

**Appendix D – Non Deliverable Submitted Sites**



This appendix contains sites identified by the Borough Council as not having 'potential' for housing through the Strategic Housing Land Availability Assessment. Justification is given in all cases.

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Site Ref	Site Name	Settlement	Reason
4/01/0003	Land north of Littlemoor Road	Weymouth	Part of larger site crossing boundary with West Dorset DC. Site protrudes into open countryside in AONB and is not well related to built up area. Part of site within safeguarded corridor for highway construction - Weymouth Relief Rd, and part of site is part of an important open gap and wildlife corridor to the Lorton Valley. Harmful visual impact.
4/01/0004	Land south of Louviers Road	Weymouth	WPBC owed site including play area and important informal amenity area. Visual and wildlife corridor links with Lorton Valley. Steeply sloping visible site not suitable for development.
4/02/0001	Weymouth College site, Cranford Avenue	Weymouth	Loss of important educational site and facility. No acceptable alternative education site proposed. Access constraints along Melcombe Avenue mean additional housing in addition to current education use could not be accommodated. Required for long term educational purposes for Borough.
4/02/0005	Land at Commercial Road	Weymouth	WPBC public car park likely to be required for parking if other car parks better related to the built up area are developed. Forms part of open undeveloped setting of the Swannery, walkway and former Melcombe Regis Gardens. Built development would have adverse impact on Conservation Area.
4/03/0003	Land adj Southdown Farmstead	Weymouth	Sloping visible site adjacent existing housing estate. Would represent significant incursion to Lorton Valley adjacent to Lorton Valley Country Park and Ecological Mitigation Area - imp as part of wildlife corridor.
4/03/0004	Land west of Budmouth Avenue	Weymouth	Visible site steeply sloping. Outside the Development Boundary, in ALLI and Open Gap. Important Wildlife Corridor and visual links to rest of Lorton Valley.
4/03/0006	Land off Bincombe Lane	Weymouth	Strong environmental constraints. Site not well related to village and would have detrimental impact on Conservation Area and urban form of village.
4/03/0008	Land off Puddledock Lane	Weymouth	Site part of protected gap and important open green element of Conservation Area. Strong local opposition to development in this gap. Adjacent Flood zone 3. Top of river corridor impacts on site.
4/03/0009	Land East of Pickwick	Weymouth	Highly visible site - development would have unacceptable impact on landscape projecting into open countryside.
4/03/0010	59 Bowleaze Cove way	Weymouth	Dwelling and large garden - Important as part of open undeveloped landscape in views from Heritage Coast and AONB. Not well related to other development and further development of this plot would create visual intrusion on this elevated site. Poor access
4/03/0011	Garden of 59 Bowleaze Cove way	Weymouth	Important as part of open undeveloped landscape in views from Heritage Coast and AONB. Not well related to other development and would create visual intrusion on this elevated site. Poor access.
4/03/0012	Land north of Brackendown Avenue	Weymouth	Visible site steeply sloping. Outside the Development Boundary, in ALLI and Open Gap. Important Wildlife Corridor and visual links to rest of Lorton Valley.
4/03/0013	Land off Puddledock Lane	Weymouth	Site part of protected gap and important open green element of Conservation Area. Strong local opposition to development in this gap. Access constraints on this part of lane. Within Flood zones 2 and 3.
4/03/0015	Land at Oakbury Drive	Weymouth	Important open space with important TPO'd trees that add character and green to this estate that has little alternative greenspace or landscaping.

