

## **Appendix E – Desktop Included Sites**



This appendix contains sites identified by the Borough Council 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 applications or a Core Strategy site allocations DPD.


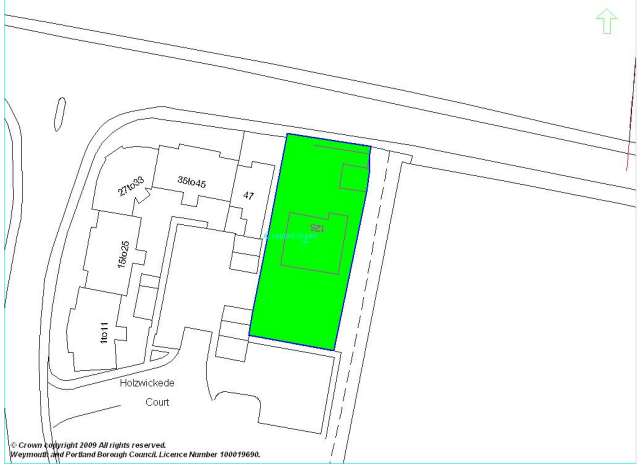
All maps subject to Crown Copyright 2009,  
Licence Number 100019690

<b>Non - Submitted Sites - Included</b>									
<b>0-5 years</b>									
Site Reference	Source	Site Name	Site Address	Settlement	Area Ha (Unconst rained)	Developable Site Area	Theoretical Potential	On-site/ landowner estimate of potential	Final net estimate of potential
4/01/0016	Pre Application Discussion	125 Littlemoor Road	125 Littlemoor Road	Weymouth	0.07	0.07	4.2	8	3
4/02/0012	Pre-Application Discussion	Weymouth railway station forecourt	King Street	Weymouth	0.54	0.15	18	18	18
4/02/0018	Pre Application Discussion	15 Carlton Road North	15 Carlton Road North	Weymouth	0.05	0.05	6	6	5
4/03/0030	Pre-Application Discussion	83 Sutton Road	83 Sutton Road	Weymouth	0.19	0.19	5.7	5	5
4/03/0032	Pre Application Discussion	9/11 Winslow Road	9/11 Winslow Road	Weymouth	0.15	0.15	4.5	2	1
4/03/0033	Pre Application Discussion	71 Preston Road	71 Preston Road	Weymouth	0.11	0.11	6.6	5	6
4/03/0034	Pre Application Discussion	218b Preston Road (Rear Michelangelo)	218b Preston Road (Rear Michelangelo)	Weymouth	0.1	0.1	6	5	4
4/04/0007	Pre Application Discussion	2 Symonds Close	2 Symonds Close	Weymouth	0.04	0.04	2.4	1	1
4/04/0009	Pre Application Discussion	Radipole Court	Radipole Court, Fernhill Avenue	Weymouth	1.11	1.11	67	124	64
4/05/0021	Pre Application Discussion	25 Easton Street	25 Easton Street	Portland	0.01	0.01	2.4	2	2
4/07/0015	Pre-Application Discussion	Marpol Tanks	Castle Road	Portland	0.58	0.58	34.8	35	35
4/07/0016	Pre Application Discussion	New Star Inn	115 Fortuneswell	Portland	0.02	0.02	2.4	3	3
4/08/0026	Pre Application Discussion	Land at The Maples	Laurel Lane	Weymouth	0.08	0.08	2.4	3	3
4/09/0011	Pre Application Discussion	3a Abbotsbury Road	3a Abbotsbury Road	Weymouth	0.02	0.02	1.2	4	3
4/09/0012	Pre Application Discussion	Labour Club	Southview Road	Weymouth	0.05	0.05	3	3	3

