /008**



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<b>Site name:</b>	Abbotsbury Road and Chickerell Road Allotments	
<b>Site Address:</b>	Abbotsbury Road and Chickerell Road Allotments, Weymouth	
<b>Developable Site Area (ha)</b>	0.56 ha	
<b>Ward/Settlement</b>	Westham West	
<b>Previously Developed Land?</b>	No	
<b>Current Land Use</b>	Allotments	

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	Abbotsbury Road/Chickerell Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Allotment site on corner of Chickerell Road and Abbotsbury Road – nodal junction. Within mixed residential area – terraces, semis, some detached – green verges/front gardens.	Retain trees on site boundary.

<b>Relevant Policy Considerations</b>	Within DDB and Local Open Space				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - Potential subject to being surplus following cemetery review and green spaces review through Green Infrastructure Strategy.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	25 units	<b>Potential Density</b>	45 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/WESW/010**



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<b>Site name:</b>	Land adjacent Weymouth Swimming Pool
<b>Site Address:</b>	Land adjacent Weymouth Swimming Pool , Weymouth
<b>Developable Site Area (ha)</b>	0.35 ha
<b>Ward/Settlement</b>	Westham West
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Open space

Constraints		Possible Mitigation
Topography/Ground Condition	Flat, filled ground	
Flood Risk	Low flood risk – subject to surface water flooding	On site surface water drainage measures
Access	Southview Road / Emmadale Close	
Contamination	Unknown filled ground	Contamination survey & any resulting onsite mitigation measures
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Trees contribute to amenity and local character Part of larger open space /recreation area including indoor swimming pool.	Retain trees on site boundary.

<b>Relevant Policy Considerations</b>	Within DDB and Local Open Space				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - Potential subject to review of local open spaces through Green Infrastructure strategy.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	15 units	<b>Potential Density</b>	43 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/WEYV/001**



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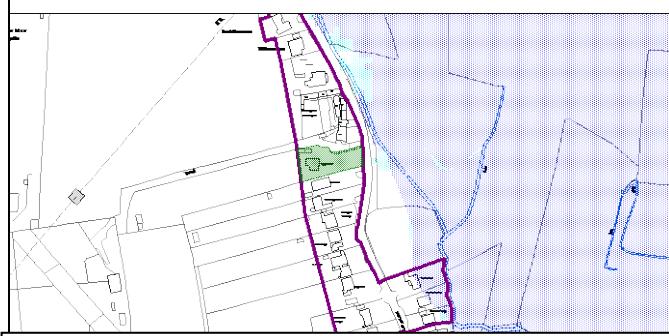
<b>Site name:</b>	269A, Dorchester Road		
<b>Site Address:</b>	269A, Dorchester Road		
<b>Developable Site Area (ha)</b>	0.02		
<b>Ward/Settlement</b>	Wey Valley		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Workshop/store		

Constraints	Lapsed planning consent ref: 10/00649/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>	1 units	<b>Potential Density</b>	50 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/WEYV /004**



<b>Site name:</b>	Wych Elm, Nottingham Lane
<b>Site Address:</b>	Wych Elm, Nottingham Lane, Weymouth
<b>Developable Site Area (ha)</b>	0.10 ha
<b>Ward/Settlement</b>	Wey Valley
<b>Previously Developed Land?</b>	No/ yes
<b>Current Land Use</b>	Dwelling & garden

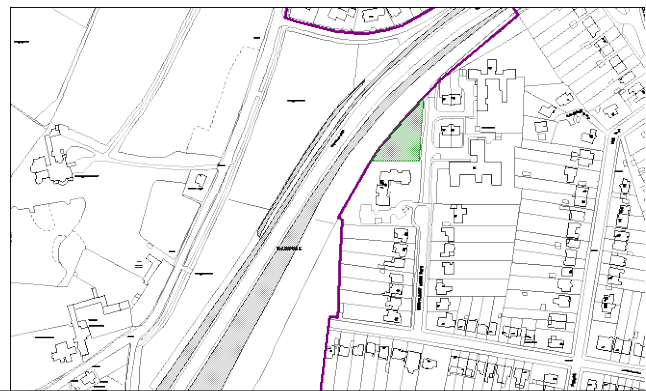
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Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk – small area along frontage and northern boundary subject to surface water flooding	On site surface water drainage measures.
Access	Nottingham Lane	
Contamination	Overhead transmission lines, , Gas pipeline 100m restriction zone	
Existing Infrastructure/Facilities	Within built up frontage	
Townscape/Landscape Character	Bungalow with very large linear plot along fronting Nottingham lane. Settlement has linear character, development within rear garden area would harm character.	Limit development to existing extent of building line. Development extending to west would be inappropriate and harmful to the character of the village and surrounding landscape.