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4/03/0017	Glebe Fields, Sutton Road, Sutton Poyntz	Weymouth	Visible site sloping to north in AONB and adjacent conservation area. Development would have adverse impact on AONB and landscape which is important to retain as open setting for village and conservation area.
4/03/0018	Willow Bank, Puddledock Lane	Weymouth	Site part of protected gap and important open green element of Conservation Area. Strong local opposition to development in this gap. Adjacent Flood zone 3. Top of river corridor impacts on site.
4/03/0035	Land east of Verlands Road	Weymouth	Highly visible site, land slopes down towards Preston Road in a south east direction. Large areas of scrub, bushes and small trees. Development would project into open countryside and have unacceptable impact on landscape forming part of the Dorset AONB.
4/03/0036	Land rear of 62 Sutton Road	Weymouth	Development would project into Dorset AONB and not retain uniform boundary of properties fronting Sutton Road. Development in this location would have a detrimental impact on the landscape.
4/04/0002	Land to east of Hetherly Road	Weymouth	Important open space that adds character and greens this residential area that has little alternative greenspace or landscaping.
4/04/0004	Sluice Gardens	Weymouth	Within SFRA Flood Zone 3. Outside the Development Boundary and within Local Open Space. Visually cannot accommodate higher level development. Facilities required for private housing would reduce scope for informal recreation. Important public area, retain as open space.
4/05/0005	Land at Park Estate Rd	Portland	Important open area and pedestrian route that is well used. Good quality local open space - development of part of site would compromise
4/05/0008	Land r/o 138 Wakeham	Portland	Most of site in SNCI which is likely to severely constrain any development. Former quarried land important part of open gap. Development would detract from strong linear street frontage of Wakeham and Conservation Area
4/05/0010	Land at Easton Lane	Portland	Important existing employment site and Household Waste facility. No proposals exist for replacement facilities. Housing would result in loss of large existing employment site. Contamination issues.
4/05/0011	Land at Park Road	Portland	Car park required to meet local parking requirements of local centre and access constraints on the rest of the site
4/05/0012	Land South of Augusta Rd	Portland	Important play area and private allotments. Important part of open gap.
4/05/0013	Land at Bumpers Lane	Portland	Part of former landfill site. Not well related to existing built up area. Development would detract from character of conservation area and strong street frontage of Wakeham. Part of important open gap.
4/05/0014	Land east of Moorfield Road	Portland	Part of open gap not well related to existing built up area. Need to retain as open undeveloped land.
4/05/0015	Land adj stone firms factory, 99 Easton Street	Portland	Large area of former quarry land not well related to existing built up area. Would represent significant expansion of Easton village onto open land. Adjacent to SSSI and SNCI.
4/05/0016	Land to west of Wakeham	Portland	Part of the Bottomcoombe quarry completely unrelated to rest of built up are of Easton with poor access. Part of important gap between Easton and Weston, adjacent an SNCI.
4/05/0007	Land r/o 94 Wakeham	Portland	Important part of open gap and adjacent to SNCI and active quarry. Development would detract from strong linear street frontage of Wakeham and Conservation Area. Poor residential environment adj quarry.

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4/05/0023	Independent Quarry	Portland	Large site which due to its size provides a potential strategic development option. Within low flood risk (EA level 1), and no environmental designation on site but adjacent to SSSI. Site within walking and cycling distance of local services and facilities. Site identified for as a potential location for the proposed Portland Academy as part of a mixed use proposal with extensive number of housing and some employment. Land availability is key issue, potential for further expansion of Academy could compromise the amount of open space and safeguarded sports pitch provision. Significant development outside of Weymouth (Portland) is not in conformity with the emerging Draft South West Regional Spatial Strategy. Significant existing levels of housing commitments remain outstanding on Portland.
4/06/0003	Land adj Page Drive	Portland	Part of important strategic gap linking to quarries to north. Heavily treed site of visual importance. Strong local opposition.
4/06/0004	Land adj 106 Weston Street	Portland	House and large garden not physically related to rest of built-up area of Weston. Development would detract from open nature of Conservation Area, and site is part of the strategic open gap separating Weston and Southwell.
4/06/0005	Limecroft, Southwell Street	Portland	Part of important strategic gap linking to quarries to north. Part of open undeveloped entrance to village of visual importance.
4/06/0006	Sea Mist	Portland	Large back garden site outside the Development Boundary, access constrained requires property demolition.
4/06/0007	Land at Reap Lane	Portland	In important gap and of landscape interest visually linking to wider coastal landscape. Not well related to rest of village.
4/06/0008	17 Sweethill Road	Portland	Large back garden outside the Development Boundary and in ALLI
4/06/0009	Land adjoining Argos House, Southwell	Portland	Part of the open undeveloped entrance to village. Part of Heritage Coast with strong visual links to rest of coastal landscape.
4/06/0010	Land north west of Croft Road	Portland	Important informal green space in estate that lacks green space and landscaping. Retain as open space to serve recreation needs of existing local residents.
4/06/0011	Land east of 151 Weston Street	Portland	Development would impinge on important gap between Perryfields and Weston and introduce an inappropriate scale extension to the existing small scale intimate street frontage. Needs to link to restoration plans for remainder of quarry.
4/06/0012	Land south of 27 Sweethill Road	Portland	Exposed and visible site outside the Development Boundary and within ALLI
4/06/0013	Sports field east of 21 Weston Street	Portland	Important open space and sports facility. No physical relationship to rest of built up area in Weston Street/Rd. Important green open feature of Conservation Area - development would have adverse impact on Conservation Area.
4/06/0014	Land west of 146 Weston Street	Portland	Part of important strategic gap. Development would introduce solid developed frontage to Weston St which would be out of character. Part of wildlife corridor. Needs to link to restoration plans for remainder of quarry.
4/06/0015	Land east of Avalanche Road	Portland	Part of important strategic gap. Development would introduce solid developed frontage to Avalanche Rd which would be out of character. Part of wildlife corridor. Needs to link to restoration plans for remainder of quarry.
4/06/0016	Land south of 2 Weston Street	Portland	Part of important strategic gap. Development would introduce solid developed frontage to Weston St/Avalanche Rd which would be out of character. Part of wildlife corridor. Needs to link to restoration plans for remainder of quarry.

