Appendix C - Submitted Included Sites



This appendix contains housing sites submitted to the Borough Council which are identified as having 'potential' for housing through the Strategic Housing Land Availability Assessment. The densities and developable site areas are indicative and would be subject to full assessment if they should be brought forward through planning permissions or a Core Strategy site allocations DPD.

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Submitted Sites – Included

0-5 years	3									
Site Reference	Site Name	Site Address	Settlement	Area Ha (Unconstrained)	Developable Site Area	Theoretical Potential	On-site estimate potential	Landowner/ Suggested Potential	Final estimate of potential	Final assessed density (dph)
4/01/0007	Land at Beverley Road	Beverley Road	Weymouth	0.76	0.6	36	36	40	36	60
4/03/0014	Land at Preston Rd/Elm Close	Elm Close	Weymouth	0.2	0.15	9	7	7	7	46.7
4/05/0022	Land rear of 23 Moorfield Road	Moorfield Road	Portland	0.04	0.04	1	2 or 3	2	2	50.0
4/05/0024	Land at Reforne (rear of Fancys Close)	Reforne	Portland	0.1	0.1	3	5	5	5	50.0
4/06/0021	Land beside 1-13 Courtlands Road	Courtlands Road	Portland	0.06	0.06	4	4	n/a	4	66.7
4/07/0019	Garages adjacent 31- 39 Coronation Road	Coronation Road	Portland	0.04	0.02	1	2	n/a	2	100.0
4/07/0020	Garages adjacent 105/107 East Weare Road	East Weare Road	Portland	0.04	0.04	1	2	n/a	2	50.0
4/07/0021	Land adjacent 2-14 Amelia Close	Amelia Close	Portland	0.09	0.09	5	5	n/a	5	55.6
4/10/0007	Garages adjacent 33- 37 Bedford Road	Bedford Road	Portland	0.06	0.06	4	4	n/a	4	66.7
4/12/0001	Former Weshaven School	Radipole Lane	Weymouth	0.3	0.30	18	18	45	18	60
4/14/0001	Buxton House	Cross Road	Weymouth	0.4	0.4	24	48	40	40	120
4/14/0014	Garages adjacent 27- 29 Dawlish Crescent	Dawlish Crescent	Weymouth	0.08	0.08	5	5	n/a	5	62.5
Total Units						102	129	n/a	123	

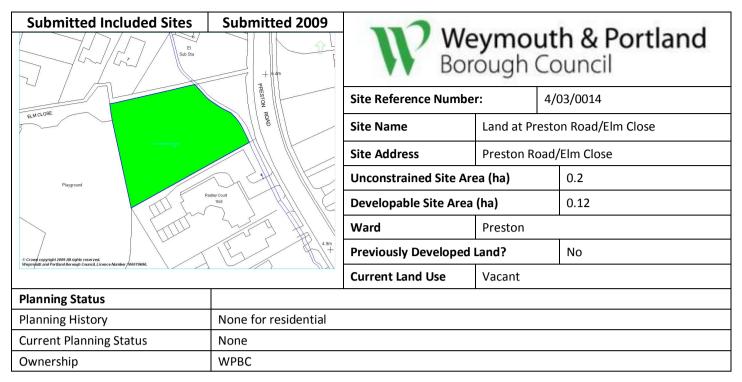
Appendix C – Submitted Included Sites

Submitted Included Sites	Weymouth & Portland Borough Council			
		Site Reference Numb	er:	4/01/0007
	Drafts iss	Site Name	Land at Be	everley Road
Acceptable Sygn		Site Address	Beverley F	Road
	Unconstrained Site Area (ha)		0.76ha	
BURKEROW		Developable Site Area (ha)		0.6ha
		Ward Littlemoor		ſ
© Crown copyright 2009 M rights reserved. Weymouth and Partiand Beroom Council Life mic Pharipset 1000191090.	1100/441	Previously Developed Land?		No
weymount more a ama sedential content. Lean confident food room.		Current Land Use	Vacant – d	ppen grassland
Planning Status			-	
Planning History	None for residential	·	·	
Current Planning Status	None			
Ownership	WPBC	·		

Constraints		Mitigation
Topography/Ground Condition	The site is not level, land falls away to the north	None
Flood Risk	The drainage catchment area running west to east along the northern part of the site creates the potential for flood risk, this compromises the capacity of the site.	The design of development would need to incorporate measures to manage water drainage on site
Access	No constraints on access, potential for new access to be created along Beverley Road	None
Contamination	None	None
Existing Infrastructure	Within existing development, local infrastructure nearby	None
Townscape/Character Adjacent Uses	Land is surrounded by residential development on all sides, largely medium density consisting of terraced and flats, land has recreational amenity value.	Local open space would need to be re-provided on/off site
Relevant Planning Policy	Local Open Space	

Relevant Planning Policy	Local Open Space				
Availability	Yes – The land is identified for development by an agent representing Weymouth and Portland Borough Council				
Suitability	Yes – The land is within existing development boundaries has no overriding constraints				
Achievability	Yes – Agent sugg	ests land could be developed for affordabl	e housing		
Estimate of Potential	36	Potential Density	60 dph		
Conclusion	A deliverable site within 5 years subject to successful reprovision of amenity space and flood risk mitigation.				

Appendix C – Submitted Included Sites



Constraints			Mitigation
Topography/Ground Condition	Generally level site		
Flood Risk	Parts of site within EA Flood Zones River Jordan. Therefore a high risk	Sequential Approach applies	
Access	Potential for improved access off E	Access from Preston Road would need further investigation given floor risk	
Contamination	Unknown		None
Existing Infrastructure	Site not served by domestic infrast of residential development	tructure but in the vicinity	None
Townscape/Character Adjacent Uses	River Jordan bisecting site, adjacer existing residential borders the no	None	
Relevant Planning Policy	Within Development Boundary, pa Conservation Area	artly within Surface Water Ca	tchment Area, within
Availability	Yes – Landowner intention known	through submitted SHLAA 2	form
Suitability	Yes – Subject to flooding and tree through site	studies. Site capacity constra	ined by River Jordan running
A 1 1 1 1111	Yes – Development both attractive	e and viable in this location	
Achievability			
Estimate of Potential	7 Units P	Potential Density	46.7 dph

Estimate of Potential

Conclusion

2 units

A deliverable site within 5 years

Submitted Included Sites	Submitted 2009	W We Boi	eymo rough	uth & Portland Council	
	Site Reference Number: 4/		4/05/0022		
	Site Name Land rear of 2		of 23 Moorfield Road		
Mortocoge	BROADCROFT	Site Address	Moorfield	Road	
School		Unconstrained Site A	rea (ha)	0.04	
Confession		Developable Site Area		0.04	
	"	Ward	Tophill Eas	I st	
11 13 17 19		Previously Developed	· ·	Yes	
Whymoulth and Perfund Borough Cospicil. Licence framboly 900/99490.	Sub	Current Land Use	Part of Ga	rden	
Planning Status					
Planning History	None				
Current Planning Status	Land to west had outling	Land to west had outline application for dwelling withdrawn			
Ownership	Single ownership				
	T				
Constraints		Mitigation			
Topography/Ground Condition	Underused garden, lev	el site		None	
Flood Risk	Low flood risk			None	
Access	No vehicular access at	present serving site		Access could be formed off Lovells Croft	
Contamination	None			None	
Existing Infrastructure	None serving site although surrounded by residential development on all sides			None	
Townscape/Character Adjacent Uses	Typical infill plot, land would benefit by being combined with land to west and south.			th None	
Relevant Planning Policy	Within Development B	oundary			
Availability	Yes – Landowner inten	tion known through sub	mitted SHLA	A 2 form	
Suitability	Yes – No overriding cor	nstraints on land			
Achievability	Yes – Development exp	· · · · · · · · · · · · · · · · · · ·	uickly witho	ut phasing. Development would	