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Submitted SHLAA site				
<b>Suitability</b>	Potential to demolish existing and provide 2 in place on exiting building line.				
<b>Achievability</b>	Yes, development is viable in this location				
<b>Estimate of Potential</b>	1 unit (net)	<b>Potential Density</b>	20 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/WEYV /007**



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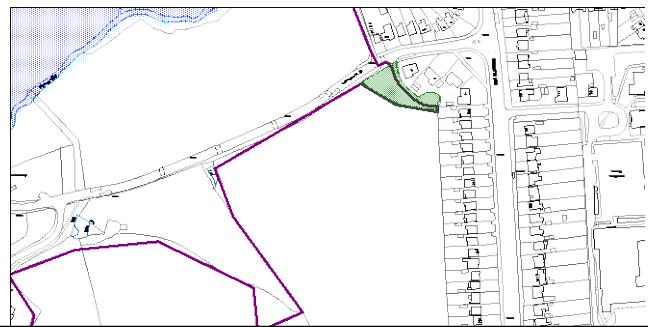
<b>Site name:</b>	Land west of Mount Pleasant Avenue South
<b>Site Address:</b>	Land west of Mount Pleasant Avenue South, Weymouth
<b>Developable Site Area (ha)</b>	0.12 ha
<b>Ward/Settlement</b>	Wey Valley
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Amenity area

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Mount Pleasant Ave South	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	There are many trees on and bordering the site which contribute to amenity and local character Area at end of residential road that contains buildings associated with residential home and areas of garden /open space. Weymouth Way runs along north west boundary.	Retain trees, with very low density development.

<b>Relevant Policy Considerations</b>	Within DDB and Area of High Archaeological Potential.				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - Potential for 1 unit given need to retain trees.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	1 unit	<b>Potential Density</b>	8 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/WEYV /008**



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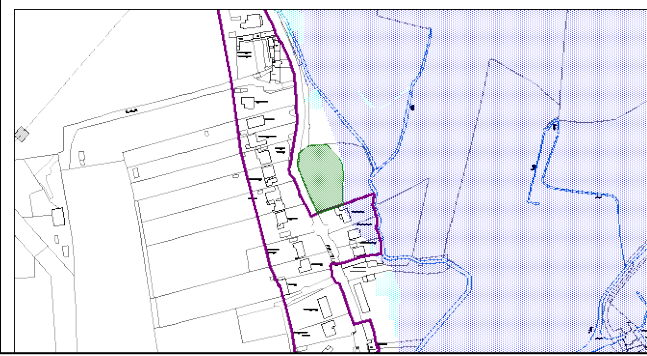
<b>Site name:</b>	Land off Nottingham Lane
<b>Site Address:</b>	Land off Nottingham Lane, Weymouth
<b>Developable Site Area (ha)</b>	0.11 ha
<b>Ward/Settlement</b>	Wey Valley
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Pasture field

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Nottingham Lane	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Adjacent to proposed Wey Valley allocation. Small extension to north would allow frontage development onto minor access road.	

<b>Relevant Policy Considerations</b>	Adjacent to DDB, within Area of Local Landscape Importance, and Important Open Gap.				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - for frontage development onto minor road				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	2 units	<b>Potential Density</b>	18 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	Subject to policy change				
<b>Conclusion</b>	A developable site				



**Site Reference: WP/WEYV/009**



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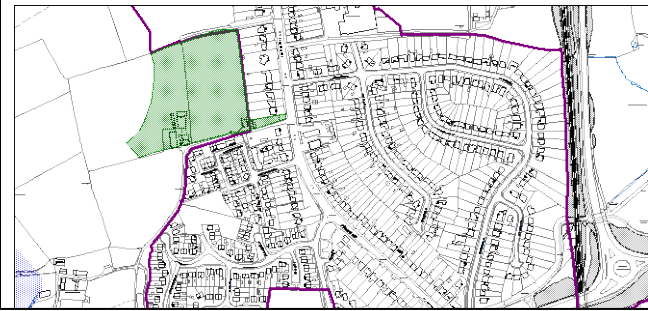
<b>Site name:</b>	Land adjacent to Gales End
<b>Site Address:</b>	Land adjacent to Gales End, Nottingham Lane, Weymouth
<b>Developable Site Area (ha)</b>	0.16 ha
<b>Ward/Settlement</b>	Wey Valley
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Paddock

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Nottingham Lane	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Visually sensitive site on edge of the village, however the small paddock area is well related to existing development. Trees on the site boundary provide good definition, and should be retained.	Limit development to existing extent of building line (also section outside FRZ 3) continuing the road frontage. Low density, with high quality character and appearance sensitive to rural village setting would be necessary.

<b>Relevant Policy Considerations</b>	Adjacent to DDB, within Area of Local Landscape Importance, and Important Open Gap.				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Suitable for low density, high quality rural character dwellings with boundary planting to provide definite edge to development on eastern side of Nottingham Lane.				
<b>Achievability</b>	Yes, development would be viable in this location				
<b>Estimate of Potential</b>	3 units	<b>Potential Density</b>	19 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	Deliverable subject to policy change				
<b>Conclusion</b>	A developable site				

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<b>Site name:</b>	Redlands Farm
<b>Site Address:</b>	Redlands Farm, Weymouth
<b>Developable Site Area (ha)</b>	2.88 ha
<b>Ward/Settlement</b>	Wey Valley
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Agriculture

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises to north	
Flood Risk	South west corner of site within flood zone 2 & 3. Developable area in landscape terms low flood risk	
Access	Dorchester Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Well related to existing and proposed development, and the eastern site is visually contained by strong boundary vegetation. Western site area is more open and exposed to the south and west.	Limit development to the area east of the field boundary cutting the site in two. Retain and enhance boundary vegetation.