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4/06/0017	Land south of 1 Sweethill Road	Portland	Grazing land not related to existing built up area. Important Open Gap
4/06/0018	Land east of 21 High Street, Southwell	Portland	Exposed visible site part of Heritage coast and coastal landscape.
4/06/0020	Land north of Page Drive	Portland	Part of important strategic gap linking to quarries to north. Site slopes steeply to northern boundary. Strategic gap has visual landscape importance. Strong local opposition to development within this gap.
4/07/0005	Castletown Pier	Portland	Existing employment site allocated for water sports. High tidal flood risk and possible contamination makes site unsuitable for housing. Close to Portland Port noisy commercial site. Need to retain for employment/water sports facilities.
4/07/0010	Land at Verne Common Road	Portland	Steeply sloping prominent site. May be ground stability problems. Poor access and important green landscape feature adjacent to SSSIs so likely to have nature conservation interest.
4/07/0006	Masonic Car Park, Chiswell	Portland	Adjacent to Chesil Beach at significant risk of flooding and tidal inundation. Impact on SAC/SSSI nature conservation interests. Loss of car parking. Outside development boundary as not well related to built development around Victoria Square.
4/08/0001	Land SW of Littlemead	Weymouth	Grazing land, Greenfield outside the Development Boundary and in ALLI and Open Gap. Easter Part of site ni Conservation Area. Large Part in Flood Zone 3. Access severely constrained to Dorchester Road. Not achievable without improved access.
4/08/0002	Land at Watery Lane	Weymouth	Area of open land not related to built up area. Significant flood risk and poor access.
4/08/0003	Part of Manor Farm	Weymouth	Subject to no agricultural need, and no business/tourism demand being demonstrated. Well related to existing built up area. Footprint of farm buildings only. Flooding may constrain capacity and poor access.
4/08/0004	1 Chesterfield Place, Chesterfield Place	Weymouth	Development would impinge on important gap between Dorchester Rd and Church Street, Upwey, adjacent Conservation Area.
4/08/0005	Land to SW of Watery Lane	Weymouth	Grazing land, Greenfield outside the Development Boundary and in ALLI and Open Gap. Easter Part of site ni Conservation Area. Large Part in Flood Zone 3. Access severely constrained to Dorchester Road. Not achievable without improved access.
4/08/0007	Land to r/o Miles Gardens	Weymouth	Development would impinge on important gap between Dorchester Rd and Church Street, Upwey, adjacent Conservation Area.
4/08/0008	Land at Lorton Lane	Weymouth	Critical green open gap forming key characteristic of Conservation Area. Forms part of wildlife corridor from Lorton Valley to Wey Valley. Part of open gap should remain undeveloped. Pylons could restrict potential.
4/08/0009	Land rear of Elwell Street	Weymouth	Narrow back land plot with poor access from Elwell Street. Incongruous with townscape terraces of Elwell Street. In Conservation Area, AONB and outside Development Boundary.
4/08/0010	Hurdlemead, Adj Church Street/Elwell St	Weymouth	Large tract of agricultural land unrelated to other built development. Development would destroy the open gap and have adverse impact on Conservation Area.
4/08/0011	Bayard Farm	Weymouth	Large tract of agricultural land, not related to existing built up area. Inappropriate level of development for this village. Important green element of village and part of Conservation Area in AONB, Important Open Gap and outside Development Boundary.

