


Portland - 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.

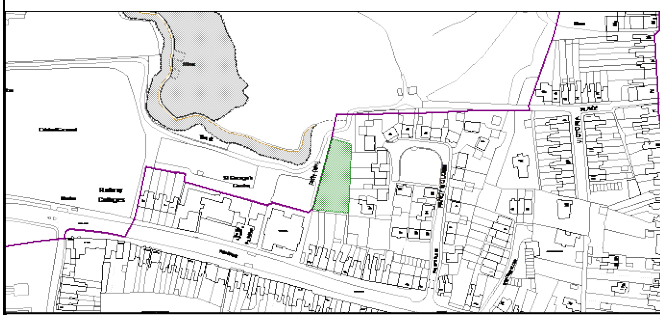
Site Reference: WP/TOPE/001

 <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>	Site name:	Land rear of 23 Moorfield Road		
	Site Address:	23 Moorfield Road, Portland		
	Developable Site Area (ha)	0.04		
	Ward/Settlement	Tophill East		
	Previously Developed Land?	No		
	Current Land Use	Part of garden		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	No vehicular access at present serving site	Access could be formed off Lovells Croft
Contamination	Unknown	None, unless contaminated land found
Existing Infrastructure/Facilities	None serving site although surrounded by residential development on all sides	None
Townscape/Landscape Character	Underused garden, typical intensification/infill plot, land would benefit by being combined with land to west and south.	None

Relevant Policy Considerations	Within Development Boundary				
Availability (ownership)	Yes – Landowner intention known through submitted SHLAA 2 form signalling intention to develop the land for housing.				
Suitability	Yes – No overriding constraints on land. Land is located within an existing settlement, and within 400m of public transport and local services.				
Achievability	Yes – Development expected to be delivered quickly without phasing. Development would be viable in this location. The economic viability of possible alternative uses of the site make developing the site for housing the most viable option.				
Estimate of Potential	2 units	Potential Density	50 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

Site Reference: WP/TOPE/002



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Site name:	Land at Reforme (r/o Fancys Close)
Site Address:	Fancys Close, Reforme
Developable Site Area (ha)	0.10
Ward/Settlement	Tophill East
Previously Developed Land?	No
Current Land Use	Vacant

Constraints		Possible Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Narrow single track access off Reforme serving YMCA	Would require widening improvements or alternative site access from Fancys Close
Contamination	Unknown	None, unless contaminated land found
Existing Infrastructure/Facilities	None serving site but surrounded by existing residential development on two sides	None
Townscape/Landscape Character	Infill plot within existing settlement. Rear gardens of adjacent plots front the site.	Orientate buildings to minimise impact on neighbour amenity.

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Yes – Landowner intention known through submitted SHLAA 2 form signalling intention to develop the land for housing. Restrictive covenant currently in place.				
Suitability	Yes – No insurmountable constraints providing access can be improved. Site in close proximity to local services in Easton Square				
Achievability	Yes – Dependent on the receipt lifting restrictive covenant from Crown Estate.				
Estimate of Potential	5 units	Potential Density	48 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

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Site Reference: WP/TOPE/003

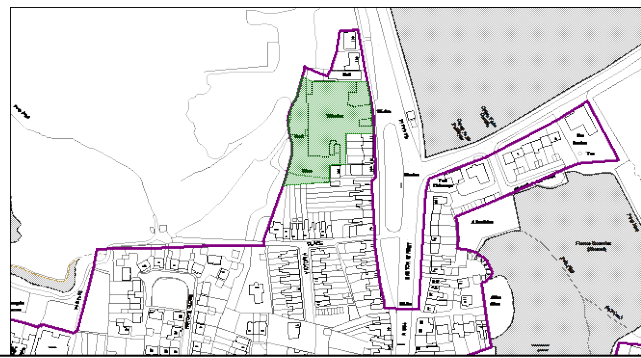
 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land at Reforne
	Site Address:	Reforne
	Developable Site Area (ha)	0.02
	Ward/Settlement	Tophill East
	Previously Developed Land?	Yes
	Current Land Use	Vacant

Constraints		Possible Mitigation
Topography/Ground Condition	Plot on former railway line, significantly lower level than its surroundings	Raise levels subject to financial viability
Flood Risk	Low flood risk	None
Access	No vehicular access at present	Access through pumping station
Contamination	Unknown	Would need further investigation
Existing Infrastructure/Facilities	Site surrounded by existing residential development on all sides. Close to local centre of Easton.	None
Townscape/Landscape Character	Some trees at higher level fronting Reforne. Adjacent to pumping station, poor light levels due to proximity to road bridge	Raise levels subject to financial viability

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Yes – Landowner intention known through submitted SHLAA 2 form				
Suitability	Yes – Difficult cramped site with access limitations and levels to be addressed. However opportunity to enhance conservation area. Site well served by local services.				
Achievability	Yes – Subject to investment to overcome constraints				
Estimate of Potential	3 units	Potential Density	188 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

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Site Reference: WP/TOPE/010



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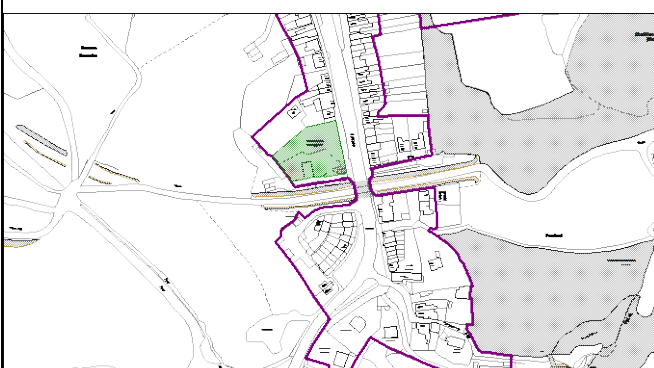
Site name:	Offices & Stone Factory
Site Address:	Offices & Stone Factory, Easton Street, Portland
Developable Site Area (ha)	0.47 ha
Ward/Settlement	Tophill East
Previously Developed Land?	Yes
Current Land Use	Offices and stone factory

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Easton Lane	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Masonry works within residential frontage.	