Potential Density

Estimate of Potential

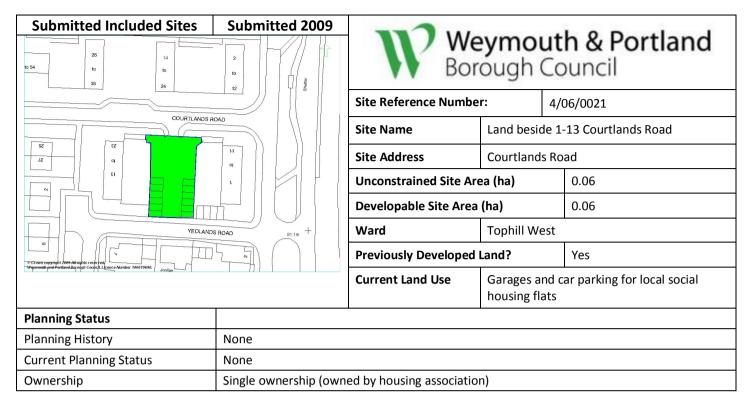
Conclusion

5 units

Submitted Included Sites	Submitted 2009	117 14/	N / 1920 C	uth 9 Dortland
	(disused)	Bor	ough	uth & Portland Council
		Site Reference Number:		4/05/0024
		Site Name Land at Refo		eforne (r/o Fancys Close)
St George's Centire §	Centre 5			
YMCA &		Unconstrained Site Ar	ea (ha)	0.10ha
District Cost		Developable Site Area	(ha)	0.10ha
REFORME CO.		Ward	Tophill Ea	st
Crown copyright aggr All rights lesewald		Previously Developed	Land?	No
Weymouth and Portland Becopyin Codnick Lkeylon Number 104(4)pilot [4]		Current Land Use	Vacant	,
Planning Status				
Planning History	None			
Current Planning Status	None			
Ownership	Multiple ownership	Multiple ownership		
	1			
Constraints				Mitigation
Topography/Ground Condition	Level site			None
Flood Risk	Low flood risk			None
Access	Narrow single track acc	cess off Reforne serving `	YMCA	Would require improvements or alternative site access from Fancys Close
Contamination	Unknown			None
Existing Infrastructure	None serving site but sidevelopment on two sides	surrounded by existing reides	sidential	None
Townscape/Character Adjacent Uses	Infill plot within existin	ig settlement		None
Relevant Planning Policy	Within Development B	oundary		
Availability	Yes – Landowners inte	ntion known through sub	omitted SHL	AA 2 form
Suitability	Yes – No overriding co	nstraints providing acces	s can be im	proved
Achievability	Yes – Dependent on th	e receipt lifting restrictiv	e covenant	from Crown Estate.

Potential Density

A deliverable site within 5 years subject to land achievability and site access improvements



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

Relevant Planning Policy	Within Development Boundary				
	·				
Availability	Yes – Landowner intention known through submitted SHLAA 2 form				
Suitability	Yes – No overriding constraints so long as overlooking and loss of car parking provision can be resolved				
Achievability	Yes – Development v	would be viable in this location			
Estimate of Potential	4 units	Potential Density	66.7 dph		
Conclusion	A deliverable site within 5 years				

Submitted Included Sites	Submitted 2009					
	**************************************	W	Bor	eymo ough	utl Co	n & Portland uncil
	95	Site Reference	Numbe	r:	4/0	7/0019
		Site Name		Garages a	djace	nt 31-39 Coronation Road
ostad Opper		Site Address		Coronatio	n Roa	ad
	47	Unconstrained	Site Ar	ea (ha)		0.04
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Developable S	ite Area	(ha)		0.02
		Ward		Underhill		
Scrom cofusing 2009 All rights preserved. We invoid and Partiple Box conflict (Longic's Number 100 CF100 Partie.)		Previously Dev	/eloped	Land?		Yes
чезноди ли с в цир вы ощу сучили подосединие подстоя.	× > (1 \//)	Current Land l	Jse	Garages fo	or loc	al social housing properties
Planning Status						
Planning History	None					
Current Planning Status	None	None				
Ownership	Single ownership (own	ned by housing as	sociatio	n)		
	I					
Constraints						Mitigation
Topography/Ground Condition	Level site and access a to NW	Level site and access although within heavily sloping area SE to NW			SE	None
Flood Risk	Low flood risk					None
Access		Access from Coronation Road, access could be constrained by more on street parking if the parking provision is removed				Retention of turning area inhibits developable area. Find alternative parking provision if required
Contamination	None					None
Existing Infrastructure		None serving existing garages but surrounded by existing residential development on all sides				None
Townscape/Character Adjacent Uses	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 Planning Policy	Within Development E	Boundary				
Availability	Yes – Landowner inter	ntion known thro	ugh sub	mitted SHLA	\A 2 f	orm
Suitability	Yes – No overriding co area and availability of		-		ed by	the retention of a turning
Achievability	Yes – Subject to the re	provision of car _l	parking,	developme	nt wo	uld be viable in this location
Estimate of Potential	2 units	Poter	itial Den	sity		100 dph

A deliverable site within 5 years subject to the relocation of existing garage parking provision

Existing Infrastructure

Uses

Townscape/Character Adjacent

Submitted Included Sites Submitted 2009		W We Bor	eymo ough	uth & Portland Council
& FOR		Site Reference Number	er:	4/07/0020
Service State Roan		Site Name Garages adjact Site Address East Weare Ro		djacent 105/107 East Weare Road
				re Road
42	100,000	Unconstrained Site Ar	ea (ha)	0.04
	Developable Site Area	(ha)	0.04	
© Cocom confirmat 20% All highes reserved.		Ward Underhill		•
Corecon confirment 2009 Air Injunit conserved.		Previously Developed Land?		Yes
weymody лик удвана во ощи солнол исоку ратов точетого.	\\ \//\	Current Land Use Garages for lo		or local social housing properties
Planning Status				
Planning History	None			
Current Planning Status	None			
Ownership	Single ownership (own	ned by housing associatio	n)	
Constraints				Mitigation
Topography/Ground Condition	Site level but on land v	which slopes steeply from	south to	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		
Contamination	Unknown			None

similar to 107/105	East Weare Road.		
Within Developme	nt Boundary		
Yes – Landowner ir	ntention known through submitted SHL/	AA 2 form	
Yes – No overriding constraints, subject to the reprovision of car parking			
<u>.</u>			
Yes – Subject to the	e reprovision of car parking, developme	nt would be viable in this location	
<u>.</u>			
2 units	Potential Density	50 dph	
•	•	•	
A deliverable site within 5 years subject to the relocation of existing garage parking provision			
	Yes – Landowner in Yes – No overriding Yes – Subject to the	Yes – Subject to the reprovision of car parking, developme 2 units Potential Density	