<b>Relevant Policy Considerations</b>	Adjacent to DDB, within Area of Local Landscape Importance, and Important Open Gap.				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Potential for area around farm buildings as part of larger WEY 11 allocation subject to policy change.				
<b>Achievability</b>	Yes, development is viable in this location				
<b>Estimate of Potential</b>	116 units	<b>Potential Density</b>	40 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	Deliverable subject to policy change				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/WEYE/001**



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<b>Site name:</b>	Former QinetiQ Site, Bincleaves		
<b>Site Address:</b>	Former QinetiQ Site, Bincleaves		
<b>Developable Site Area (ha)</b>	4.60		
<b>Ward/Settlement</b>	Weymouth East		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Vacant industrial buildings		

Constraints	Lapsed planning consent ref: 06/00915/OUTE	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. Site subject to pre-application for care home scheme.				
<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>	195 units	<b>Potential Density</b>	22 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/WEYE/002**



<b>Site name:</b>	2, Longfield Road	
<b>Site Address:</b>	2, Longfield Road	
<b>Developable Site Area (ha)</b>	0.04	
<b>Ward/Settlement</b>	Weymouth East	
<b>Previously Developed Land?</b>	Yes	
<b>Current Land Use</b>	Residential	

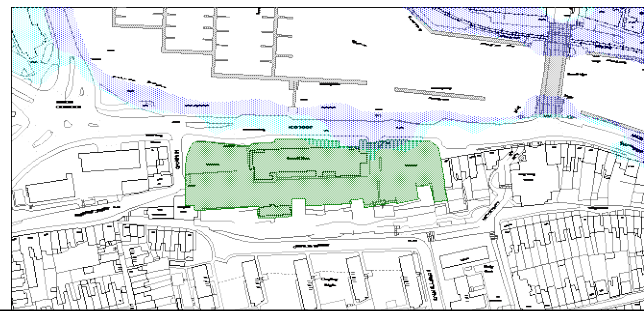
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Constraints	Possible Mitigation
Topography/Ground Condition	Lapsed planning consent ref: 10/00960/OUT
Flood Risk	
Access	
Contamination	
Existing Infrastructure/Facilities	
Townscape/Landscape Character	

<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>	8 units	<b>Potential Density</b>	92 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/WEYE/003**



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<b>Site name:</b>	WPBC Council Offices		
<b>Site Address:</b>	North Quay		
<b>Developable Site Area (ha)</b>	0.59		
<b>Ward/Settlement</b>	Weymouth East		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Local authority offices		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site, large building footprint with car parking to sides a rear. Recent stabilisation of retaining walls to rear.	None
Flood Risk	Small part of site (closet to Harbourside) within EA Flood Zone 2	None
Access	Good vehicular access off North Quay	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure/Facilities	Town centre location close to local services and amenities.	None
Townscape/Landscape Character	Within Town Centre Conservation Area, properties at Chapelhay are raised above site limiting height of any redevelopment. Overlooking marina.	Good opportunity to enhance Harbourside

<b>Relevant Policy Considerations</b>	Within DDB, within Town Centre Conservation Area.				
<b>Availability (ownership)</b>	Yes – SHLAA 2 proforma submitted indicating landowner intention for redevelopment. Pre-application consultation also undertaken.				
<b>Suitability</b>	Yes - Would improve character of the area, well located to local services, good access.				
<b>Achievability</b>	Yes – Economic viability of Harbourside site makes redevelopment attractive				
<b>Estimate of Potential</b>	75 units	<b>Potential Density</b>	128 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/WEYE/005**



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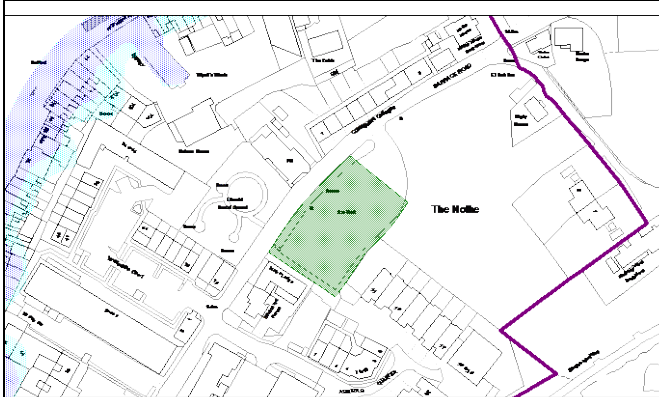
<b>Site name:</b>	Gordon Row, Franchise Street	
<b>Site Address:</b>	Gordon Row, Franchise Street, Weymouth	
<b>Developable Site Area (ha)</b>	0.20 ha	
<b>Ward/Settlement</b>	Weymouth East	
<b>Previously Developed Land?</b>	Yes	
<b>Current Land Use</b>	Retail	

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Franchise Street/St Leonards Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Parade of shops with flats above within 1960's local authority housing scheme. Green area between the two three storey blocks.	