Relevant Policy Considerations	Within DDB, Conservation Area, partially Site of Local Archaeological Importance,				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes - Potential for redevelopment if employment use to cease				
Achievability	Yes - development is viable in this location				
Estimate of Potential	18 units	Potential Density	38 dph	Unit type	House/flat
Anticipated Delivery	11 -15 years				
Conclusion	A developable site				

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Site Reference: WP/TOPE/014

 <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>	Site name:	Glen Caravan Park			
	Site Address:	Glen Caravan Park, Wakeham			
	Developable Site Area (ha)	0.19 ha			
	Ward/Settlement	Tophill East			
	Previously Developed Land?	Yes			
	Current Land Use	Caravan park			

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	From Wakeham	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	2m high stone wall along the frontage of the site that contributes to character of conservation area. Similarly trees within the site. Disused railway cutting along southern boundary of site.	Retain stone wall and trees

Relevant Policy Considerations	Within DDB, partially within Easton Conservation Area., abuts SNCI & Important open gap				
Availability (ownership)	Identified through Officer survey				
Suitability	Frontage development retaining to mature trees and wall to enhance conservation area.				
Achievability	Yes, development is viable in this location				
Estimate of Potential	5 units	Potential Density	26 dph	Unit type	House/flat
Anticipated Delivery	11 -15 years				
Conclusion	A developable site				

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Site Reference: WP/TOPE/015



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Site name:	Land Adjacent Tophill Junior School
Site Address:	Tophill Junior School, Park Road, Portland
Developable Site Area (ha)	0.29 ha
Ward/Settlement	Tophill East
Previously Developed Land?	Yes
Current Land Use	Car park

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Park Estate Road /Park Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Site used as car parking for school, now available elsewhere. Within built up area, school along western boundary, residential development to east. Mix of stone terraced & semi detached two storey houses of varying ages. Health centre to north. Footpath along western edge.	

Relevant Policy Considerations	Within DDB. Site of Local Archaeological Importance.				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes - suitable for development & opportunity to enhance Park Road frontage and provide active frontage to footpath.				
Achievability	Yes - development is viable in this location				
Estimate of Potential	16 units	Potential Density	55 dph	Unit type	Houses
Anticipated Delivery	1 -5 years				
Conclusion	A developable site				

Site Reference: WP/TOPE/016



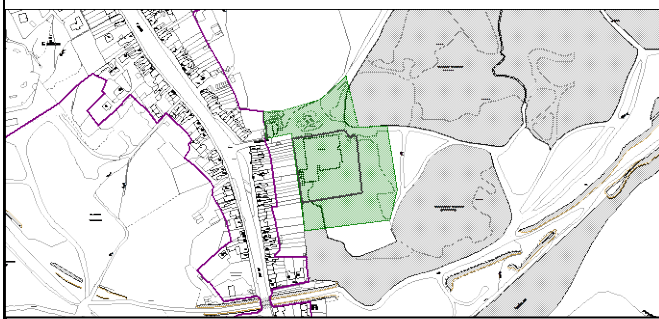
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Site name:	Allotment and Gardens at Reforne		
Site Address:	Allotment and Gardens at Reforne		
Developable Site Area (ha)	0.32 ha		
Ward/Settlement	Tophill East		
Previously Developed Land?	No		
Current Land Use	Allotments		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Narrow access – Max 5 off private drive	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Allotments in centre of block of terraced traditional 2, 2 1/2 & 3 storey houses, hard up to pavement edge, long narrow plots.	

Relevant Policy Considerations	Within DDB, adjacent to conservation area. NB two sites in SHLAA but access issues				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes - Suitable for 5 dwellings, smaller site dependant on larger for access however still limit of 5 due to access constraints				
Achievability	Yes - development is viable in this location				
Estimate of Potential	5 units	Potential Density	16 dph	Unit type	Houses
Anticipated Delivery	1 -5 years				
Conclusion	A developable site				

Site Reference: WP/TOPE/017



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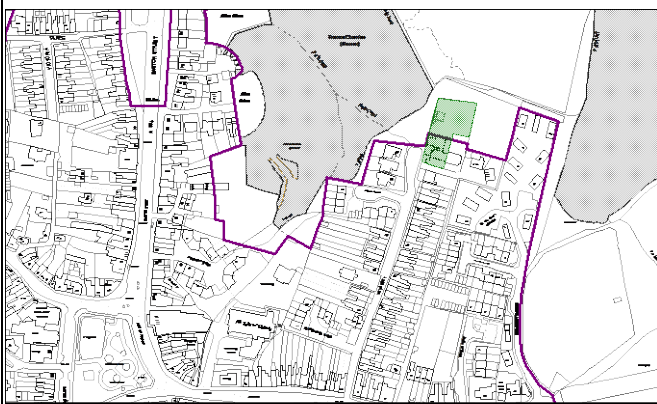
Site name:	Bumpers Lane
Site Address:	Bumpers Lane, Wakeham, Portland
Developable Site Area (ha)	2.03 ha
Ward/Settlement	Tophill East
Previously Developed Land?	Yes
Current Land Use	Building associated with quarrying

Constraints		Possible Mitigation
Topography/Ground Condition	Former quarry site, made up ground	
Flood Risk	Low flood risk	
Access	Bumpers Lane	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	<p>Large industrial building associated with quarry with housing to the west and redundant quarry designated as important open gap to north, south & east. Bumpers lane still used to access working quarry.</p> <p>The housing forms part of continuous linear development along Wakeham a main street within the Conservation area characterised by long narrow plots & built form hard up to pavement edge.</p>	

Relevant Policy Considerations	Within DDB, adjacent to Conservation area and listed Buildings.				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - has committee resolution to approve planning application subject to section 106 Agreement.				
Achievability	Yes - development is viable in this location				
Estimate of Potential	64 units	Potential Density	56 dph	Unit type	House/flat
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

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Site Reference: WP/TOPE/018



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Site name:	67 New Street, Portland		
Site Address:	67 New Street, Portland		
Developable Site Area (ha)	0.14 ha		
Ward/Settlement	Tophill East		
Previously Developed Land?	In part.		
Current Land Use	Dwelling and garden		