None serving existing garages but surrounded by existing

Lower density of properties adjacent Merchants incline. Land

steeply sloping, suitable for small semi detached properties

residential development on all sides

None

None

Submitted Included Sites	Submitted 2009	W Bo	eymo rough	outh & Portland Council
white the state of		Site Reference Numb	er:	4/07/0021
# \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		Site Name	Land adj	acent 2-14 Amelia Close
a spirit trans	du dose	Site Address	Amelia C	Close
		Unconstrained Site A	rea (ha)	0.09
		Developable Site Are	a (ha)	0.09
4		Ward	Underhil	I
© Crown copyright 2009 All rights reserved.		Previously Developed	l Land?	Yes
Weymouth and Fortsand Borough Council, Licence Number 1000 19690.		Current Land Use	Vacant –	grassed amenity space
Planning Status				
Planning History	None			
Current Planning Status	None			
Ownership	Single ownership (own	ned by housing associati	on)	
Constraints				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
Existing Infrastructure	None serving land but surrounded by existing residential development on all sides			None
Townscape/Character Adjacent Uses	· · ·	f terraces fronting Amel opposite (2-14 Amelia Cl		None

Within Development	Within Development Boundary				
·					
Yes – Landowner into	Yes – Landowner intention known through submitted SHLAA 2 form				
Yes – Although the le	evels may prove to be a constraint on	the overall level of development			
·					
Yes – No existing lan	d use, development would be viable ir	n this location			
·					
5 units	5 units Potential Density 55.6 dph				
•					
A deliverable site wit	A deliverable site within 5 years				
	Yes – Landowner into	Yes – Landowner intention known through submitted SHLA Yes – Although the levels may prove to be a constraint on the second sec			

Submitted Included Sites	Submitted 2009	W Bo	eymou	uth & Portland Council
	\$	Site Reference Numl	per:	4/10/0007
123 1		Site Name	Garages ac	djacent 33-37 Bedford Road
21	*	Site Address	Bedford Ro	oad
3	1, to 18	Unconstrained Site A	Area (ha)	0.06
o e Posts		Developable Site Are	ea (ha)	0.06
30		Ward	Westham	North
© Cymre Cogymer 2000 Ag cyng Albert ved. Wegynnetti and Pogym Alberty Control Leones Damber 1000 phops.		Previously Develope	d Land?	Yes
Weymorth and Portuga Obenin Council License Pamber 1000 1000.		Current Land Use	Car park fo	or local social housing properties
Planning Status		1		
Planning History	None			
Current Planning Status	None			
Ownership	Single ownership (own	ed by housing associat	ion)	
Constraints				Mitigation
Topography/Ground Condition	Generally level sites			None
Flood Risk	Low flood risk			None
Access	Existing access serving could be constrained by provision is removed			-
Contamination	Unknown			None

Contamination	Unknown		None		
Existing Infrastructure	None serving land but surround development on all sides	None			
Townscape/Character Adjacent Uses	Plot to north could be a continu south could accommodate an e to 124 Bedford Road).	None			
	_				
Relevant Planning Policy	Within Development Boundary				
Availability	Yes – Landowner intention known	wn through submitted SHLAA 2	form		
Suitability	Yes – Development subject to r	elocation of parking provision.			
Achievability	Yes – Development would be vi	able in this location			
Estimate of Potential	4 units Potential Density 66.7 dph				
Conclusion	A deliverable site within 5 years subject to the relocation of existing parking provision				
	ı				