Appendix E – Desktop Included Sites

4/10/0003	Pre-Application Discussion	Fairways Court	Bedford Road	Weymouth	0.82	0.82	49.2	30	30
4/11/0012	Pre-Application Discussion	Rochester Court	Radipole Lane	Weymouth	1.23	1.23	73.8	36	36
4/12/0013	Pre Application Discussion	1A Manor Road	1A Manor Road	Weymouth	0.18	0.18	5.4	1	1
4/12/0015	Planning Application Refused	487, Radipole Lane	487, Radipole Lane	Weymouth	0.05	0.05	3	1	0
4/13/0007	Pre Application Discussion	75 St Leonards Road	75 St Leonards Road	Weymouth	0.03	0.03	1.8	2	1
4/14/0013	Planning Application Refused	81, Buxton Road	81, Buxton Road	Weymouth	0.23	0.23	13.8	2	2
4/15/0012	Pre Application Discussion	Land r/o 132 High Street	Land r/o 132 High Street	Weymouth	0.11	0.11	6.6	1	4
4/15/0013	Pre Application Discussion	Land adj 15 Cunningham Close	Land adj 15 Cunningham Close	Weymouth	0.02	0.02	1.2	1	1
4/15/0014	Pre Application Discussion	77/77A Portland Road	77/77A Portland Road	Weymouth	0.01	0.01	0.6	1	1
4/15/0015	Pre Application Discussion	2 Courtauld Drive	2 Courtauld Drive	Weymouth	0.11	0.11	3.3	3	3
4/15/0016	Pre Application Discussion	The Lookout	Westhill Road	Weymouth	0.01	0.01	0.6	1	1
<b>Total units</b>							<b>307.9</b>	<b>285</b>	<b>218</b>

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008		
	<b>Site Reference Number:</b>		4/01/0016
	<b>Site Name</b>		125 Littlemoor Road
	<b>Site Address</b>		125 Littlemoor Road
	<b>Unconstrained Site Area (ha)</b>		0.07
	<b>Developable Site Area (ha)</b>		0.07
	<b>Ward</b>		Littlemoor
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Dwelling and garden

<b>Planning Status</b>	
Planning History	Part of wider permission for the erection of 39 flats 07/00105/FULMAJ
Current Planning Status	Pre-application discussion
Ownership	Single ownership

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Access proposed off Littlemoor Road	None
Contamination	Unknown	None
Existing Infrastructure	Domestic infrastructure already serving site	None
Townscape/Character Adjacent Uses	New built development to west, open space to east and north.	Reduce height of building to respect building line of new adjacent development and reduce visual impact.

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---


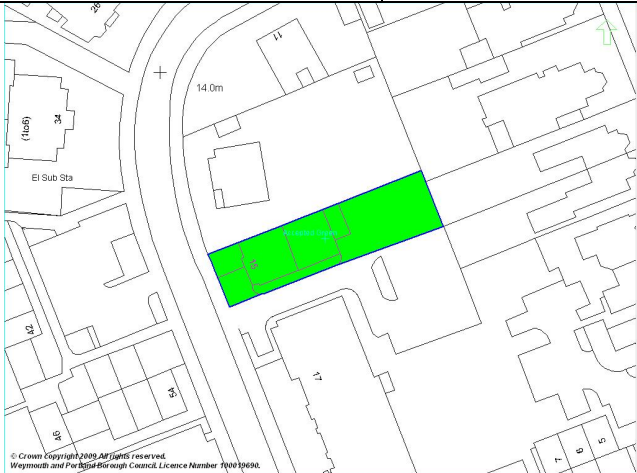
<b>Suitability</b>	Yes – Site presents an opportunity for continuation of existing units adjacent
--------------------	--

<b>Achievability</b>	Yes – Recent development adjacent indicates redevelopment on this site is a viable option
----------------------	---

<b>Estimate of Potential (gross)</b>	4 Units	<b>Potential Density</b>	57 dph
--------------------------------------	---------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 5 years subject to the agreement of a reduced level of capacity.
-------------------	--

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008		
	<b>Site Reference Number:</b>		4/02/0018
	<b>Site Name</b>		15 Carlton Road North
	<b>Site Address</b>		15 Carlton Road North
	<b>Unconstrained Site Area (ha)</b>		0.05
	<b>Developable Site Area (ha)</b>		0.05
	<b>Ward</b>		Melcombe Regis
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Dwelling and garden

<b>Planning Status</b>	
Planning History	Site part of previous granted planning permission for conversion of convent building
Current Planning Status	Pre-application discussion
Ownership	Single Ownership

Constraints		Mitigation
Topography/Ground Condition	Trees present, level site.	Tree survey required, removal of trees must be justified and replacement planting included.
Flood Risk	Low flood risk	None
Access	Access off Carlton Road North	None
Contamination	None	None
Existing Infrastructure	Domestic infrastructure serving site, would need improvements	None
Townscape/Character Adjacent Uses	Residential units adjacent of between four and five storeys. Two storey dwelling to north	Scale and massing important consideration.