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4/08/0012	Fields at Manor Farm, Stottingway Street	Weymouth	Large area of open countryside forming part of the important open gap between Dorchester Rd and Church Street, and an integral open green component of the Conservation Area. Access poor
4/08/0013	7 Little Hill	Weymouth	Steeply sloping site in AONB, Conservation Area and outside Development Boundary, Groundwater Protection Zone. Inappropriate scale of development for village and as part of conservation area. Access not easily achievable and would constrain capacity and achievability.
4/08/0014	Land at Upwey, Church Street	Weymouth	Large tract of open countryside in AONB unrelated to existing built up area. Development on higher ground would have visually intrusive impact on Ridgeway, and development would adversely affect visual integrity of Upwey Conservation Area.
4/08/0016	Land adj Old Rectory, Lorton Lane	Weymouth	Critical green open gap fronting Lorton Lane used for grazing forming key characteristic of Conservation Area. Forms part of wildlife corridor from Lorton Valley to Wey Valley. Part of open gap should remain undeveloped. Pylons could restrict potential.
4/08/0027	East Hill Farm, Upwey	Weymouth	Large existing farm site within the Dorset AONB. Uneven slope and difficult access junction to Friar Waddon Road. Close proximity to Upwey conservation area.
4/09/0003	White Roughet Allotments	Weymouth	Required to meet long term allotment needs of Borough, no alternative allotments proposed or available. Allocated as local open space. Access achievable from Franklin Road, unavailable due to relocation of allotment holders.
4/09/0007	Gas Holder site, Westwey Road	Weymouth	Potential of this site included as part of wider housing allocation in "other included sites" category. Needs to be developed comprehensively with adjacent sites in accordance with allocation.
4/10/0004	Land at Radipole Lane (Aldwickbury Estate)	Weymouth	Part of land proposed for Weymouth Urban Extension Option. Following improved evidence base, Joint consultation events have identified strong concerns over surface water runoff and potential flood risk events being exacerbated in Southill by future development in and close to this location. However the Weymouth and Portland SFRA2 notes that this site is entirely in Flood Zone 1 (low flood risk) and that there are no historic flooding events on the site itself. Recent flooding events in Southill have been a result of limited culvert capacity upstream of Radipole Lane; however, the SFRA2 does not recommend development in the vicinity of this watercourse. The SFRA2 also recommends that open space should be located to the south of the site ensuring development is located further away from the flood zone. This recommendation would mean that the built development would need to be located within the northern part of the site which slopes significantly; development in this location would therefore have a significant adverse visual impact on the landscape.
4/10/0006	Land north of Grafton Avenue	Weymouth	Large site that would project into the important green space providing part of a gap between Southill and Radipole Village. Land forms part of character of Conservation Area. Land on crest of ridge, high visual prominence.
4/11/0007	Abbotsbury Rd Allotments, Abbotsbury Road/Chickerell Road	Weymouth	Required for long term allotment use, or possibly extension to cemetery. Development would prejudice either option. Need to retain as open undeveloped land.

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4/12/0006	Corfe Hill Farm	Weymouth	Existing farm buildings not at all related to built up area. Isolated farm in rural setting - important part of Conservation Area. Part of important gap - intensification of development and housing not appropriate.
4/12/0011	Land west of Mount Pleasant Ave South	Weymouth	Important well treed green space used for amenity and recreation by local people, disabled children and others staying at the Cherries. Retain as open space.
4/12/0002	Land at Radipole Lane/Roman Road	Weymouth	Proposed Local Open Space and part of the Green backcloth to the Conservation Area. Heavily treed site of considerable visual and potential amenity value.
4/12/0003	Wych Elm Nottingham Lane	Weymouth	Development in open countryside would not respect linear form of Nottingham village - key townscape constraint. Important as part of open gap preserving distinct identity of village. Access constraints
4/12/0004	Land adj Wych Elm, Nottingham Lane	Weymouth	Development in open countryside would not respect linear form of Nottingham village - key townscape constraint. Important as part of open gap preserving distinct identity of village. Access constraints
4/12/0007	Land West of the Shack	Weymouth	Agricultural land with no relationship to existing urban form of Nottingham village. Inside ALLI and outside development boundary. Adjacent to River Wey, but outside flood risk as ground is sloping. Some townscape and landscape constraints.
4/13/0002	Land at the Nothe	Weymouth	WPBC owned car park required for parking for Nothe Gardens - no alternative provision proposed or planned. Infill site not appropriate in local open space and conservation area.
4/13/0001	QinetiQ, Newtons Road	Weymouth	Site has planning permission for 110 units and this commitment is counted in the "other included sites" category. The proposed 300 units across the whole site would be contrary to the Local Plan and Planning Brief aims of promoting tourism/employment uses on the site as part of mixed use scheme. In addition there are access constraints to significantly higher numbers of units as proposed.
4/14/0006	Faircross Allotments (part)	Weymouth	Important allotment site and open space. To be retained for long term allotment use. No replacement provision proposed in vicinity.
4/15/0006	Land at Martleaves Farm (part)	Weymouth	Former playing field and ménage important open area visible from Heritage Coast. Development would have detrimental impact on landscape and views
4/15/0006	Martleaves Farm South Road (part)	Weymouth	Subject to no agricultural need, and no business/tourism demand being demonstrated. Well related to existing built up area. Footprint of farm/equestrian buildings only
4/15/0007	Channel View Farm, Barrow Rise	Weymouth	Exposed and elevated site - visual impact of development key constraint - would impact on views from Heritage Coast and Fleet
4/15/0008	Castle Hill Farm, Pirates Lane	Weymouth	Majority of site safeguarded for highway purposes - construction of Western Route. Large visible site not suitable - important open slopes to Fleet and Heritage Coast. Unacceptable visual impact and adverse impact on Fleet.