Achievability

Conclusion

Estimate of Potential

Weymouth & Portland Borough Council Site Reference Number: 4/12/0001 Site Name Former Westhaven School Site Address Radipole Lane Unconstrained Site Area (ha) 0.30 Developable Site Area (ha) 0.30 Developable Site Area (ha) 0.30 Ward Wey Valley Previously Developed Land? Yes Current Land Use Vacant School Buildings Planning Status O9/00397/FULMAJ approved for demolition of existing school buildings and erection of community fire station with associated car parking and access Ownership Single ownership Constraints Mittgation Topography/Ground Condition Level site None Flood Risk Low flood risk None Access Access off Radipole Lane None Contamination Unlikely Would need further investigation Existing Infrastructure Site is served by infrastructure None Townscape/Character Adjacent Site is served by infrastructure None Few small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Wavailability Yes - Landowner intention known through submitted SHLAA 2 form Ves - Suitabile for family housing. Good access. Local Open Space will need to be replaced which will constrain capacity	Submitted Included Sites	Submitted 2009	777			
Site Name Former Westhaven School Site Address Radipole Lane Unconstrained Site Area (ha) 0.30 Developable Site Area (ha) 0.30 Ward Wey Valley Previously Developed Land? Yes Current Land Use Vacant School Buildings Planning Status Planning Status O9/00397/FULMAJ approved for demolition of existing school buildings and erection of community fire station with associated car parking and access Ownership Single ownership Constraints Mitigation Topography/Ground Condition Level site None Flood Risk Low flood risk None Access Access off Radipole Lane None Contamination Unlikely Would need further investigation Existing Infrastructure Site is served by infrastructure None Townscape/Character Adjacent Few small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes - Suitable for family housing. Good access. Local Open Space will need to be replaced	24-10	mered .	Bor	eymou ough C	council	
Site Address Radipole Lane Unconstrained Site Area (ha) 0.30 Developable Site Area (ha) 0.30 Ward Wey Valley Previously Developed Land? Yes Current Land Use Vacant School Buildings Planning Status Planning History None for residential use Current Planning Status 09/00397/PLUMAJ approved for demolition of existing school buildings and erection of community fire station with associated car parking and access Ownership Single ownership Constraints Mitigation Topography/Ground Condition Level site None Access Access off Radipole Lane None Contamination Unlikely Would need further investigation Existing Infrastructure Site is served by infrastructure None Townscape/Character Adjacent Uses Few small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes – Landowner intention known through submitted SHLAA 2 form Suitability Yes – Suitable for family housing. Good access. Local Open Space will need to be replaced			Site Reference Numbe	r:	4/12/0001	
Unconstrained Site Area (ha) Developable Site Area (ha) O.30 Developable Site Area (ha) O.30 Ward Wey Valley Previously Developed Land? Current Land Use Vacant School Buildings Planning Status Planning History None for residential use Current Planning Status O9/00397/FULMAJ approved for demolition of existing school buildings and erection of community fire station with associated car parking and access Ownership Single ownership Constraints Topography/Ground Condition Level site Flood Risk Access Access off Radipole Lane None Contamination Unlikely Would need further investigation Existing Infrastructure Site is served by infrastructure Townscape/Character Adjacent Uses Pew small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes — Landowner intention known through submitted SHLAA 2 form Suitability Yes — Suitable for family housing. Good access. Local Open Space will need to be replaced			Site Name	Former Wes	sthaven School	
Unconstrained Site Area (ha) Developable Site Area (ha) O.30 Developable Site Area (ha) O.30 Ward Wey Valley Previously Developed Land? Current Land Use Vacant School Buildings Planning Status Planning History None for residential use Current Planning Status O9/00397/FULMAJ approved for demolition of existing school buildings and erection of community fire station with associated car parking and access Ownership Single ownership Constraints Topography/Ground Condition Level site Flood Risk Access Access off Radipole Lane None Contamination Unlikely Would need further investigation Existing Infrastructure Site is served by infrastructure Townscape/Character Adjacent Uses Pew small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes — Landowner intention known through submitted SHLAA 2 form Suitability Yes — Suitable for family housing. Good access. Local Open Space will need to be replaced	Accorded Deposit		Site Address	Radipole La	ne	
Ward Wey Valley		V	Unconstrained Site Are	ea (ha)	0.30	
Planning Status Planning History Current Planning Status Ownership Constraints Topography/Ground Condition Flood Risk Access Access Access off Radipole Lane Contamination Existing Infrastructure Townscape/Character Adjacent Uses Planning Policy Within Development Boundary, partly within Local Open Space Previously Developed Land? Vacant School Buildings Vacant School Buildings Previously Developed Land? Vacant School Buildings Planning Status Ogovary Vacant School Buildings Mitigation Mitigation Mitigation None Flood Risk None Vould need further investigation Existing Infrastructure Site is served by infrastructure None Vould need further investigation Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes — Landowner intention known through submitted SHLAA 2 form Suitability Yes — Suitable for family housing. Good access. Local Open Space will need to be replaced			Developable Site Area	(ha)	0.30	
Current Land Use Vacant School Buildings			Ward	Wey Valley		
Planning Status Planning History Current Planning Status O9/00397/FULMAJ approved for demolition of existing school buildings and erection of community fire station with associated car parking and access Ownership Single ownership Constraints Constraints Level site Flood Risk Access Access off Radipole Lane None Contamination Unlikely Would need further investigation Existing Infrastructure Townscape/Character Adjacent Uses Few small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes — Landowner intention known through submitted SHLAA 2 form Suitability Yes — Suitable for family housing. Good access. Local Open Space will need to be replaced	© Crown copyright 2009 Alt rights' els erved. Weymouth and Plettand Bequigh Council Licence Namber 1000 19694.		Previously Developed	Land?	Yes	
Planning History Current Planning Status O9/00397/FULMAJ approved for demolition of existing school buildings and erection of community fire station with associated car parking and access Ownership Single ownership Constraints Topography/Ground Condition Flood Risk Low flood risk Access Access off Radipole Lane None Contamination Unlikely Would need further investigation Existing Infrastructure Site is served by infrastructure Townscape/Character Adjacent Uses Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes – Landowner intention known through submitted SHLAA 2 form Suitability Yes – Suitable for family housing. Good access. Local Open Space will need to be replaced			Current Land Use	Vacant Scho	ool Buildings	
Current Planning Status O9/00397/FULMAJ approved for demolition of existing school buildings and erection of community fire station with associated car parking and access Ownership Single ownership Constraints Topography/Ground Condition Flood Risk Low flood risk Access Access off Radipole Lane None Contamination Unlikely Would need further investigation Existing Infrastructure Site is served by infrastructure None Townscape/Character Adjacent Uses Few small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes – Landowner intention known through submitted SHLAA 2 form	Planning Status					
Constraints	Planning History	None for residential us	e			
Constraints Mitigation Topography/Ground Condition Level site None Flood Risk Low flood risk None Access Access off Radipole Lane None Contamination Unlikely Would need further investigation Existing Infrastructure Site is served by infrastructure None Townscape/Character Adjacent Few small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes – Landowner intention known through submitted SHLAA 2 form Suitability Yes – Suitable for family housing. Good access. Local Open Space will need to be replaced	Current Planning Status	_ · ·				
Topography/Ground Condition Flood Risk Low flood risk Access Access off Radipole Lane None Contamination Unlikely Would need further investigation Existing Infrastructure Townscape/Character Adjacent Uses Few small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes — Landowner intention known through submitted SHLAA 2 form Suitability Yes — Suitable for family housing. Good access. Local Open Space will need to be replaced	Ownership	Single ownership				
Topography/Ground Condition Flood Risk Low flood risk Access Access off Radipole Lane None Contamination Unlikely Would need further investigation Existing Infrastructure Townscape/Character Adjacent Uses Few small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes — Landowner intention known through submitted SHLAA 2 form Suitability Yes — Suitable for family housing. Good access. Local Open Space will need to be replaced						
Flood Risk Access Access off Radipole Lane Contamination Unlikely Existing Infrastructure Site is served by infrastructure Townscape/Character Adjacent Uses Few small trees, adjacent new school Would need further investigation Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes – Landowner intention known through submitted SHLAA 2 form Suitability Yes – Suitable for family housing. Good access. Local Open Space will need to be replaced	Constraints				Mitigation	
Access	Topography/Ground Condition	Level site			None	
Contamination Unlikely Existing Infrastructure Site is served by infrastructure Townscape/Character Adjacent Uses Few small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes – Landowner intention known through submitted SHLAA 2 form Suitability Yes – Suitable for family housing. Good access. Local Open Space will need to be replaced	Flood Risk	Low flood risk			None	
Existing Infrastructure Site is served by infrastructure Townscape/Character Adjacent Uses Few small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes — Landowner intention known through submitted SHLAA 2 form Suitability Yes — Suitable for family housing. Good access. Local Open Space will need to be replaced	Access	Access off Radipole Lar	ne		None	
Townscape/Character Adjacent Uses Few small trees, adjacent new school Would need sensitive design and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes — Landowner intention known through submitted SHLAA 2 form Suitability Yes — Suitable for family housing. Good access. Local Open Space will need to be replaced	Contamination	Unlikely				
Uses and layout given school use adjacent. Local open space would need to be reprovided elsewhere. Relevant Planning Policy Within Development Boundary, partly within Local Open Space Availability Yes — Landowner intention known through submitted SHLAA 2 form Suitability Yes — Suitable for family housing. Good access. Local Open Space will need to be replaced	Existing Infrastructure	Site is served by infrast	ructure		None	
Availability Yes — Landowner intention known through submitted SHLAA 2 form Suitability Yes — Suitable for family housing. Good access. Local Open Space will need to be replaced		Few small trees, adjacent new school Would need sensitive and layout given school adjacent. Local open se would need to be re-			and layout given school use adjacent. Local open space would need to be re-	
Availability Yes — Landowner intention known through submitted SHLAA 2 form Suitability Yes — Suitable for family housing. Good access. Local Open Space will need to be replaced	Relevant Planning Policy	Within Development B	oundary, partly within Lo	ocal Open Spa	ce	
Suitability Yes – Suitable for family housing. Good access. Local Open Space will need to be replaced			2. 2.2. [7] [2.1. 3.] 1.1. 3.1.1.1.1.1.2.			
	Availability	Yes – Landowner inter	ntion known through sub	mitted SHLAA	2 form	
	Suitability		-	Local Open Տլ	pace will need to be replaced	

18 Units

A deliverable site within 5 years

Yes – Attractive location for development making best viable use of existing buildings

Potential Density

Submitted Included Sites	Submitted 2009			[1] 12 12 13 14 15 15 15 15 15 15 15 15 15 15 15 15 15	
		We Bor	100000	th & Portland ouncil	
		Site Reference Numbe	r: 4	/14/0001	
	CROSS IDAG	Site Name	Former Buxt	on House	
Amphilip	Consult Col (G	Site Address	Cross Road		
	17.5m +	Unconstrained Site Are	ea (ha)	0.4	
		Developable Site Area	(ha)	0.4	
		Ward	Weymouth V	Vest	
m m	Seguy	Previously Developed	Land?	Yes	
To Crown Souright 2008 All rights reserved. Weymouth and Portland Borough Council Licence Number 1000 13550.		Current Land Use	I	ntly demolished	
Planning Status		<u>I</u>	I		
Planning History	None for residential us	e			
Current Planning Status	House recently demoli	shed – some pre-applica	tion discussion	s held	
Ownership	Single ownership – site owned by DCC				
Constraints	Mitigation				
Topography/Ground Condition	Level site			None	
Flood Risk	Low flood risk	Low flood risk			
Access	Good existing access of	ff Cross Road		None	
Contamination	Unknown			Would need further investigation	
Existing Infrastructure	Existing infrastructure	provided		May require improvements	
Townscape/Character Adjacent Uses	-	Trinity Infants School ad n density residential unit		TPO would constrain the development potential, could be included within open apace element.	
Relevant Planning Policy	Within Development B	oundary, adjacent Local	Open Space		
Availability	Yes – Site recently clea held	red for the purposes of r	edevelopment	- pre-application discussions	
Suitability	Yes – Would improve the character of the existing area, flats and high density scheme can be achieved on site				
Achievability	Yes – Attractive locatio redevelopment for hou	n for development, finar using desirable	ncial viability o	f empty sites makes	
Estimate of Potential	40 Units	Potential Den	sity	120 dph	