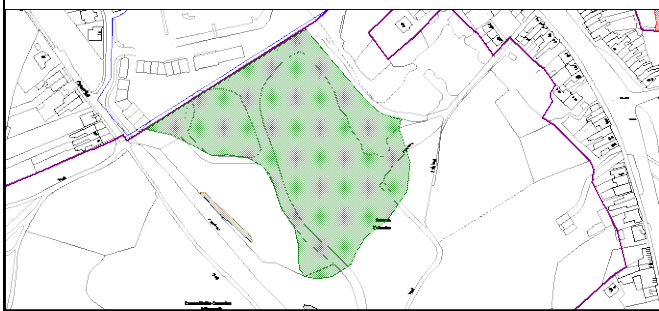
Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	From New Street. Would require demolition of all or part of existing bungalow.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Well established planting on boundaries. Development acceptable in principle on landscape grounds if visual enclosure can be retained. Series of detached bungalows at the end of more traditional terraced street leading to disused open quarry land.	Retain tree enclosure to northern boundaries, manage to remove coniferous trees.

Relevant Policy Considerations	Area of dwelling within DDB, remainder outside and Important Open Gap. Adjacent to SNCI. Permission granted for use of part of the existing bungalow (annexe) as a separate dwelling. 11/00523/FUL. Minerals – Portland Freestone
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Availability (ownership)	SHLAA submitted site				
Suitability	Yes, subject to demolition of all or part of existing bungalow and retention of visual enclosure.				
Achievability	Yes, development is viable in this location				
Estimate of Potential	4 units	Potential Density	28 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable sit				

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Site Reference: WP/TOPE/020



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Site name:	Land to the west of Wakeham
Site Address:	Bottom Coombe, Park Road
Developable Site Area (ha)	1.6
Ward/Settlement	Tophill East
Previously Developed Land?	Yes
Current Land Use	Quarry

Constraints		Possible Mitigation
Topography/Ground Condition	Level site. Previously worked limestone quarry.	
Flood Risk	Low.	
Access	From Park Road. Potential for pedestrian / cycle links through to east, south and west. Former railway line is situated to the south of the site.	Ensure that the development overlooks and makes positive links to existing tracks and walkways.
Contamination	Unknown but previously worked quarry.	
Existing Infrastructure/Facilities	Existing development immediately to north so utilities are available but infrastructure will be needed to be provided on site. Convenience shopping and other village facilities within walking distance.	Use infrastructure within the site to link to off – site destinations.
Townscape/Landscape Character	Former quarry, appears to be filled but lacking final restoration. Piles of spoil with some plant colonisation. Open grassland paddocks to south and west. Appears to be a restored quarry.	Quality outward facing development that relates positively to the existing built form and respects the semi-natural setting.

Relevant Policy Considerations	Outside DDB. SNCI to east and west. SSSI to south.				
Availability (ownership)	Currently subject to outline planning application WP/14/00591/OUT for 62 dwellings.				
Suitability	Yes - subject to quality design and layout plus incorporation of footway links and a positive relationship to existing tracks and walkways. Protection of nature conservation interest.				
Achievability	Yes - development should be viable in this location.				
Estimate of Potential	62 units	Potential Density	39 dph	Unit type	House/flat
Anticipated Delivery	Subject to policy change.				
Conclusion	A developable site				

Site Reference: WP/TOPW/001



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Site name:	52, Park Estate Road		
Site Address:	52, Park Estate Road DT5 2BL		
Developable Site Area (ha)	0.02		
Ward/Settlement	Tophill West		
Previously Developed Land?	Yes		
Current Land Use	Residential garden		

Constraints	Lapsed planning consent ref: 11/00053/FUL	Possible Mitigation
Topography/Ground Condition		
Flood Risk		
Access		
Contamination		
Existing Infrastructure/Facilities		
Townscape/Landscape Character		

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Yes - Availability known as site subject to lapsed planning permission for residential development.				
Suitability	Yes – The principle of development has been established through previous planning permission.				
Achievability	Yes – Subject to resubmitted planning application.				
Estimate of Potential	1 units	Potential Density	50 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

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Site Reference: WP/TOPW/002



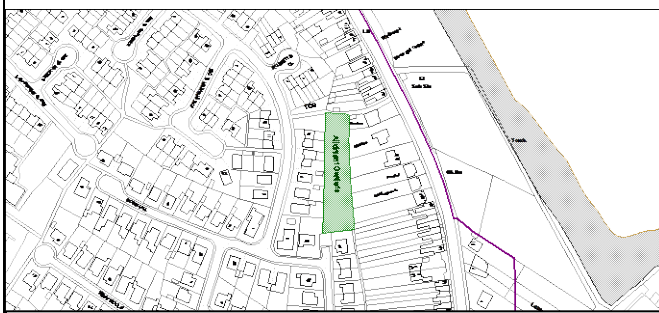
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Site name:	Land beside 1-13 Courtlands Road
Site Address:	1-13 Courtlands Road
Developable Site Area (ha)	0.06
Ward/Settlement	Tophill West
Previously Developed Land?	Yes
Current Land Use	Garages and car parking

Constraints		Possible Mitigation
Topography/Ground Condition	Level site, land currently hard surfaced	None
Flood Risk	Low flood risk	None
Access	Access off Courtlands Road, access constrained by high levels of on street parking, potential for alternative access off Yeolands Road	Subject to the relocation of parking provision.
Contamination	Unknown	None, unless contaminated land found
Existing Infrastructure/Facilities	None serving site, but surrounded by existing residential development on all sides	None
Townscape/Landscape Character	Surrounded by blocks of flats overlooking car parking area	Site unsuitable for further high density flats due to overlooking and loss of visual amenity.