<b>Relevant Planning Policy</b>	Within the Development Boundary
---------------------------------	---------------------------------

<b>Availability</b>	Yes - Owner intention known through pre-application discussions
---------------------	---


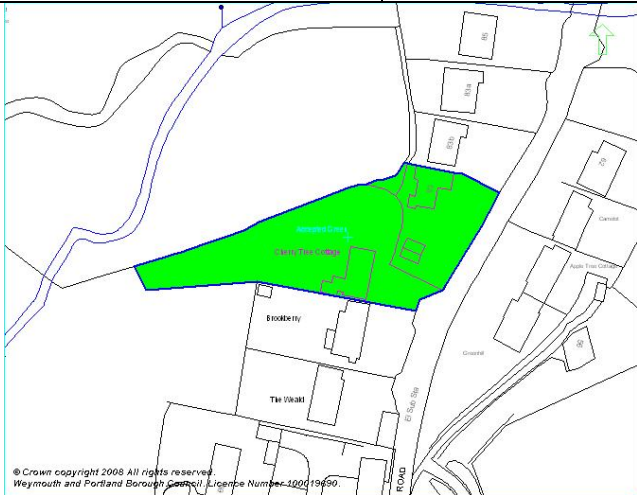
<b>Suitability</b>	Yes – Existing building does not contribute greatly to the character of the area, the principle of flat development in this area is supported
--------------------	---

<b>Achievability</b>	Yes – Redevelopment in this location is viable.
----------------------	---

<b>Estimate of Potential (gross)</b>	6 Units	<b>Potential Density</b>	120 dph
--------------------------------------	---------	--------------------------	---------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
 <p>© Crown copyright 2008 All rights reserved. Weymouth and Portland Borough Council Licence Number 100019490.</p>	<b>Site Reference Number:</b>		4/03/0030
	<b>Site Name</b>		83 Sutton Road
	<b>Site Address</b>		83 Sutton Road
	<b>Unconstrained Site Area (ha)</b>		0.19
	<b>Developable Site Area (ha)</b>		0.19
	<b>Ward</b>		Preston
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Residential

<b>Planning Status</b>	
Planning History	None for residential use
Current Planning Status	Pre-application discussion
Ownership	Single ownership

Constraints		Mitigation
Topography/Ground Condition	Site slopes west to east in valley	None
Flood Risk	Low flood risk, although flood zones 2 & 3 are in close proximity to the north and west	None
Access	Access off Sutton Road	No alternative access possible
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Site is served by existing services, may require improvements	None
Townscape/Character Adjacent Uses	Close proximity to river Jordan. Trees to rear of property, no TPO. Conservation Area, large detached plot sizes	The setting of the conservation area would require good design

<b>Relevant Planning Policy</b>	Partly outside the Development Boundary, within Sutton Poyntz Conservation Area, within Surface Water Catchment Area, within an area of High Archaeological Potential. Part of site within Important Open Gap.
---------------------------------	--

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---

<b>Suitability</b>	Yes – Opportunity to improve the character of the area
--------------------	--

<b>Achievability</b>	Yes – Attractive location for development, high market demand for housing in this area
----------------------	--

<b>Estimate of Potential (gross)</b>	5 Units	<b>Potential Density</b>	26.3 dph
--------------------------------------	---------	--------------------------	----------

<b>Conclusion</b>	A deliverable site
-------------------	--------------------

Appendix E – Desktop Included Sites

	<b>Site Reference Number:</b> 4/03/0032	
	<b>Site Name</b> 9/11 Winslow Road	
	<b>Site Address</b> 9/11 Winslow Road	
	<b>Unconstrained Site Area (ha)</b> 0.15	
	<b>Developable Site Area (ha)</b> 0.15	
	<b>Ward</b> Preston	
	<b>Previously Developed Land?</b> Yes	
	<b>Current Land Use</b> Dwelling and garden	

<b>Planning Status</b>	
Planning History	None post 1984
Current Planning Status	Pre-application discussion
Ownership	Single ownership

Constraints		Mitigation
Topography/Ground Condition	Existing built footprint level, road level slopes significantly east to west. Some trees on site not protected by TPO.	Trees to be conserved on site or replaced where appropriate.
Flood Risk	Low flood risk	None
Access	Access can be provided from Winslow Road	None
Contamination	None	None
Existing Infrastructure	Domestic infrastructure already serves the site	None
Townscape/Character Adjacent Uses	Mix of bungalows and two-storey dwellings, two storey dwellings further away. Generous gardens to the properties	Given profile and visual impact of two storey dwellings, reduced height of development necessary

<b>Relevant Planning Policy</b>	Within the Development Boundary
---------------------------------	---------------------------------

<b>Availability</b>	Yes - Owner intention known through pre-application discussions
---------------------	---