<b>Relevant Policy Considerations</b>	Within DDB, adjacent to Conservation Area and important local buildings.				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Ground floor suitable for conversion to residential				
<b>Achievability</b>	Yes, development is viable in this location				
<b>Estimate of Potential</b>	12 units	<b>Potential Density</b>	60 dph	<b>Unit type</b>	flats
<b>Anticipated Delivery</b>	1 - 5 years				
<b>Conclusion</b>	A developable site				

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**Site Reference: WP/WEYE/006**



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<b>Site name:</b>	Land at the Nothe
<b>Site Address:</b>	Land at the Nothe, Weymouth
<b>Developable Site Area (ha)</b>	0.16 ha
<b>Ward/Settlement</b>	Weymouth East
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Car park

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Barrack Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Trees on site which contribute to character and amenity of the area. Within Weymouth Town Centre Conservation Area. Site currently used as a car park, listed residential terrace & pub identified as important local building opposite. Terraced housing to south & south east, listed Nothe Lodge to south west. Sensitive location	Retain trees within the site area. Will require sensitively designed development.

<b>Relevant Policy Considerations</b>	Within DDB, WTC Conservation Area, and Local Open Space.				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - Potential subject to no requirement for car parking and sensitive design.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	8 units	<b>Potential Density</b>	40 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/WEYE/007**



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<b>Site name:</b>	Brewers Quay & Newton's Road car park
<b>Site Address:</b>	Brewers Quay, Weymouth
<b>Developable Site Area (ha)</b>	0.45 ha (Brewers Quay) + 0.23 ha (Newtons Road Car Park) Total = 0.68 ha
<b>Ward/Settlement</b>	Weymouth East
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Museum, retail, food & drink

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Flood zone 2 – subject to Weymouth Town Centre flood risk management strategy	
Access	Spring Road/Cove Street	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within town centre	
Townscape/Landscape Character	Large former Brewery buildings on Hope Square containing shops, restaurant, museum -	

<b>Relevant Policy Considerations</b>	Within DDB and Weymouth Town Centre Conservation Area. Listed buildings on site with positive frontage onto Hope Square. Identified as Major Tourist Site in adopted Local Plan.				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - Potential for some enabling residential as part of a mixed use scheme for tourist development. Conversion (36 units) and new development (18 units)				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	54 units	<b>Potential Density</b>	81 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1 – 5 years				
<b>Conclusion</b>	A developable site				

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<b>Site name:</b>	Newberry Gardens Car park		
<b>Site Address:</b>	Newberry Gardens Car park		
<b>Developable Site Area (ha)</b>	0.24 ha		
<b>Ward/Settlement</b>	Weymouth East		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Car park		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Newberry Gardens	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Car park within conservation area adjacent to Brewers Quay commercial area surrounded by Victorian terraces.	

<b>Relevant Policy Considerations</b>	Inside DDB, Conservation Area, Area of Archaeological potential				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - if car parking no longer required potential for development to enhance conservation area.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	17 units	<b>Potential Density</b>	71 dph	<b>Unit type</b>	Flats /House
<b>Anticipated Delivery</b>	1 – 5 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/WEYE/009**



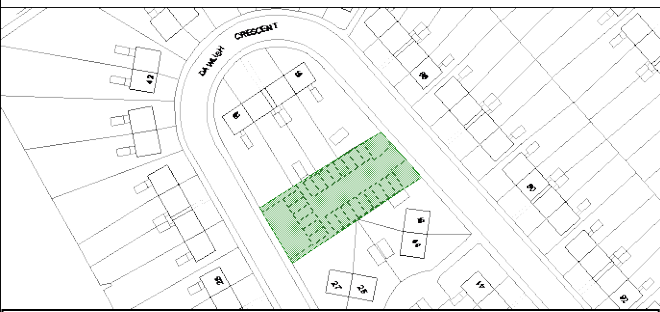
<b>Site name:</b>	15 Belle Vue Road
<b>Site Address:</b>	15 Belle Vue Road, Weymouth
<b>Developable Site Area (ha)</b>	0.26 ha
<b>Ward/Settlement</b>	Weymouth East
<b>Previously Developed Land?</b>	Yes/ no
<b>Current Land Use</b>	House & garden

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Constraints		Possible Mitigation
Topography/Ground Condition	Potential cliff top recession – 100yrs on part of site	
Flood Risk	Low flood risk	
Access	Belle Vue Road – road within recession zone	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Large detached houses within spacious plots along tree lined street . Extensive tree cover along boundaries. Some plot subdivision has occurred but plots remain spacious.	Retain trees on boundary of site