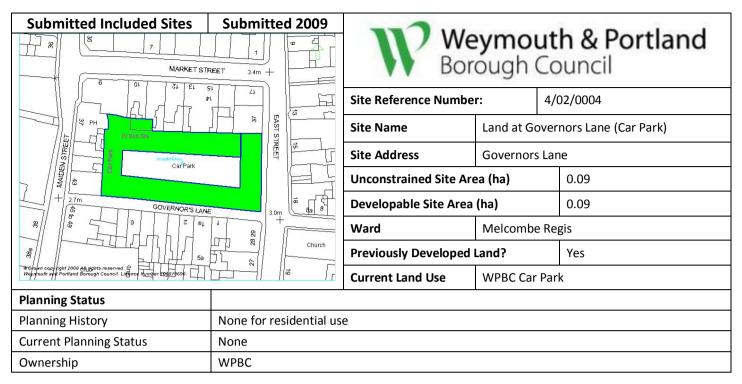
A deliverable site within 5 years

Submitted Included Sites	Submitted 2009					
Submitted included sites	Submitted 2009	We Boi	eymou rough C	th & Portland ouncil		
		Site Reference Number	er: 4	/14/0014		
		Site Name	Garages adja	cent 27-29 Dawlish Crescent		
		Site Address	Dawlish Cres	cent		
	*	Unconstrained Site Ar	ea (ha)	0.08		
8 2		Developable Site Area	n (ha)	0.08		
		Ward	Weymouth V	Vest		
		Previously Developed	Land?	Yes		
© Crown copyright 2009 All rights, reserved. Weymouth and Portand Busself Council Ligarics Hambur 4000 19490.	3 / / ///	Current Land Use		ocal social housing properties		
Planning Status		1				
Planning History	None	None				
Current Planning Status	None					
Ownership	Single ownership (own	ned by housing association	on)			
Constraints				Mitigation		
Topography/Ground Condition	Level site			None		
Flood Risk	Low flood risk			None		
Access	Access potentially from	n both sides of site		None		
Contamination	Unknown			Would need further investigation		
Existing Infrastructure	None serving garages I development on all side	but surrounded by existi les	ng residential	None		
Townscape/Character Adjacent Uses	II	r of semi detached propo e character of the area.	erties (fronting	None		
Relevant Planning Policy	Within Development B	Boundary				
Availability	Yes – Landowner inten	ition known through sub	mitted SHLAA	2 form		
Suitability	Yes – No overriding constraints, subject to the reprovision of car parking					
Achievability	Yes – Development would be viable in this location					
Estimate of Potential	5 units	Potential Der	nsity	62.5 dph		
		. 555	,	2=1- 2/km		

A deliverable site within 5 years

Appendix C – Submitted Included Sites

6-10 years										
Site Reference	Site Name	Site Address	Settlement	Area Ha (Unconstrained)	Developable Site Area	Theoretical Potential	On-site estimate potential	Landowner/ Suggested Potential	Final estimate of potential	Final assessed density (dph)
4/01/0007	Land at Beverley Road	Beverley Road	Weymouth	0.76	0.6	36	36	40	36	60
4/02/0004	Land at Governors Lane	Governors Lane	Weymouth	0.09	0.09	11	18	22	18	200
4/02/0006	15 Crescent Street	Crescent Street	Weymouth	0.02	0.02	2	3	3	3	150
4/02/0010	Pavilion & Ferry Terminal	Pavilion & Ferry Terminal	Weymouth	4.39	4.39	263.4	335	335	335	76.3
4/07/0007	Lord Clyde PH Car Park,	Chiswell	Portland	0.04	0.04	2.4	4	4	4	100
4/07/0008	Land to west of Fortuneswell	Fortuneswell	Portland	0.04	0.04	2.4	6	20	6	150
4/07/0009	Hambro Car park (part)	Fortuneswell	Portland	0.08	0.08	4.8	10	11	10	125
Totals						286	376	395	376	



Constraints			Mitigation
Topography/Ground Condition	Level site, potential for ground ins	tability	Deeper piling
Flood Risk	Low flood risk	Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy	
Access	Vehicular access off East Street, po Street.	edestrian access off Maiden	None
Contamination	Telegraph and phone lines over si	te	None
Existing Infrastructure	Site not served by domestic infras existing residential development of	None	
Townscape/Character Adjacent Uses	Residential surrounding site, some onto site. Within conservation are	_	None
Relevant Planning Policy	Within Development Boundary, T Harbourside Commercial Area, Me Archaeological Potential		
Availability	Yes – Landowner intention known	through submitted SHLAA 2 f	orm
Suitability	Yes – Access may constrain capaci given lower risk of flooding that al Development of this site has the c	ternative town centre locatio	ns under the exception test.
Achievability	Yes - Subject to review of parking	strategy through Town Centre	e AAP and political decision.
-	The samples to remain or parking		2.2.2.2.100
Estimate of Potential	18 Units	Potential Density	200 dph

A deliverable site within 6-10 years

Submitted Included Sites	Weymouth & Portland Borough Council			
	STAREET STAREET	Site Reference Numb	er:	4/02/0006
Club	Chescent	Site Name	15 Crescer	nt Street
		Site Address	15 Crescer	nt Street
14 101	MUSGRAVE PLACE	Unconstrained Site Area (ha)		0.02
, , , , , , , , , , , , , , , , , , , ,		Developable Site Area (ha)		0.02
100		Ward	Melcombe	Regis
+ +2.1m		Previously Developed Land?		Yes
CRS-with chayright 2008 #1/rights reserved. Weymouth and Portland Egrough Council. License Nikeliger 100019690	ILA PI	Current Land Use	Residentia	l Yard
Planning Status				
Planning History	None for residential			
Current Planning Status	None			
Ownership	Single ownership			

Constraints			Mitigation
Topography/Ground Condition	Land condition, ground stability		None
Flood Risk	Within EA flood zone 2 & 3. Therefore for flooding	Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy	
Access	Parking off street		None
Contamination	Unknown		Would need further investigation
Existing Infrastructure	May require improvements		None
Townscape/Character Adjacent Uses	Mixed uses adjacent, predominantly r conservation area.	None	
Relevant Planning Policy	Within Development Boundary, Town Housing Area, Town Centre Tidal Floo		ea, Melcombe Regis Family
Availability	Yes – Landowner intention known thr	ough submitted SHLAA 2	form
Suitability	Yes – Opportunity to enhance the con	nservation area	
Achievability	Yes – WPBC owned units subject to po	olitical decision on future	
Estimate of Potential	3 Units Pote	ential Density	150 dph
Conclusion	A deliverable site within 6-10 years		