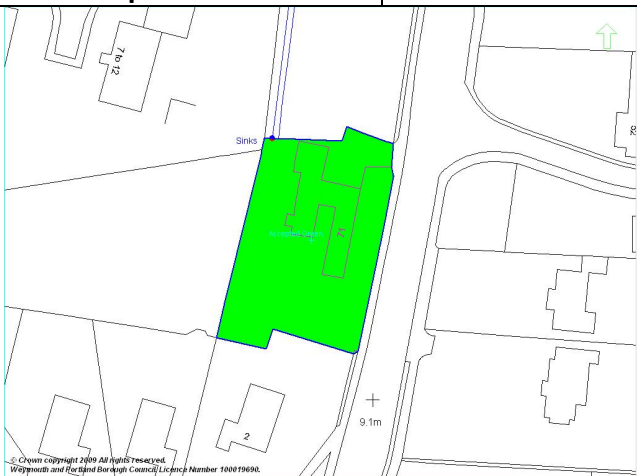
<b>Suitability</b>	Yes - Brownfield site, within accessible walking distance of public transport and local services
--------------------	--

<b>Achievability</b>	Yes - The economic viability of possible alternative uses of the site makes developing the site for housing the most desirable option
----------------------	---

<b>Estimate of Potential (gross)</b>	2 Units	<b>Potential Density</b>	13 dph
--------------------------------------	---------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b>		4/03/0033
	<b>Site Name</b>		71 Preston Road
	<b>Site Address</b>		71 Preston Road
	<b>Unconstrained Site Area (ha)</b>		0.11
	<b>Developable Site Area (ha)</b>		0.11
	<b>Ward</b>		Preston
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Dwelling and garden
<b>Planning Status</b>			
Planning History		Planning application 85/00259/OUT	
Current Planning Status		Pre-application discussion	
Ownership		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Part of site within EA flood zones 2 & 3	Subject to sequential test
Access	Access off Preston Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Domestic infrastructure already serving site	Would require improvements
Townscape/Character Adjacent Uses	Mid 20 <sup>th</sup> century bungalow. Immediate area mainly residential with a mix of housing types. Some suburban development occupying smaller plots and more recent higher density flat and housing development towards Overcombe Corner.	Development must reflect scale, size and setting of existing area.

<b>Relevant Planning Policy</b>	Within the Development Boundary, adjacent Local Open Space
---------------------------------	--

<b>Availability</b>	Yes - Owner intention known through pre-application discussions
---------------------	---

<b>Suitability</b>	Yes – Opportunity to improve the character of the area
--------------------	--


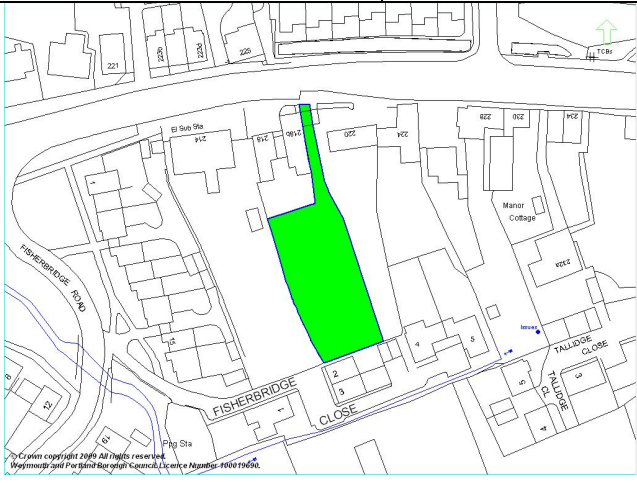
<b>Achievability</b>	Yes - The economic viability of possible alternative uses of the site makes developing the site for housing the most desirable option
----------------------	---

<b>Estimate of Potential (gross)</b>	5 Units	<b>Potential Density</b>	45 dph
--------------------------------------	---------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------



Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008		
	<b>Site Reference Number:</b>		4/03/0034
	<b>Site Name</b>		218b Preston Road
	<b>Site Address</b>		218b Preston Road (Rear Michelangelo's)
	<b>Unconstrained Site Area (ha)</b>		0.10
	<b>Developable Site Area (ha)</b>		0.10
	<b>Ward</b>		Preston
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Vacant land/garden to rear of restaurant
<b>Planning Status</b>			
<b>Planning History</b>		None for residential	
<b>Current Planning Status</b>		Pre-application discussion	
<b>Ownership</b>		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Generally level site, land consists of restaurant parking and grassed yard area	None
Flood Risk	Low flood risk	None
Access	Constrained by pedestrian crossing	Developer to pay for costs incurred with altering the highway
Contamination	Unknown	Would need further investigation
Existing Infrastructure	No domestic infrastructure serving rear yard	None
Townscape/Character Adjacent Uses	Site adjoins conservation area. Low level cottages to the west set down from the site.	Elevations and good design key given the setting of the adjoining properties.