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Yes – Landowner intention known through submitted SHLAA 2 form signalling intention to develop the land for housing. Only one owner of the site.				
Suitability	Yes – No overriding constraints so long as overlooking and loss of car parking provision can be resolved				
Achievability	Yes – Development would be viable in this location				
Estimate of Potential	4 units	Potential Density	68 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

Site Reference: WP/TOPW/003



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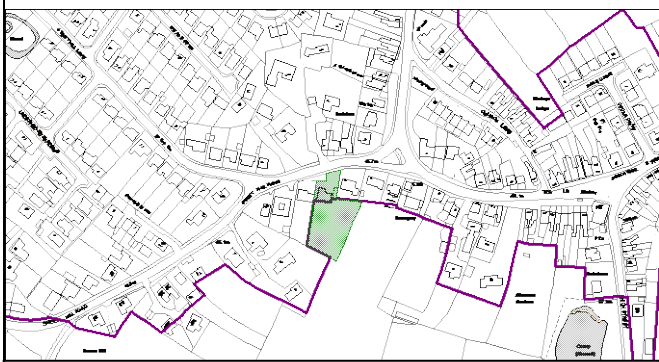
Site name:	Land behind Avalanche Road
Site Address:	Avalanche Road
Developable Site Area (ha)	0.18
Ward/Settlement	Tophill West
Previously Developed Land?	Yes
Current Land Use	Allotments

Constraints		Possible Mitigation
Topography/Ground Condition	Site slopes north to south	None
Flood Risk	Low flood risk	None
Access	Limited access points will constrain capacity	New access from Wheatlands to south or Rip Croft from West.
Contamination	Unlikely	None
Existing Infrastructure/Facilities	No domestic infrastructure serving site	None
Townscape/Landscape Character	Infill plot surrounded by detached properties east and west, terraced higher density properties to north and south	None

Relevant Policy Considerations	Within DDB				
Availability (ownership)	No – Owner intention unknown – potential for multiple ownership constraints dependent on owner identification				
Suitability	Yes – However access point constrains capacity				
Achievability	Yes - Desirable location for development, intensification of site makes redevelopment a viable option				
Estimate of Potential	5 units	Potential Density	28 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

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Site Reference: WP/TOPW/005



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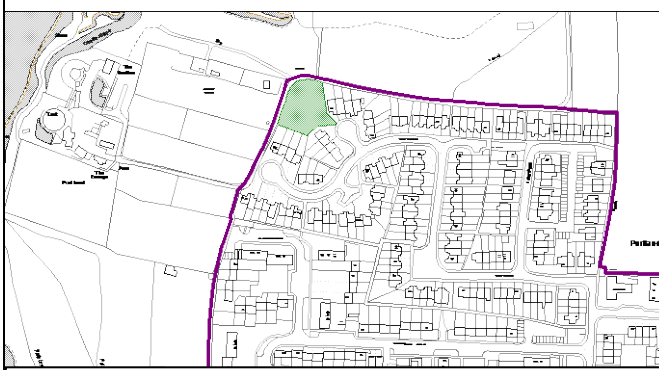
Site name:	Sea Mist, Sweethill Road	
Site Address:	Sea Mist, Sweethill Road, Portland	
Developable Site Area (ha)	0.18 ha	
Ward/Settlement	Tophill West	
Previously Developed Land?	No	
Current Land Use	Garden	

Constraints		Possible Mitigation
Topography/Ground Condition	Gently sloping	
Flood Risk	Low flood risk	
Access	Demolish existing garage	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Large garden to bungalow fronting onto Sweet Hill Road. Some back land development already occurred. Well contained site	Maintain and reinforce hedge/landscaped boundaries, and trees within site.

Relevant Policy Considerations	Outside DDB (adjacent) . Within Area of Local Landscape Importance				
Availability (ownership)	SHLAA submitted site				
Suitability	Site well contained by vegetation, potential for 2 units if demolish existing garage to provide access from Sweet Hill Road.				
Achievability	Yes, development is viable in this location				
Estimate of Potential	2 units	Potential Density	11 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

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Site Reference: WP/TOPW/016



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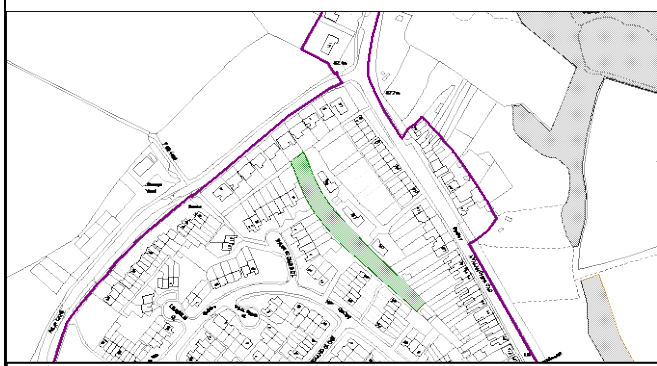
Site name:	Land north west of Croft Road
Site Address:	Croft Road, Portland
Developable Site Area (ha)	0.13 ha
Ward/Settlement	Tophill West
Previously Developed Land?	No
Current Land Use	Local open space

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Croft Road – narrow access - additional land maybe required.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Open space area on edge of 1970's cul de sac estate of terraced houses and bungalows. Public footpath runs along northern & western boundary, informal path across site. Open countryside beyond northern & western boundary.	

Relevant Policy Considerations	Within DDB. Local Open Space.				
Availability (ownership)	Identified through Officer survey				
Suitability	Subject to obtaining additional land for access & review of green spaces potential for part of site . Small terrace to provide surveillance for footpath link and retain some amenity space.				
Achievability	Yes, development viable in this location				
Estimate of Potential	4 units	Potential Density	31 dph	Unit type	House/flat
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

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Site Reference:WP/TOPW/022



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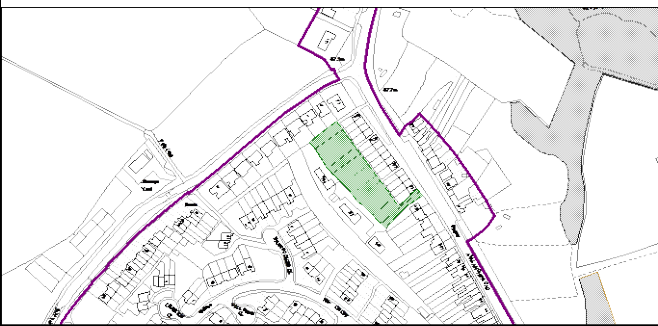
Site name:	Land to the rear of Branscombe Close
Site Address:	Branscombe Close, Southwell, Portland
Developable Site Area (ha)	0.21 ha
Ward/Settlement	Tophill West
Previously Developed Land?	No
Current Land Use	Vacant land

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Branscombe Close - via private drive & through 2 parking areas off Rip Croft.	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Long thin strip of land within 1970's estate of terraced houses and some detached bungalows.	