Submitted Included Sites	Submitted 2009	W We Bor	ymol ough (uth & Portland Council
		Site Reference Number	er:	4/02/0010
		Site Name	Pavilion &	Ferry Terminal
Acaptotion		Site Address	Pavilion &	Ferry Terminal
		Unconstrained Site Ar	ea (ha)	4.39
		Developable Site Area (ha)		4.39
		Ward	Melcombe	Regis
		Previously Developed Land?		Yes
Crowdconfingth 2004 All rights had ved We you had a boding to men. License Sumber 1000 14990		Current Land Use	Ferry Term	ninal, Theatre, Car Parking
Planning Status				
Planning History	Site Development Brief	f – approved May 2008		
Current Planning Status	Under significant pre-application discussions			
Ownership	WPBC			

Constraints			Mitigation
Topography/Ground Condition	Level site. Land reclaimed from th instability. Integrity of sea defence	Redevelopment would need to improve sea defence and land instability	
Flood Risk	Within EA Flood Zones 2 and 3 Tid further analysis to determine the flood level which combines wave a	Sequential Approach applies, less flood risk than other Town Centre sites	
Access	Peninsular location only access off	the Esplanade	None
Contamination	Potential from current land uses a	nd activities	None
Existing Infrastructure	Serving existing facilities	Improvements necessary to serve greater density of uses	
Townscape/Character Adjacent Uses	Includes Ferry Terminal and uses a of redevelopment proposals, adjaction visual links to the Nothe	None	
Relevant Planning Policy	Within Development Boundary, M Area, adjacent to Town Centre Co	-	ombe Regis Family Housing
Availability	Yes – Landowner (WPBC) made in	tention to redevelop site kno	own
Suitability	Yes – Development would improve opportunity to support wider rege	• •	ter of the site and provide an
Achievability	Yes – Financially viable given gene defence and associated ground in		•
Estimate of Potential	335 Units F	Potential Density	76.3 dph
	-		l
Conclusion	A deliverable site within 6-10 year	s subject to the resolution of	future redevelonment

Submitted Included Sites	Submitted 2009			
Works PH	Submitted 2009	Weymouth & Portland Borough Council		
		Site Reference Number	er:	4/07/0007
		Site Name	Lord Clyde	e PH Car Park
westerpart	H Control	Site Address	Chiswell	
Car Park	+	Unconstrained Site Ar	ea (ha)	0.04
	3.7m	Developable Site Area	(ha)	0.04
PCs	S S S S S S S S S S S S S S S S S S S	Ward	Melcombe	e Regis
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Previously Developed	Land?	Yes
© Crown copyright 2009 All rights reserved. Weymouth and Portland Borough Council Licence Number 100019504. WPBC Car Park			Park	
Planning Status				
Planning History	None for residential			
Current Planning Status	None			
Ownership	Single ownership			
Constraints				Mitigation
Topography/Ground Condition	Level site			None
Flood Risk	Within EA Flood Zone 3 and 3 Tidal. Therefore a high risk potential for flooding			Mitigation measures subject to findings of the SFRA2
Access	Access off Chiswell			None
Contamination	Unknown			Would need further investigation
Existing Infrastructure	Site not served by domestic infrastructure but surrounded by existing residential development on all sides			by None
Townscape/Character Adjacent Uses	· ·	Conservation Area, residential opposite. Attractive location given proximity to Chesil Beach		

Relevant Planning Policy	Within Underhill Co	Within Underhill Conservation Area, Chiswell Tidal and Extreme Tidal Flood Risk Areas.				
Availability	Yes – Landowner i	ntention known through submitted SHL	AA 2 form			
Suitability	_	Yes - At significant risk of flooding but if this can be overcome then there is an opportunity to improve approach to Victoria Square and the conservation area.				
Achievability	Yes – Economic via parking may be rec	bility of existing use makes redevelopm Juired.	ent viable. Replacement car			
Estimate of Potential	4 Units	Potential Density	100 dph			
Conclusion	A deliverable site v	A deliverable site within 6-10 years, subject to flood risk limitations				

Conclusion

Estimate of Potential

6 Units

PH Shelter Shelter	Western Frams Vincerniii	Site Reference Number		
ar Park	Underhiji			4/07/0008
52.4m BM 55.51m	7 2 6	Site Name	Land to the	e West of Fortuneswell
52.4m & 18 BM 55.51m	Parage /	Site Address	Fortuneswe	ell
52.4m	555	Unconstrained Site Are	ea (ha)	0.04
		Developable Site Area	(ha)	0.04
Shelter	10 TCB	Ward	Underhill	
SZ 61 S1		Previously Developed	Land?	Yes
SCrown copylight 2008 AN rightly reserved: Weyknouth and Portland Borough Council, Licence NumbBH100019590.		Current Land Use	WPBC Car I	Park
Planning Status				
Planning History No.	one for residential use	9		
Current Planning Status No.	None			
Ownership Sin	ingle ownership			
Constraints				Mitigation
	te slopes to the north			None as similar
Flood Risk Lo	ow flood risk			None
Access	opport			Access may constrain opportunity to build fronting highway
Contamination Ur	nlikely			Would need further investigation
l – – – – – – – – – – – – – – – – – – –	ite not served by dome xisting residential deve	estic infrastructure but s elopment on all sides	urrounded b	y None
Townscape/Character Adjacent Uses	Adjacent to busy road, within Conservation area			Re-provide public car parking elsewhere?
Relevant Planning Policy W	vitnin Development Bo	oundary, Underhill Conse	ervation Area	1
Availability Ye	es – Landowner inten	tion known through sub	mitted SHLA	A 2 form
<u> </u>		ar park, subject to politic ove site adjacent conser		e loss of parking. Opportunity to
Achievability Ye	es – Economic viability	of existing use makes re	edevelopme	nt viable

A deliverable site within 6-10 years

Potential Density

Submitted Included Sites	Submitted 2009	Weymouth & Portland Borough Council		
Club Charles to the control of the c	The state of the s	Site Reference Numb	er:	4/07/0009
	PH (a)	Site Name	Hambro C	ar Park (part)
		Site Address	Fortunesw	/ell
Car Park		Unconstrained Site Area (ha)		0.08
	52.4m	Developable Site Area (ha)		0.08
Bedford Play Area	O o the	Ward	Underhill	·
Place Allotment Gardens	1 SZ 61	Previously Developed	l Land?	Yes
Crown copyright 2008 All rights reserved. Waymouth and Eastern Scruydr Tournell. Lie proc Number 1000 9890	PH	Current Land Use	WPBC Car	Park
Planning Status				
Planning History	None for residential us	e		
Current Planning Status	None			
Ownership	Single			

Constraints			Mitigation		
Topography/Ground Condition	Generally level site, lower level than high	Would mean developable footprint would be set back further.			
Flood Risk	Low flood risk		None		
Access	Access off Fortuneswell serving existing	car park	None		
Contamination	Unlikely, adjacent busy road		None		
Existing Infrastructure	Site not served by domestic infrastructure existing residential development on all s	None			
Townscape/Character Adjacent Uses	Adjacent to existing car park and busy ro to south east of site	None			
Relevant Planning Policy	Within Development Boundary, Underhi	ill Conservation Area			
Availability	Yes – Landowner intention known throu	ugh submitted SHLAA 2	! form		
Suitability	Yes – Frontage of Hambro car park subje Opportunity to physically/visually impro introducing street frontage.	•	. •		
Achievability	Yes – Part of Hambro car park, subject to	o political decision re lo	oss of parking.		
			-		
Estimate of Potential	10 Units Potent	ial Density	125 dph		
Conclusion	A deliverable site within 6-10 years				