<b>Relevant Planning Policy</b>	Within the Development Boundary
---------------------------------	---------------------------------

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---


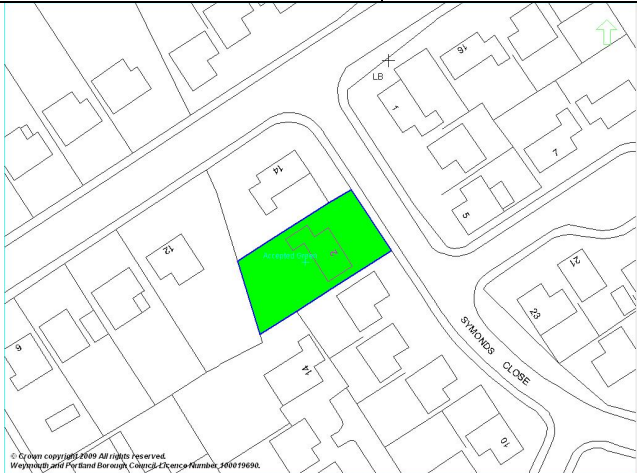
<b>Suitability</b>	Yes – Site offers genuine backland development opportunity
--------------------	--

<b>Achievability</b>	Yes – subject to overcoming access from Preston Road, parking provision and internal layout issues which will constrain site capacity.
----------------------	--

<b>Estimate of Potential (gross)</b>	4 Units	<b>Potential Density</b>	40 dph
--------------------------------------	---------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 5 years subject to successful resolution of moving pelican crossing to provide vehicular access to site
-------------------	---

Appendix E – Desktop Included Sites

<b>Desktop Included Sites</b>	<b>Submitted 2008</b>	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b>		4/04/0007
	<b>Site Name</b>		2 Symonds Close
	<b>Site Address</b>		2 Symonds Close
	<b>Unconstrained Site Area (ha)</b>		0.04
	<b>Developable Site Area (ha)</b>		0.04
	<b>Ward</b>		Radipole
	<b>Previously Developed Land?</b>		
	<b>Current Land Use</b>		Dwelling and garden

<b>Planning Status</b>	
Planning History	Planning consent for erection for two-storey extension
Current Planning Status	Pre-application discussion to alter and extend to form two houses
Ownership	Single ownership

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Within EA flood zone 2	None
Access	Access off Symonds Close	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Domestic infrastructure is already provided on site	None
Townscape/Character Adjacent Uses	Character of area is residential with front and rear gardens, subdivision of dwelling may not provide suitable internal floorspace.	Would require moderate increase in the level of accommodation.

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---

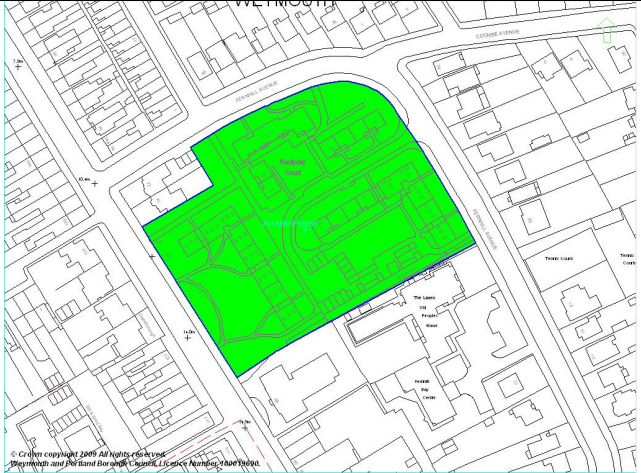

<b>Suitability</b>	Yes – the scope for subdivision of the existing property into two separate dwellings is supported.
--------------------	--

<b>Achievability</b>	Yes – subject to appropriate design and layout.
----------------------	---