<b>Relevant Policy Considerations</b>	Within DDB. Within Belle Vue Road Conservation Area, TPO's trees along driveway				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - potential for redevelopment away from cliff top recession zone – demolish existing replace with 2, subject to tree retention.				
<b>Achievability</b>	Yes - development would be viable in this location				
<b>Estimate of Potential</b>	1 unit	<b>Potential Density</b>	8 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/WEYW/001**

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	<b>Site Address:</b>	27-29 Dawlish Crescent		
	<b>Developable Site Area (ha)</b>	0.08		
	<b>Ward/Settlement</b>	Weymouth West		
	<b>Previously Developed Land?</b>	Yes		
	<b>Current Land Use</b>	Garages		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Access potentially from both sides of site	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure/Facilities	Garages surrounded by existing residential development on all sides	None
Townscape/Landscape Character	Land suitable for a pair of semi detached properties (fronting each end) reflecting the character of the area.	Alternative parking provision may be required

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	Yes – Landowner intention known through submitted SHLAA 2 form signalling intention to develop the land for housing. Only one owner of the site.				
<b>Suitability</b>	Yes – Site is previously developed land and within existing urban area. No overriding constraints, potential for development subject to the re-provision of car parking				
<b>Achievability</b>	Yes – Development would be viable in this location, the economic viability of the existing use makes developing the site for housing the most desirable option.				
<b>Estimate of Potential</b>	5 units	<b>Potential Density</b>	65 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 units				
<b>Conclusion</b>	A deliverable site				

**Site Reference: WP/WEYW/002**



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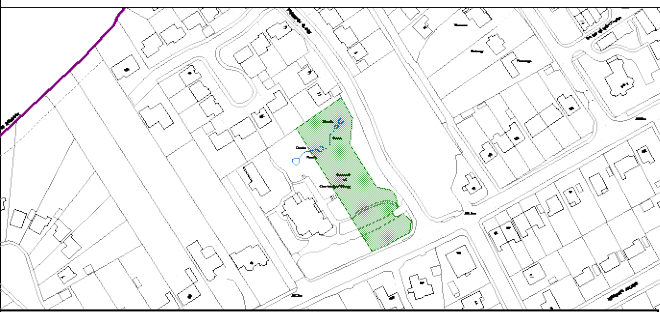
<b>Site name:</b>	81 Buxton Road
<b>Site Address:</b>	81 Buxton Road
<b>Developable Site Area (ha)</b>	0.23
<b>Ward/Settlement</b>	Weymouth West
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Dwelling and garden

Constraints		Possible Mitigation
Topography/Ground Condition	Site is generally level. Number of trees on site which have grouped or single TPOs.	Development would have to respect setting of preserved trees and ensure no detrimental impact to root protection zones
Flood Risk	Low flood risk	None
Access	Current site access off Buxton Road, access to the side of the existing property is required to gain adequate access to the rear garden.	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure/Facilities	The site is close to frequent public transport routes and within walking distance of convenience shopping, GP surgery and secondary/primary school at Portland Road.	None
Townscape/Landscape Character	Large detached dwellings with generous rear plots. The gardens adjacent (number 83 & 85) have been combined to provide a site for three new dwellings.	Development should avoid overlooking, loss of garden space, noise and disturbance.

<b>Relevant Policy Considerations</b>	Within DDB.				
<b>Availability (ownership)</b>	Yes – Owner intention known through the submission of planning application, signalling intention for potential development				
<b>Suitability</b>	Yes – Within existing settlement and close to local services. Development suitable subject overcoming siting scale and density issues to avoid overdevelopment.				
<b>Achievability</b>	Yes - Economic viability of current use makes redevelopment for residential attractive.				
<b>Estimate of Potential</b>	2 units	<b>Potential Density</b>	9 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	1-5 units				
<b>Conclusion</b>	A developable site				

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	<b>Site Address:</b>	Wyke Road	
	<b>Developable Site Area (ha)</b>	0.20	
	<b>Ward/Settlement</b>	Weymouth West	
	<b>Previously Developed Land?</b>	Yes	
	<b>Current Land Use</b>	Convent and garden	

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Access of Wyke Road or Purbeck Close	Preferable access off Purbeck Close due to highway constraints
Contamination	Unknown	Would need further investigation
Existing Infrastructure/Facilities	Within area of existing residential development.	None
Townscape/Landscape Character	Surrounded by medium to low density housing. Vacant plot of land to east fronting Purbeck Close	None

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	No – Owner intention unknown				
<b>Suitability</b>	Yes – Convent building should be retained for community use – building worthy of retention. Site constrained by TPO and tree cover. Potential for development of part of site fronting Purbeck Close.				
<b>Achievability</b>	Yes – Attractive area for development, strong market demand for housing in this area				
<b>Estimate of Potential</b>	6 units	<b>Potential Density</b>	30 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6-10 units				
<b>Conclusion</b>	A developable site				

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	<b>Site Address:</b>	75 Wyke Road			
	<b>Developable Site Area (ha)</b>	0.24			
	<b>Ward/Settlement</b>	Weymouth West			
	<b>Previously Developed Land?</b>	Yes			
	<b>Current Land Use</b>	Private garden			

Constraints		Possible Mitigation
Topography/Ground Condition	Site slopes gently to the south	None
Flood Risk	Low flood risk	None
Access	No existing vehicular access to the site	Access required from private drive
Contamination	Unknown	Would need further investigation
Existing Infrastructure/Facilities	Within existing urban area.	None
Townscape/Landscape Character	Established trees and TPO evident. Site surrounded by medium to low density housing	Retain trees.