Submitted Included Sites	Submitted 2009			
		We Bor	eymoi ough	uth & Portland Council
		Site Reference Numbe	r:	4/10/0004
		Site Name	Land at Ra	dipole Lane (Aldwickbury Estate)
		Site Address	Radipole L	ane
		Unconstrained Site Are	ea (ha)	1.75
		Developable Site Area	(ha)	1.28
	THE PERSON OF TH	Ward	Westham	North
		Previously Developed	Land?	No
Character Strict Course of Strict C		Current Land Use	Vacant	
Planning Status		1	l .	
Planning History	None for residential			
Current Planning Status	None			
Ownership	Single ownership in a t	rust		
Constraints				Mitigation
	Conorally loyal			Mitigation None
Topography/Ground Condition Flood Risk	Generally level	owever well known prol	olome with	Severity of runoff subject to
FIOOU NISK	surface water runoff co	-		
Access	Potential for access off	Radipole Lane		None
Contamination	Unknown			None
Existing Infrastructure	Adjacent to existing bu improvements	ilt development, would I	require	Improved drainage could alleviate surface water runoff. Potential for SUDS
Townscape/Character Adjacent Uses	Open space to west and north, residential adjoins northern part of site. Extensive residential development adjacent to east.			Retain proposed local open space as buffer.
Relevant Planning Policy	Outside the developme proposed open space	ent boundary, part of site	e fronting Ra	adipole Lane designated as
Availability	Yes – Landowner inter	ntion known through sub	mitted SHLA	AA 2 form
Suitability	Yes - Adjoining larger site included in West Dorset District Council SHLAA exercise. Only part of site suitable due to need to retain open space buffer between site and Radipole Lane. Site is acceptable as it is less visible and would be viewed in context with the existing development.			
Achievability	Yes - development wou	uld be viable in this locat	ion of conta	ined to this site only.
Estimate of Potential	58 Units	Potential Den	sity	45.3 dph

A deliverable site within 6-10 years

Appendix C – Submitted Included Sites

11-15 year	'S									
Site Reference	Site Name	Site Address	Settlement	Area Ha (Unconstrained)	Developable Site Area	Theoretical Potential	On-site estimate potential	Landowner/ Suggested Potential	Final estimate of potential	Final assessed density (dph)
4/01/0002	Land at Littlemoor Road	Littlemoor Road	Weymouth	0.3	0.71	18	10	105	18	25
4/01/0005	Land adjoining Littlemoor Road	Littlemoor Road	Weymouth	14.43	2	120	75	500	75	37.5
4/02/0002	Lakeside Superbowl	St Nicholas Street	Weymouth	0.38	0.2	24	24	100	24	120
4/02/0003	Land at Park Street	Park Street	Weymouth	0.3	0.3	36	50	80	50	166.7
4/05/0006	Land at Reforne	Reforne, Easton	Portland	0.02	0.02	0.6	2	3	3	150
4/11/0002	Land at Chickerell Road	Chickerell Road	Weymouth	0.09	0.09	5.4	5	4	5	55.6
4/11/0003	Land at Westhaven	Westhaven Road	Weymouth	0.09	0.03	5.4	3	6	3	100
4/14/0004	Bradford Road/Emerson Road	Emerson Road	Weymouth	0.04	0.04	2.4	3	3	3	75
4/15/0009	Land off Osprey Road	Osprey Road	Weymouth	0.15	0.15	9	10	10	10	66.6
Totals						220.8	182	811	191	

Submitted Included Sites Submitted 2009		W W Bo	eymou rough C	th & Portland ouncil
			per:	1/02/0002
Countries Countr	Site Name	Lakeside Sup	perbowl	
	Site Address	St Nicholas S	Street	
		Unconstrained Site Area (ha)		0.38
		Developable Site Area (ha)		0.2
	A STATE OF THE STA	Ward	Melcombe F	Regis
	Connected 2 th ST E	Previously Developed Land?		Yes
© Crown copyright 2008 All rights overyed Weymouth and Portland Borobath Colonial Conces Washer 104419690	NO STREET	Current Land Use	Recreationa	l - Bowling Complex & car park
Planning Status				
Planning History	None for residential us	e		
Current Planning Status	None			
Ownership	Single			

Constraints			Mitigation
Topography/Ground Condition	Level site, potential for land	instability	Would need further investigation
Flood Risk	Part of the site in Flood Zone potential for flooding	Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy	
Access	Access off St Nicholas Street		None
Contamination	Unlikely		Would need further investigation
Existing Infrastructure	Existing infrastructure serving	g site	None
Townscape/Character Adjacent Uses	Within Conservation Area, g surrounding site	Good design essential and height constraints given setting of townscape.	
	Housing Area	ea, Area of Archaeological Potenti	an, mercomoc neglo i animy
Availability	Yes – Landowner intention k	nown through submitted SHLAA 2	2 form
Suitability		centre site. Flooding also a key co	
Achievability	Yes - Bowling/leisure facility	would need to be retained/re-pro	ovided on site reducing site
		sideration for retail development	_
Estimate of Potential	24 Units	Potential Density	120 dph
	<u> </u>		· ·
Conclusion		1	·

Submitted Included Sites	Submitted 2009	Weymouth & Portland Borough Council		
		Site Reference Number	er:	4/02/0003
Ge PMA		Site Name	Land at Pa	rk Street (Car Park)
Towns Court		Site Address	Park Stree	t
		Unconstrained Site Area (ha)		0.3
		Developable Site Area	(ha)	0.3
F. BOAD		Ward	Melcombe	e Regis
	The Anthropage	Previously Developed	Land?	Yes
OCrown copyright 2008 All rights/reserved. Waymouth and Porturna Bosough Council Leone Multiple 1 1990 19690.		Current Land Use	WPBC Car	Park
Planning Status				
Planning History	None for residential use			
Current Planning Status	None			
Ownership	Single ownership		•	

Constraints			Mitigation
Topography/Ground Condition	Level site, potential for	Would need further investigation	
Flood Risk	All of site within EA Flo	Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy	
Access	Existing Road Access of Commercial Road	f Park Street, further access off	None
Contamination	None		None
Existing Infrastructure	Site not served by dom existing residential dev	None	
Townscape/Character Adjacent Uses	Generally 3 stories, wit	Good design essential and height constraints given setting of townscape.	
Relevant Planning Policy	Within Development B Melcombe Regis Family	oundary, within Conservation Area, Hig , Housing Area	h Archaeological Potential,
Availability	Yes – Landowner inten	tion known through submitted SHLAA 2	! form
Suitability	longer term retail deve	constrain residential capacity. Site also lopment as part of Town Centre expans ent of this site is opportunity to enhand	sion so mixed use also
Achievability	Yes – Subject to review	of parking strategy through Town Cent	re AAP and political decision.
Estimate of Potential	50 Units	Potential Density	166.7 dph
Conclusion	A deliverable site withi	n 11-15 years	

Submitted Included Sites	154 54 60 46		Weymouth & Portland Borough Council	
+89.0m	40	Site Reference Numb	1999	4/05/0006
2E BM 80.05m	32/	Site Name	Land at Refo	orne
	PSE SE ILS VE PREFORNE	Site Address	Reforne	
	1/1/2/	Unconstrained Site A	Area (ha)	0.02
	1/14////	Developable Site Area (ha)		0.02
	7//4/4/	Ward	Melcombe Regis	
		Previously Develope	d Land?	Yes
Semulogydgit 2008 All Vights referred. Weymouth and Endland Borough Council Licence Number 100019690.		Current Land Use	Vacant	
Planning Status				
Planning History	None for residential us	e		
Current Planning Status	None			
Ownership	Single ownership			