Relevant Policy Considerations	Within DDB.				
Availability (ownership)	Identified through Officer survey				
Suitability	Potential for small bungalows off three different accesses.				
Achievability	Yes, development is viable in this location				
Estimate of Potential	5 units	Potential Density	24 dph	Unit type	Bungalows
Anticipated Delivery	6 -10 years				
Conclusion	A developable site				

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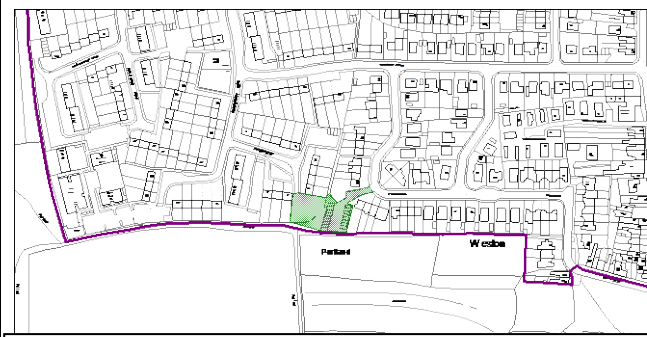
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	Site Address:	Land to rear 119 -145 Avalanche Road, Portland
	Developable Site Area (ha)	0.24 ha
	Ward/Settlement	Tophill West
	Previously Developed Land?	No
	Current Land Use	Garden

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Avalanche Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Area between 1960's terraced housing and 1970's open plan estate of mix of terraced houses and bungalows.	

Relevant Policy Considerations	Inside DDB,				
Availability (ownership)	Identified through Officer survey				
Suitability	Potential for terraced housing fronting onto infill bungalows to south west.				
Achievability	Yes, development is viable in this location				
Estimate of Potential	10 units	Potential Density	42 dph	Unit type	Houses
Anticipated Delivery	6 -10 years				
Conclusion	A developable site				

Site Reference: WP/TOPW/024



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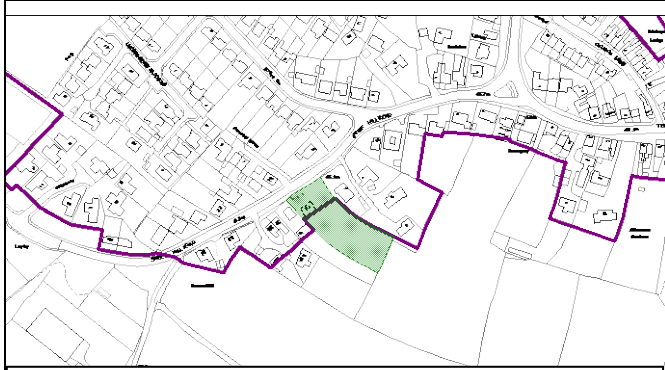
Site name:	Parking areas between Bowers Road and Four Acres, Portland		
Site Address:	Bowers Road /Four Acres, Portland		
Developable Site Area (ha)	0.15 ha		
Ward/Settlement	Tophill West		
Previously Developed Land?	Yes		
Current Land Use	Car park /garages		

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Bowers Road & Four Acres	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Parking/garaging area within 1960's open plan estate of traced housing. Site abuts open countryside with public footpath running along southern edge of the site.	

Relevant Policy Considerations	Inside DDB,				
Availability (ownership)	Identified through Officer survey				
Suitability	Potential to rationalise parking and provide a positive edge with development fronting open countryside and footpath.				
Achievability	Yes development would be viable in this location				
Estimate of Potential	4 units	Potential Density	27 dph	Unit type	House
Anticipated Delivery	6 -10 years				
Conclusion	A developable site				

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Site Reference: WP/TOPW/029



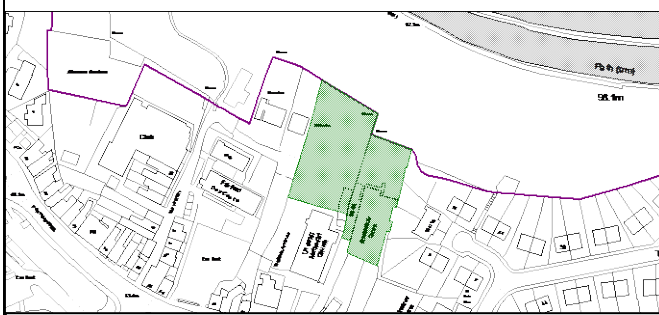
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Site name:	17 Sweethill Road
Site Address:	17 Sweethill Road, Portland
Developable Site Area (ha)	0.26 ha
Ward/Settlement	Tophill West
Previously Developed Land?	No
Current Land Use	Garden

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping site	
Flood Risk	Low flood risk	
Access	From Sweet Hill Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Adjacent to DDB. Area of Local Landscape Importance.	

Relevant Policy Considerations	Outside DDB, Area of Local Landscape Importance				
Availability (ownership)	SHLAA submitted site				
Suitability	Already development behind Sweethill frontage, additional could provide positive edge onto open area..				
Achievability	Yes, development viable in this location				
Estimate of Potential	3 units	Potential Density	11 dph	Unit type	House
Anticipated Delivery	Subject to policy change				
Conclusion	A developable site				

Site Reference: WP/UNDE/001



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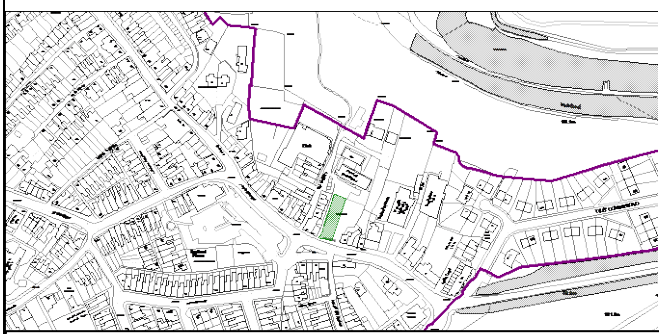
Site name:	Land rear of Underhill Methodist Church		
Site Address:	Fortuneswell		
Developable Site Area (ha)	0.26		
Ward/Settlement	Underhill		
Previously Developed Land?	Yes		
Current Land Use	Church Hall and grounds		