<b>Relevant Policy Considerations</b>	Within DDB.				
<b>Availability (ownership)</b>	No – owner intention unknown				
<b>Suitability</b>	Yes – No policy constraints, site part of existing urban area, narrow shape of plot and TPOs are main constraints only 2-3 site capacity.				
<b>Achievability</b>	Yes – Desirable location, financial viability of current use makes redevelopment for housing attractive				
<b>Estimate of Potential</b>	3 units	<b>Potential Density</b>	12 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6-10 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/WEYW/005**



<b>Site name:</b>	Faircross Allotments
<b>Site Address:</b>	Faircross Allotments, Ben Nevis Road, Weymouth
<b>Developable Site Area (ha)</b>	0.34 ha
<b>Ward/Settlement</b>	Weymouth West
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Allotments

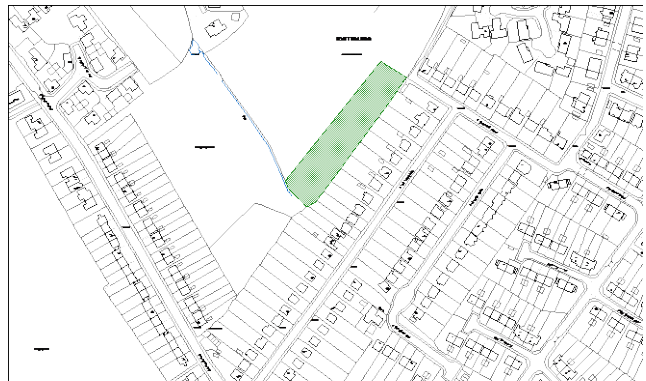
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Constraints		Possible Mitigation
Topography/Ground Condition	Sloping site	
Flood Risk	Low flood risk	
Access	Ben Nevis Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Allotment site within residential area mid 20 <sup>th</sup> century housing short terraces, semis & detached. Open space provides wide views across Weymouth to open countryside beyond.	Set development down below Wyke Road to maintain these wider views.

<b>Relevant Policy Considerations</b>	Within DDB, local open space				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Potential subject to being surplus following review of green spaces through Green Infrastructure Strategy.				
<b>Achievability</b>	Development is viable in this location				
<b>Estimate of Potential</b>	9 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/WEYW/006**

	<b>Site name:</b>	Green Lane Allotments		
	<b>Site Address:</b>	Green Lane Allotments, Weymouth		
	<b>Developable Site Area (ha)</b>	0.38ha		
	<b>Ward/Settlement</b>	Weymouth West		
	<b>Previously Developed Land?</b>	No		
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Constraints		Possible Mitigation
Topography/Ground Condition	Gently sloping	
Flood Risk	Low flood risk	
Access	St Martin's Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Significant area of allotments, which have a landscape value as a green and open swathe within the built up area. Within residential area, predominantly 1940's/50's detached houses with long rear gardens and generous front gardens, Rectilinear layout.	Contain development to a smaller portion of the site at the lowest area.

<b>Relevant Policy Considerations</b>	Within DDB, Local open space				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Single row of development backing onto dwellings in St David's Road to provide a positive frontage onto allotment site subject to review of open space through Green infrastructure Strategy.				
<b>Achievability</b>	Yes, development is viable in this location.				
<b>Estimate of Potential</b>	12 units	<b>Potential Density</b>	32 dph	<b>Unit type</b>	House
<b>Anticipated Delivery</b>	6-10 years				
<b>Conclusion</b>	A developable site				



**Site Reference: WP/WEYW/007**



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<b>Site name:</b>	Land at Bradford Road/Emerson Road
<b>Site Address:</b>	Bradford Road/Emerson Road
<b>Developable Site Area (ha)</b>	0.06
<b>Ward/Settlement</b>	Weymouth West
<b>Previously Developed Land?</b>	No
<b>Current Land Use</b>	Vacant

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises steeply to the south	Suitability of land subject to land stability assessment.
Flood Risk	Low flood risk	None
Access	Access off Emerson Road	Access could be formed between the two plots
Contamination	Unlikely	Would need further investigation
Existing Infrastructure/Facilities	Site close to local services and bus routes	None
Townscape/Landscape Character	Site surrounded by former council housing (semi-detached) of medium density. Site adjoins an area of amenity space.	Development fronting Chickerell Road can easily maintain a continued street frontage