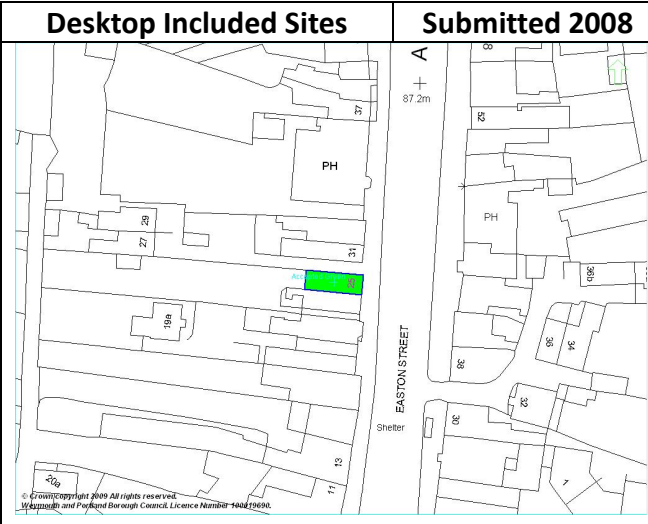

<b>Estimate of Potential (gross)</b>	1 Unit	<b>Potential Density</b>	25 dph
--------------------------------------	--------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008																						
																								
		Site Reference Number: 4/04/0009																						
		Site Name: Radipole Court																						
		Site Address: Radipole																						
		Unconstrained Site Area (ha): 1.11																						
		Developable Site Area (ha): 1.11																						
		Ward: Radipole																						
		Previously Developed Land?: Yes																						
		Current Land Use: Sheltered housing																						
Planning Status																								
Planning History		None for residential																						
Current Planning Status		Pre-application discussion																						
Ownership		Local Housing Association																						
<table border="1"> <thead> <tr> <th>Constraints</th> <th></th> <th>Mitigation</th> </tr> </thead> <tbody> <tr> <td>Topography/Ground Condition</td> <td>Level site</td> <td>None</td> </tr> <tr> <td>Flood Risk</td> <td>Low flood risk</td> <td>None</td> </tr> <tr> <td>Access</td> <td>Potential for variety of points of access including Dorchester Road and Fernhill Avenue</td> <td>None</td> </tr> <tr> <td>Contamination</td> <td>Unknown</td> <td>Would need further investigation</td> </tr> <tr> <td>Existing Infrastructure</td> <td>Site is already served by existing infrastructure</td> <td>None</td> </tr> <tr> <td>Townscape/Character Adjacent Uses</td> <td>Within densely residential area north of Weymouth Town Centre. Largely flat development and terraces subdivided into flats. Site bounded by highway on three sides.</td> <td></td> </tr> </tbody> </table>				Constraints		Mitigation	Topography/Ground Condition	Level site	None	Flood Risk	Low flood risk	None	Access	Potential for variety of points of access including Dorchester Road and Fernhill Avenue	None	Contamination	Unknown	Would need further investigation	Existing Infrastructure	Site is already served by existing infrastructure	None	Townscape/Character Adjacent Uses	Within densely residential area north of Weymouth Town Centre. Largely flat development and terraces subdivided into flats. Site bounded by highway on three sides.	
Constraints		Mitigation																						
Topography/Ground Condition	Level site	None																						
Flood Risk	Low flood risk	None																						
Access	Potential for variety of points of access including Dorchester Road and Fernhill Avenue	None																						
Contamination	Unknown	Would need further investigation																						
Existing Infrastructure	Site is already served by existing infrastructure	None																						
Townscape/Character Adjacent Uses	Within densely residential area north of Weymouth Town Centre. Largely flat development and terraces subdivided into flats. Site bounded by highway on three sides.																							
Relevant Planning Policy		Within Development Boundary, adjacent to Conservation Area																						
Availability		Yes – Owner intention known through pre-application discussions																						
Suitability		Yes – Brownfield site with no overriding policy constraints, property on main bus corridor to Dorchester. Close to local hospital, convenience shopping and GP surgeries at Lodmoor Hill.																						
Achievability		Yes - The economic viability of the existing use of the site makes developing the site for housing a desirable option. Redevelopment would improve the character of the existing area and improve street frontages.																						
Estimate of Potential (gross)		124 Units	Potential Density: 112 dph																					
Conclusion		A deliverable site within 5 years																						

Appendix E – Desktop Included Sites

	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b> 4/05/0021	
	<b>Site Name</b>	25 Easton Street
	<b>Site Address</b>	25 Easton Street
	<b>Unconstrained Site Area (ha)</b>	0.01
	<b>Developable Site Area (ha)</b>	0.01
	<b>Ward</b>	Tophill East
	<b>Previously Developed Land?</b>	Yes
<b>Current Land Use</b>	Dwelling/shop	