Constraints		Possible Mitigation
Topography/Ground Condition	Site slopes from north to south	
Flood Risk	Low flood risk	None
Access	Existing access off Fortuneswell	May require junction improvmt
Contamination	Unknown	None
Existing Infrastructure/Facilities	Well related to the centre of Fortuneswell. Close to local services and bus routes.	None
Townscape/Landscape Character		

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes – Sustainable location for development				
Achievability	Yes development would be viable in this location				
Estimate of Potential	10 units	Potential Density	39 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

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Site Reference: WP/UNDE/002



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Site name:	Land to the West of Fortuneswell
Site Address:	Fortuneswell
Developable Site Area (ha)	0.04
Ward/Settlement	Underhill
Previously Developed Land?	Yes
Current Land Use	WPBC car park

Constraints		Possible Mitigation
Topography/Ground Condition	Site slopes upwards to the north	None
Flood Risk	Low flood risk	None
Access	Access off Fortuneswell	Set back development from highway to avoid conflict with means of access.
Contamination	Unlikely	None, unless contaminated land found
Existing Infrastructure/Facilities	Site not served by domestic infrastructure but surrounded by existing residential development on all sides. Close to local services and bus routes.	None
Townscape/Landscape Character	Adjacent to busy road and within conservation area. Day centre adjoins northern part of the site	Retain access and public parking for day centre.

Relevant Policy Considerations	Within Development Boundary, within Underhill Conservation Area				
Availability (ownership)	Yes – Landowner intention known through submitted SHLAA 2 form, signalling intention to develop the land for housing.				
Suitability	Yes – Part of Fairfield car park, subject to political decision re loss of parking. Opportunity to physically/visually improve site adjacent conservation area.				
Achievability	Yes – Economic viability of existing use makes redevelopment viable				
Estimate of Potential	3 units	Potential Density	75 dph	Unit type	House/flat
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				

Site Reference: WP/UNDE/003



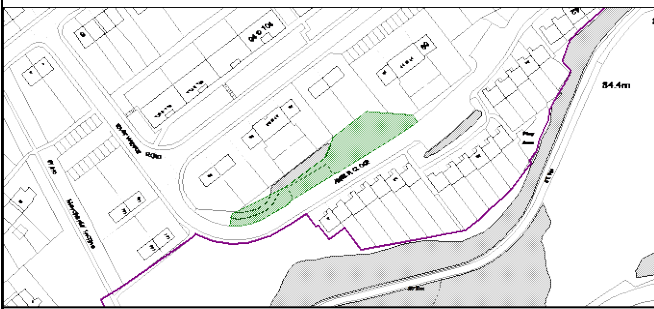
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Site name:	Garages adjacent 105/107 East Weare Road		
Site Address:	105/107 East Weare Road		
Developable Site Area (ha)	0.05		
Ward/Settlement	Underhill		
Previously Developed Land?	Yes		
Current Land Use	Garages		

Constraints		Possible Mitigation
Topography/Ground Condition	Site level but on land which slopes steeply from south to north	None
Flood Risk	Low flood risk	None
Access	Access off East Weare Road, access could be constrained by more on street parking if the parking provision is removed	Find alternative parking provision if required
Contamination	Unknown	None, unless contaminated land found
Existing Infrastructure/Facilities	None serving existing garages but surrounded by existing residential development on all sides	None
Townscape/Landscape Character	Lower density of properties adjacent Merchants incline. Land steeply sloping, suitable for small semi detached properties similar to 107/105 East Weare Road.	None

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Yes – Landowner intention known through submitted SHLAA 2 form signalling intention to develop the land for housing. Only one owner of the site.				
Suitability	Yes – No overriding constraints, subject to the reprovision of car parking. Within an existing settlement. Development at this site may have a positive impact on the townscape and landscape characteristics of the area.				
Achievability	Yes – Subject to the reprovision of car parking, development would be viable in this location. The economic viability of the existing use makes developing the site for housing desirable.				
Estimate of Potential	2 units	Potential Density	40 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

Site Reference: WP/UNDE/004



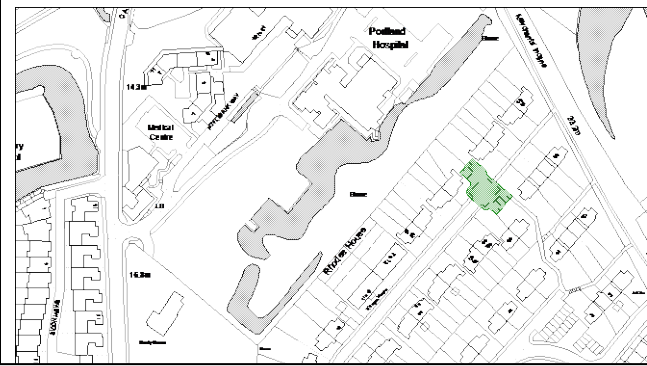
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Site name:	Land adjacent 2-14 Amelia Close
Site Address:	2-14 Amelia Close
Developable Site Area (ha)	0.09
Ward/Settlement	Underhill
Previously Developed Land?	Yes
Current Land Use	Amenity space

Constraints		Possible Mitigation
Topography/Ground Condition	Difficult levels on site may inhibit developable area.	Contain development to flattest part of site
Flood Risk	Low flood risk	None
Access	Access off Amelia Close	None
Contamination	None	None, unless contaminated land found
Existing Infrastructure/Facilities	None serving land but surrounded by existing residential development on all sides	None
Townscape/Landscape Character	Opportunity for row of terraces fronting Amelia Close in similar style to those opposite (2-14 Amelia Close).	Subject to provision of necessary amenity land

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Yes – Landowner intention known through submitted SHLAA 2 form signalling intention to develop the land for housing. Only one owner of the site.				
Suitability	Yes – Site within an existing settlement. Although the levels may prove to be a constraint on the overall capacity for development.				
Achievability	Yes – No existing land use, development would be viable in this location				
Estimate of Potential	5 units	Potential Density	56 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