<b>Relevant Policy Considerations</b>	Within DDB				
<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 – Unconstrained steep linear plot, inside Development Boundary, no local designations/constraints.				
<b>Achievability</b>	Yes – Economic viability of existing use makes redevelopment a viable option				
<b>Estimate of Potential</b>	2 units	<b>Potential Density</b>	79 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/WYKE/001**



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<b>Site name:</b>	Garage Site at Merley Road		
<b>Site Address:</b>	Merley Road & Portland Road		
<b>Developable Site Area (ha)</b>	0.23		
<b>Ward/Settlement</b>	Wyke Regis		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Light industrial units		

<b>Constraints</b>		<b>Possible Mitigation</b>
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Narrow access from Portland Road and Merley Road.	Road widening required.
Contamination	Current garage use, potential for land contamination.	Would need further investigation
Existing Infrastructure/Facilities	Site is served by existing services.	May require improved sewerage.
Townscape/Landscape Character	Site surrounded by medium density housing.	None

<b>Relevant Policy Considerations</b>	Within DDB				
<b>Availability (ownership)</b>	No – Owner intention unknown				
<b>Suitability</b>	Yes – Good accessibility to services, no overriding constraints.				
<b>Achievability</b>	Yes – Desirable location for development				
<b>Estimate of Potential</b>	7 units	<b>Potential Density</b>	30 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/WYKE/002**



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<b>Site name:</b>	Land off Osprey Road
<b>Site Address:</b>	Osprey Road
<b>Developable Site Area (ha)</b>	0.14
<b>Ward/Settlement</b>	Wyke Regis
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Vacant

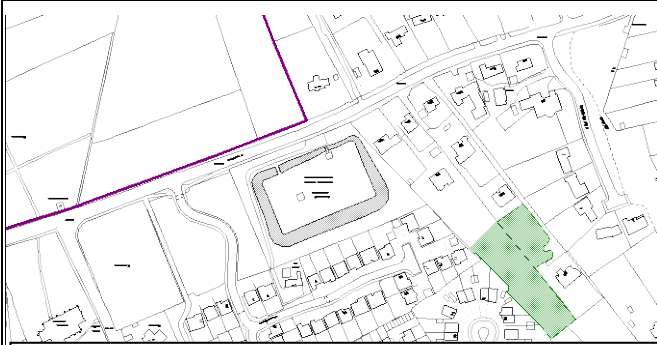
Constraints		Possible Mitigation
Topography/Ground Condition	Site itself is level, but land to east slopes steeply to Rodwell Trail	None
Flood Risk	Low flood risk	None
Access	Access off Osprey Road already serving Wellworthy Social Club	Re-provision of social club car parking may be necessary.
Contamination	Unlikely	None, unless contaminated land found
Existing Infrastructure/Facilities	Site within 400m of local conveniences, public transport etc. along Portland Road	None
Townscape/Landscape Character	Adjacent to Wellworthy Social Club, Rodwell Trail, semi- detached residential uses opposite site	None

<b>Relevant Policy Considerations</b>	Within DDB
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<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 - Does not make contribution to open space or Wellworthy Club, used as casual parking area.				
<b>Achievability</b>	Yes – Economic viability of existing use makes redevelopment a viable option				
<b>Estimate of Potential</b>	10 units	<b>Potential Density</b>	71 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/WYKE/003**



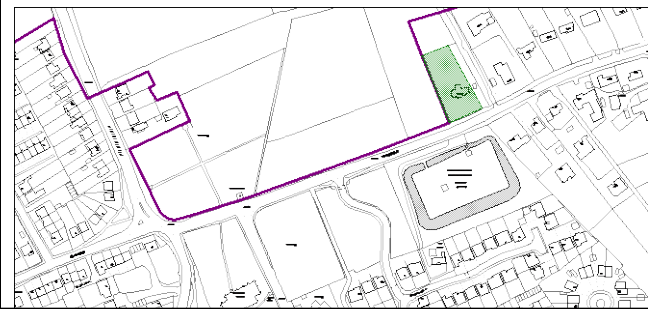
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<b>Site name:</b>	Land at 95 Buxton Road
<b>Site Address:</b>	95 Buxton Road
<b>Developable Site Area (ha)</b>	0.3
<b>Ward/Settlement</b>	Wyke Regis
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Vacant

Constraints		Possible Mitigation
Topography/Ground Condition	Slightly sloping site.	None
Flood Risk	Low flood risk	None
Access	Limited access off Wyke Road, single track access already serving 3 properties, unsuitable for further capacity.	Alternative access possible from Buxton Road but under separate ownership.
Contamination	Unknown	Would need further investigation.
Existing Infrastructure/Facilities	Within existing urban area, close to local services.	None
Townscape/Landscape Character	Belfield Park TPOs, significant established tree cover throughout. TPO on adjacent Boulton Close. Large villas of a low density with mature trees.	Development would have to respect setting of protected trees and root protection zones.