<b>Planning Status</b>	
Planning History	None for residential
Current Planning Status	Pre-application discussion
Ownership	Unknown

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Side access to 27 & 29 Easton Street	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Site is already served by existing infrastructure	None
Townscape/Character Adjacent Uses	Close to Easton Square, property fronting busy street and surrounded by residential and commercial premises. Shop use not preserved by planning policy	

<b>Relevant Planning Policy</b>	Within Development Boundary, within Conservation Area
---------------------------------	---

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---


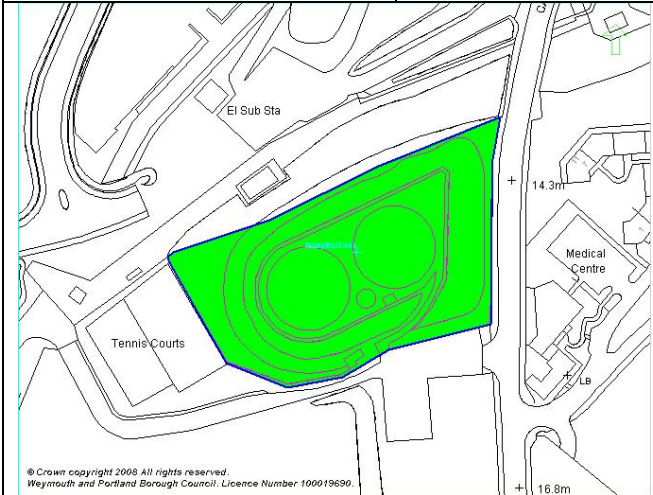
<b>Suitability</b>	Yes – Brownfield site with no overriding constraints, property on main bus corridor through Portland. Close to services and amenities.
--------------------	--

<b>Achievability</b>	Yes - The economic viability of the existing use of the site makes developing the site for housing a desirable option
----------------------	---

<b>Estimate of Potential (gross)</b>	2 Units	<b>Potential Density</b>	200 dph
--------------------------------------	---------	--------------------------	---------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b>		4/07/0015
	<b>Site Name</b>		Former Marpol Tanks
	<b>Site Address</b>		Castle Road
	<b>Unconstrained Site Area (ha)</b>		0.58
	<b>Developable Site Area (ha)</b>		0.58
	<b>Ward</b>		Underhill
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Fuel Storage Tanks

<b>Planning Status</b>	
Planning History	None for residential use
Current Planning Status	Pre-application discussion
Ownership	Single

Constraints		Mitigation
Topography/Ground Condition	Site slopes east to west	None
Flood Risk	Low flood risk	None
Access	Access off Castle Road and Lerret Road	None
Contamination	Potential land contamination from current use as fuel storage	Would need further investigation
Existing Infrastructure	No domestic infrastructure serving site	Would need improvements
Townscape/Character Adjacent Uses	Prominent visual location. Adjacent to Osprey Quay, helicopter station	None

<b>Relevant Planning Policy</b>	Within Development Boundary, Major Employment Commitment
---------------------------------	--

<b>Availability</b>	Yes – Intention from landowner to develop for housing
---------------------	---

<b>Suitability</b>	Yes – Large development site set within large area of regeneration, no overriding policy constraints
--------------------	--



<b>Achievability</b>	Yes – Attractive location for development
----------------------	---

<b>Estimate of Potential (gross)</b>	35 Units	<b>Potential Density</b>	58.6 dph
--------------------------------------	----------	--------------------------	----------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------



Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b>		4/07/0016
	<b>Site Name</b>		New Star Inn
	<b>Site Address</b>		115 Fortuneswell
	<b>Unconstrained Site Area (ha)</b>		0.02
	<b>Developable Site Area (ha)</b>		0.02
	<b>Ward</b>		Underhill
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Land rear of public house
<b>Planning Status</b>			
<b>Planning History</b>		None	
<b>Current Planning Status</b>		Pre-application discussions	
<b>Ownership</b>		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Site slopes down from Fortuneswell	None
Flood Risk	Low flood risk	None
Access	Narrow access off Mallams	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Existing domestic infrastructure already serving site	None
Townscape/Character Adjacent Uses	Site to the rear of public house. Site surrounded by dense terraced properties.	None

<b>Relevant Planning Policy</b>	Within Development Boundary, within Conservation Area
---------------------------------	---