Site Reference: WP/UNDE/005



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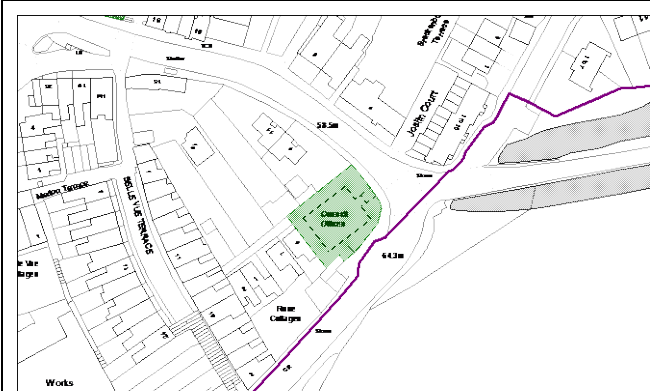
Site name:	Garages adjacent 31-39 Coronation Road		
Site Address:	Garages adjacent 31-39 Coronation Road		
Developable Site Area (ha)	0.04		
Ward/Settlement	Underhill		
Previously Developed Land?	Yes		
Current Land Use	Garages for local social housing properties		

Constraints		Possible Mitigation
Topography/Ground Condition	Level site and access although within heavily sloping area SE to NW	None
Flood Risk	Low flood risk	None
Access	Access from Coronation Road, access could be constrained by on street parking if the parking provision is removed	Retention of turning area restricts developable area. Find alternative parking provision if required
Contamination	None	None
Existing Infrastructure/Facilities	None serving existing garages but surrounded by existing residential development on all sides	None, unless contaminated land found
Townscape/Landscape Character	Surrounded by existing residential development on all sides, some flat development with gardens front and rear	Development would be constrained by lack of amenity space

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Yes – Landowner intention known through submitted SHLAA 2 form signalling intention to develop the land for housing. Only one owner of the site.				
Suitability	Yes – No overriding constraints but site potential would be restricted by the retention of a turning area and availability of land for amenity purposes. This would severely limit the capacity of the site.				
Achievability	Yes – Subject to the re-provision of car parking, development would be viable in this location				
Estimate of Potential	2 units	Potential Density	51 dph	Unit type	House/flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

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Site Reference: WP/UNDE/008



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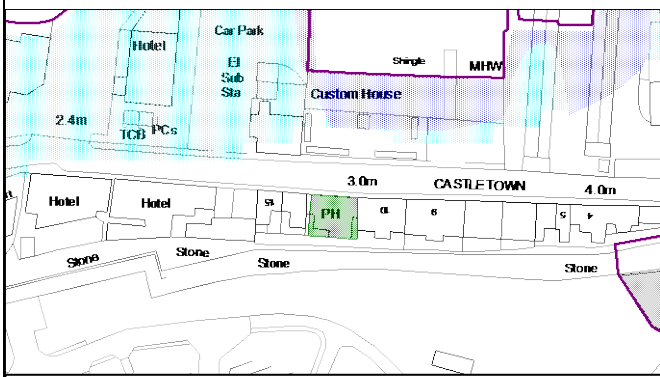
Site name:	Portland Town Council Offices		
Site Address:	3, Fortuneswell		
Developable Site Area (ha)	0.05		
Ward/Settlement	Underhill		
Previously Developed Land?	Yes		
Current Land Use	Offices for Portland Town Council		

Constraints	Lapsed planning consent ref: 10/00486/FUL3	Possible Mitigation
Topography/Ground Condition		
Flood Risk		
Access		
Contamination		
Existing Infrastructure/Facilities		
Townscape/Landscape Character		

Relevant Policy Considerations	Within DDB				
Availability (ownership)	Yes - Availability known as site subject to lapsed planning permission for residential development.				
Suitability	Yes – The principle of development has been established through previous planning permission.				
Achievability	Yes – Subject to resubmitted planning application.				
Estimate of Potential	8 units	Potential Density	154 dph	Unit type	Flat
Anticipated Delivery	1-5 years				
Conclusion	A developable site				

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Site Reference: WP/UNDE/009



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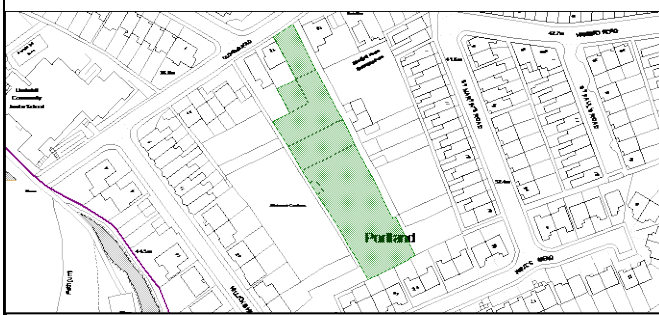
Site name:	Green Shutters Inn,
Site Address:	12 Castletown, DT5 1BD
Developable Site Area (ha)	0.02
Ward/Settlement	Underhill
Previously Developed Land?	Yes
Current Land Use	Public House

Constraints	Possible Mitigation
Topography/Ground Condition	Lapsed planning consent ref: 10/00750/FUL
Flood Risk	
Access	
Contamination	
Existing Infrastructure/Facilities	
Townscape/Landscape Character	

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

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Site Reference: WP/UNDE/010



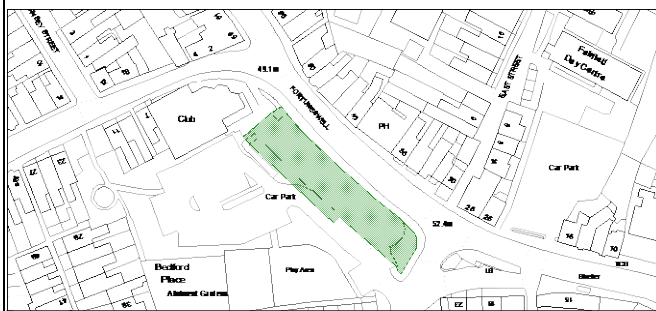
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Site name:	Land rear of 17-19 Clovens Road
Site Address:	17-19 Clovens Road
Developable Site Area (ha)	0.24
Ward/Settlement	Underhill
Previously Developed Land?	Yes
Current Land Use	Vacant