<b>Relevant Policy Considerations</b>	Within DDB.				
<b>Availability (ownership)</b>	No – Owner intention unknown				
<b>Suitability</b>	Yes – No policy constraints, site part of existing urban area, narrow shape of plot and TPOs are main constraints to capacity				
<b>Achievability</b>	Yes – Desirable location, financial viability of current use makes redevelopment for housing attractive				
<b>Estimate of Potential</b>	4 units	<b>Potential Density</b>	13 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	11-15 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/WYKE /008**



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<b>Site name:</b>	Land to the north and west of 148 Wyke Road
<b>Site Address:</b>	148 Wyke Road, Weymouth
<b>Developable Site Area (ha)</b>	0.16 ha
<b>Ward/Settlement</b>	Wyke Regis
<b>Previously Developed Land?</b>	Yes / no
<b>Current Land Use</b>	House and garden

Constraints		Possible Mitigation
Topography/Ground Condition	Land falls to north.	
Flood Risk	Low flood risk	
Access	Wyke Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	<p>Potential only for low density within existing defined curtilage (area included within DDB). Anything of greater density or spread (west or north) would have significant landscape impacts.</p> <p>1950's detached house within large plot – site includes open land around it.</p> <p>Wyke Road contains detached dwellings within spacious plots, generous landscaped frontages create leafy green street with extensive views across Weymouth to open countryside beyond.</p>	Retain trees / landscaping on boundaries

<b>Relevant Policy Considerations</b>	Partially within DDB. Area of local landscape importance, Important Open Gap				
<b>Availability (ownership)</b>	SHLAA submitted site				
<b>Suitability</b>	Yes - Potential for redevelopment of existing house to provide two detached houses or 2 storey flatted scheme provided it retained character of large detached dwelling within spacious landscaped plot.				
<b>Achievability</b>	Yes - development would be viable in this location				
<b>Estimate of Potential</b>	5 units	<b>Potential Density</b>	31 dph	<b>Unit type</b>	Flats
<b>Anticipated Delivery</b>	1 -5 years				
<b>Conclusion</b>	A developable site				

**Site Reference: WP/WYKE/009**



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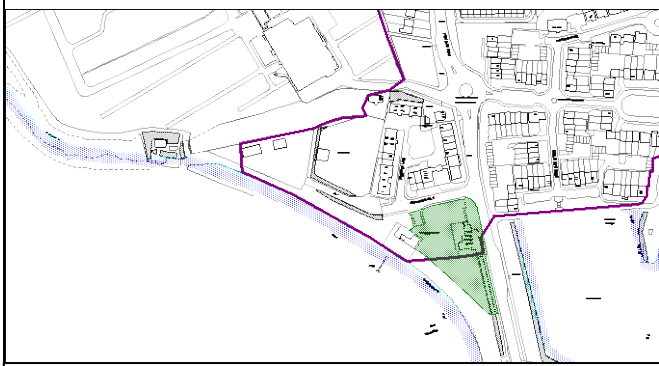
<b>Site name:</b>	Former Oyster Farm, Ferrymans Way		
<b>Site Address:</b>	Former Oyster Farm, Ferrymans Way, Weymouth		
<b>Developable Site Area (ha)</b>	0.51ha		
<b>Ward/Settlement</b>	Wyke Regis		
<b>Previously Developed Land?</b>	Yes		
<b>Current Land Use</b>	Oyster Farm		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk – subject to surface water flooding	On site surface water drainage measures
Access	Ferryman’s Way	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Commercial site over looking East Fleet /Chesil Beach Nature Reserve. Residential development to east, caravan park to north with SNCI in between.	

<b>Relevant Policy Considerations</b>	Majority within DDB, small part on eastern most tip outside. Within Area of Archaeological Potential, adjacent SNCI.				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - potential for residential development, very sensitive location in relation to Fleet.				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	25 units	<b>Potential Density</b>	49 dph	<b>Unit type</b>	House/flat
<b>Anticipated Delivery</b>	6 – 10 years				
<b>Conclusion</b>	A developable site				

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<b>Site name:</b>	The Ferrybridge Inn
<b>Site Address:</b>	The Ferrybridge Inn, Portland Road, Weymouth
<b>Developable Site Area (ha)</b>	0.36 ha
<b>Ward/Settlement</b>	Wyke Regis
<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Pub & car park

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk – subject to surface water flooding	On site surface water drainage measures
Access	Ferryman’s Way	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Existing public house provides ‘gateway’ to & from the causeway to Portland. It overlooks East Fleet /Chesil Beach nature reserve and is therefore visually prominent and sensitive site.	High quality design required at important “gateway” to town centre.

<b>Relevant Policy Considerations</b>	Partially within DDB. Within Area of Archaeological Potential. Adjacent Heritage Coast & Portland Coastline, SAC, SSSI & Sensitive Marine Area.				
<b>Availability (ownership)</b>	Identified through Officer survey				
<b>Suitability</b>	Yes - suitable for redevelopment for flats or houses				
<b>Achievability</b>	Yes - development is viable in this location				
<b>Estimate of Potential</b>	30 units	<b>Potential Density</b>	83 dph	<b>Unit type</b>	House/ Flats
<b>Anticipated Delivery</b>	1 – 5 years				
<b>Conclusion</b>	A developable site				

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