Constraints		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	Improve access through pumping station
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Site not served by domestic infrastructure but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	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 Planning Policy				
	•			
Availability	Yes – Landowner int	ention known through submitted SHLA	AA 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 inve	stment to overcome constraints		
Estimate of Potential	3 Units Potential Density 150 dph			
Conclusion	A deliverable site within 11-15 years			

Submitted Included Sites Submitted 2009		Weymouth & Portland Borough Council		
		Site Reference Number: 4/1		4/11/0002
	390	Site Name	Land at Ch	ickerell Road
Marghettery	15+ 17	Site Address	Chickerell Road	
Sub Sta	394	Unconstrained Site Are	ea (ha)	0.09
Shoter		Developable Site Area	(ha)	0.09
		Ward	Westham \	West
		Previously Developed	Land?	Yes
e Crown cobyratet 900 kM rights reserved— Welymouth and Portland toposts Council Licetice Nymber 100019590.		Current Land Use	Vacant	
Planning Status				
Planning History	None for residential us	e		
Current Planning Status	None			
Ownership	Single ownership			

Constraints			Mitigation	
Topography/Ground Condition	Level site, adjacent to electricity	None		
Flood Risk	Low flood risk		None	
Access	Access off Chickerell Road		Close to junction, could pose a danger for access	
Contamination	None		None	
Existing Infrastructure	Site not served by domestic infra existing residential development	•	None	
Townscape/Character Adjacent Uses	Adjacent to Borough Boundary, of adjacent, sheltered bungalows un Adjacent busy Chickerell Road	Electricity substation could constrain site potential, not attractive townscape feature		
Relevant Planning Policy	Within Development Boundary			
Availability	Yes – Landowner intention know	n through submitted SHLAA 2	2 form	
Suitability	Yes - As stand alone site. No intention adjacent landowner wishes to develop bungalows. Fir trees on boundary to be retained.			
Achievability	Yes - development would be viable in this location			
		Potential Density		
Estimate of Potential	5 Units	55.6 dph		
Conclusion	A deliverable site within 11-15 years			

Submitted Included Sites	Submitted 2009	117 W	vmo	th & Portland
20.7m + The Fiveways		Weymouth & Portland Borough Council		
		Site Reference Number: 4/		4/11/0003
Centre	EN	Site Name	Land at W	esthaven
		Site Address Westhaven		n
RADIPOLE LANE	340	Unconstrained Site Area (ha)		0.09
TCB &	338	Developable Site Area	(ha)	0.03
		Ward	Westham	West
7/1		Previously Developed	Land?	Yes
Crowd could have 2008 All Fights Meserved. Weymouth and Portland Edrough Council Licence Number 100019890.	Shelter	Current Land Use	Vacant	
Planning Status				
Planning History	None for residential us	e		
Current Planning Status	None			
Ownership	Single ownership			
Constraints	Mitigation			
Topography/Ground Condition	Level site, some trees on site None			None
Flood Risk	Low flood risk			None
Access	No access potential fro with traffic light junction	m Radipole Lane due to proximity on and queuing traffic.		Access off Westhaven
Contamination	None			None
Existing Infrastructure	Site not served by dom	nestic infrastructure		None
Townscape/Character Adjacent Uses	No TPO, some minor tr junction.	ree coverage. Adjacent b	usy road	None
Relevant Planning Policy	Within Development B	oundary, part of site des	ignated for	Local Highway Improvement
Availability	Yes – Landowner inter	ntion known through sub	mitted SHLA	AA 2 form
Suitability	Yes – Large part of site required for long term highway junction improvements. Rest unconstrained but adjacent busy road junction. Achievable access from Westhaven frontage only to avoid highway reservation.		-	
Achievability	Yes - Economic viability of existing use makes redevelopment a viable option			nt a viable option
Estimate of Potential	3 Units	Potential Den	city	100 dph
Estimate of Potential	3 Ullius	Potential Den	SILY	100 dph

A deliverable site within 11-15 years

Access

Contamination

Existing Infrastructure

Townscape/Character Adjacent

Submitted Included Sites	Submitted 2009	Weymouth & Portland Borough Council		
Tion I		Site Reference Numb	er:	4/14/0004
		Site Name	Land at Br	radford Road/Emerson Road
Acopted Cites		Site Address	Bradford	Road/Emerson Road
		Unconstrained Site A	rea (ha)	0.04
EMERICA OF O		Developable Site Are	a (ha)	0.04
Rog		Ward	Weymout	th West
		Previously Developed Land?		Yes
© Crows-copyright 2008 All rights reserved. அசர்mouth and Pertland Borgugh Ceanipil. Licence Number 100019690.		Current Land Use	Vacant	
Planning Status				
Planning History	None for residential us	e		
Current Planning Status	None			
Ownership			-	
Constraints				Mitigation
Topography/Ground Condition	·		Development potential lies at the areas shown on the plan.	
Flood Risk	Low flood risk			None
· · · · · · · · · · · · · · · · · · ·				

Access off Emerson Road

Site not served by domestic infrastructure

Unlikely

Uses	medium density. Local Open Space to south east.		easily maintain street	
			frontage	
Relevant Planning Policy	Within Development Boundary			
-	.			
Availability	Yes – Landowner in	tention known through submitted SH	LAA 2 form	
Suitability	Yes – Unconstrained	d steep linear plot, inside Developmer	nt Boundary, no local designations.	
Γ			1	
Achievability	Yes - Economic viab	ility of existing use makes redevelopn	nent a viable option	
	1	1	T	
Estimate of Potential	3 Units	Potential Density	75 dph	
	A 1 1: 11 ::			
Conclusion	A deliverable site within 11-15 years			

Site surrounded by ex council semi detached housing of

Access could be formed

between the two plots

Development to north can

Would need further investigation

None

Constraints

Submitted Included Sites	W W Bo	eymo l	uth & Portland Council	
		Site Reference Number: 4		4/15/0009
		Site Name	Land off O	sprey Road
19		Site Address	Osprey Ro	ad
	#12.8m	Unconstrained Site A	Area (ha)	0.15
	\	Developable Site Area (ha)		0.15
WWW SEALGENING STATES OF THE SEALGENING STATES		Ward	Wyke Regi	S
		Previously Develope	d Land?	No
© Crown copyright 2005 All rights reserved. Wey roouth shift Patrick Seconds Council Licence Number 100019690.		Current Land Use	Vacant	
Planning Status				
Planning History	None for residential us	e		
Current Planning Status	None			
Ownership	Single			

Mitigation

Topography/Ground Condition	Site itself is level, but land to ea Trail	None		
Flood Risk	Low flood risk	None		
Access	Access off Osprey Road already Club	serving Wellworthy Social	Re-provision of car parking may be necessary.	
Contamination	Unlikely		Would need further investigation	
Existing Infrastructure	Site not served by domestic infr	astructure	None	
Townscape/Character Adjacent Uses	Adjacent to Wellworthy Social C	Club	None	
Relevant Planning Policy	Within Development Boundary,	Local Open Space, adjacent S	NCI	
Availability	Yes – Landowner intention known through submitted SHLAA 2 form			
Suitability	Yes - Does not make contribution to open space or Wellworthy Club, used as casual parking area.			
Achievability	Yes – Economic viability of existing use makes redevelopment a viable option			
Estimate of Potential	10 Units	Potential Density	66.6 dph	
	•		<u>. </u>	
Conclusion	A deliverable site within 11-15 years			

Appendix C – Submitted Included Sites