Constraints		Possible Mitigation
Topography/Ground Condition	Site slopes steeply to north	Concentrate development towards lower slopes to reduce landscape visual impact
Flood Risk	Low flood risk	None
Access	Limited vehicular access	Potential for improved access off Clovens Road by demolition of stone wall adjacent to 17 Clovens Road
Contamination	Unknown	Would need further investigation
Existing Infrastructure/Facilities	No domestic infrastructure serving site	Would need improvements
Townscape/Landscape Character	Terraced high density housing, some bungalows. Brackenbury Infants School to north.	None

Relevant Policy Considerations	Within DDB				
Availability (ownership)	No – Owner intentions unknown				
Suitability	Yes – Opportunity to improve the character of the existing area, no useful alternative use				
Achievability	Yes – Attractive location for development				
Estimate of Potential	7 units	Potential Density	29 dph	Unit type	House/flat
Anticipated Delivery	6-10 years				
Conclusion	A developable site				

Site Reference: WP/UNDE/014



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Site name:	Hambro Car Park (part)
Site Address:	Fortuneswell
Developable Site Area (ha)	0.08
Ward/Settlement	Underhill
Previously Developed Land?	Yes
Current Land Use	WPBC Car Park

Constraints		Possible Mitigation
Topography/Ground Condition	Generally level site, lower level than highway	Split level development two storey fronting onto Fortuneswell, three storey to rear with undercroft parking.
Flood Risk	Low	
Access	Access off Fortuneswell serving existing car park. Fronts directly onto Fortuneswell so pedestrian access available to front of houses/flats.	Provide rear access to undercroft parking.
Contamination	Not known but used for car parking.	
Existing Infrastructure/Facilities	Site not served by domestic infrastructure but surrounded by residential on all sides	
Townscape/Landscape Character	Adjacent to existing car park and busy road, light tree cover to south east of site. open views across the car park to the backs of properties at lower level.	Opportunity to physically/visually improve site and enhance conservation area by introducing street frontage.

Relevant Policy Considerations	Within Development Boundary, Underhill Conservation Area				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes –subject to reduction in public car parking being acceptable.				
Achievability	Yes, development should be viable in this location.				
Estimate of Potential	10 units	Potential Density	125 dph	Unit type	House/flat
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

Site Reference: WP/UNDE/016



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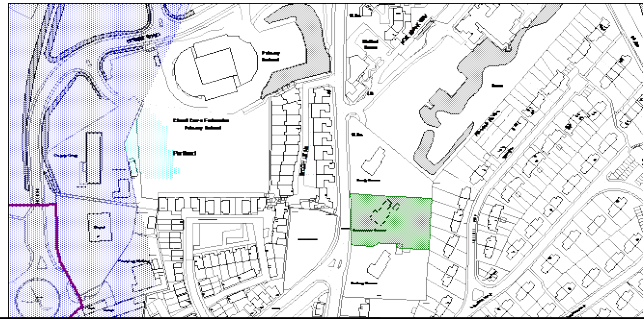
Site name:	Land adjacent to 44 Leet Close, Portland		
Site Address:	Leet Close, Portland		
Developable Site Area (ha)	0.26 ha		
Ward/Settlement	Underhill		
Previously Developed Land?	Yes/ no		
Current Land Use	Car parking & amenity space		

Constraints		Possible Mitigation
Topography/Ground Condition	Terraced /sloping site	
Flood Risk	Low flood risk	
Access	East Weare Close/ Leet Close /Beel Close	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	1960's open plan estate of semis, terraced housing and three storey flat blocks. Areas of grassed amenity space and large parking areas on prominent corner plots.	

Relevant Policy Considerations	Inside DDB				
Availability (ownership)	Identified through Officer survey				
Suitability	Potential to rationalise parking / improved landscaping and use development to create positive frontages on these corner sites.				
Achievability	Yes, development would be viable in location				
Estimate of Potential	10 units	Potential Density	38 dph	Unit type	flats
Anticipated Delivery	6 – 10 years.				
Conclusion	A developable site				

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Site Reference: WP/UNDE/017



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Site name:	Boscawen House, Castle Road		
Site Address:	Boscawen House, Castle Road, Portland		
Developable Site Area (ha)	0.28 ha		
Ward/Settlement	Underhill		
Previously Developed Land?	Yes		
Current Land Use	Hostel/hotel		

Constraints		Possible Mitigation
Topography/Ground Condition	Elevated above the road rising to east	
Flood Risk	Low flood risk	
Access	From Castle Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Substantial Victorian property within extensive grounds, one of three in a prominent position within the townscape.	Retain trees in and surrounding grounds.

Relevant Policy Considerations	Within DDB. Within Underhill Conservation Area, Designated heritage asset – identified as part of Important Local building group.
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Availability (ownership)	Identified through Officer survey				
Suitability	Potential for conversion and sensitive extension.				
Achievability	Yes, development would be viable in this location				
Estimate of Potential	10 units	Potential Density	36 dph	Unit type	Flats
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site				

Site Reference: WP/UNDE/018



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Site name:	Islanders Club for Young People	
Site Address:	Islanders Club for Young People, East Weare Road, Portland, Dt5 1es	
Developable Site Area (ha)	0.21 ha	
Ward/Settlement	Underhill	
Previously Developed Land?	Yes	
Current Land Use	Islanders Club	

Constraints		Possible Mitigation
Topography/Ground Condition	Area where existing building located is flat then land falls away to north west	
Flood Risk	Low flood risk	
Access	From Leet Close	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Large utilitarian building housing Islanders Club, local open space in form of hard court. On edge of 1970's housing estate of semi detached/terraced housing and flats.	

Relevant Policy Considerations	Within DDB, part Local Open Space ,				
Availability (ownership)	Identified through Officer survey				
Suitability	Potential for flatted scheme subject to review of open spaces & club relocated/no longer required.				
Achievability	Yes, development would be viable in this location				
Estimate of Potential	25 units	Potential Density	119 dph	Unit type	Flats
Anticipated Delivery	6 – 10 years				
Conclusion	A developable site				