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---

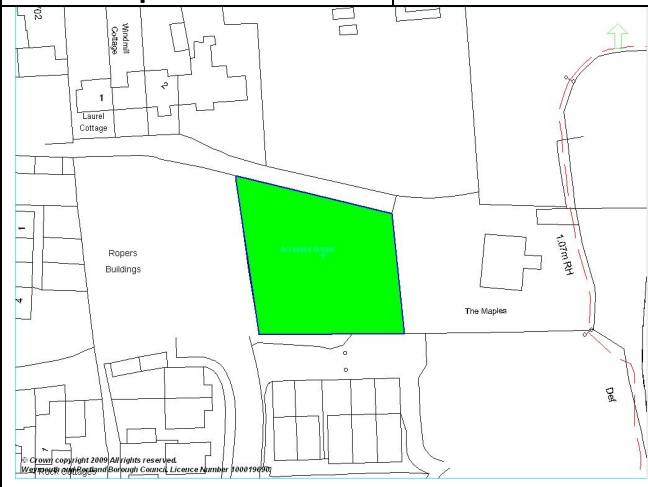

<b>Suitability</b>	Yes - This brownfield site has the potential for redevelopment and is within close proximity to public transport routes. Redevelopment also has the potential to improve the character of the conservation area.
--------------------	--

<b>Achievability</b>	Yes - The economic viability of the existing use of the site makes developing the site for housing a desirable option
----------------------	---

<b>Estimate of Potential (gross)</b>	3 Units	<b>Potential Density</b>	150 dph
--------------------------------------	---------	--------------------------	---------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
			
		<b>Site Reference Number:</b> 4/08/0026	
		<b>Site Name</b> Land at the Maples	
		<b>Site Address</b> Laurel Lane	
		<b>Unconstrained Site Area (ha)</b> 0.08	
		<b>Developable Site Area (ha)</b> 0.08	
		<b>Ward</b> Upwey & Broadwey	
		<b>Previously Developed Land?</b> Yes	
		<b>Current Land Use</b> Allotment gardens for dwelling	
<b>Planning Status</b>			
<b>Planning History</b>		None for housing	
<b>Current Planning Status</b>		Pre-application discussion	
<b>Ownership</b>		Unknown	

Constraints		Mitigation
Topography/Ground Condition	Generally level site	None
Flood Risk	Low flood risk	None
Access	Narrow single lane access from Private Road off Dorchester Road	Potential for access off new development to the south
Contamination	None	None
Existing Infrastructure	Unknown	Would need further investigation
Townscape/Character Adjacent Uses	Land forms part of garden of nearby dwelling. Currently being used as an allotment. Plot has tree and shrub coverage along perimeter. Dwellings immediately east and north are low density detached. New build two-storey development to the south consisting of semi detached and terraced properties.	None

<b>Relevant Planning Policy</b>	Within the Development Boundary, within Conservation Area
---------------------------------	---

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---



<b>Suitability</b>	Yes – This brownfield site has the potential for redevelopment and is within close proximity to public transport routes.
--------------------	--

<b>Achievability</b>	Yes – The economic viability of the existing use of the site makes developing the site for housing a desirable option
----------------------	---

<b>Estimate of Potential (gross)</b>	3 Units	<b>Potential Density</b>	37.5 dph
--------------------------------------	---------	--------------------------	----------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b>		4/09/0011
	<b>Site Name</b>		3a Abbotsbury Road
	<b>Site Address</b>		3a Abbotsbury Road
	<b>Unconstrained Site Area (ha)</b>		0.02
	<b>Developable Site Area (ha)</b>		0.02
	<b>Ward</b>		Westham East
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Dwelling and garden
<b>Planning Status</b>			
<b>Planning History</b>		Planning application 08/00081/FUL for the erection of 5 flats withdrawn	
<b>Current Planning Status</b>		Pre-application discussion	
<b>Ownership</b>		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	No vehicular access to front of property, parking allocated to the rear	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Site already served by existing infrastructure, would require further expansion	None
Townscape/Character Adjacent Uses	Adjacent commercial properties fronting Abbotsbury Road. Rodwell Trail to rear	None

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---

<b>Suitability</b>	Yes – This brownfield site has the potential for redevelopment and is within close proximity to public transport routes.
--------------------	--

<b>Achievability</b>	The economic viability of the existing use of the site makes developing the site for housing a desirable option
----------------------	---

<b>Estimate of Potential (gross)</b>	4 Units	<b>Potential Density</b>	200 dph
--------------------------------------	---------	--------------------------	---------



<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------



Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
<p>© Crown Copyright 2009. All rights reserved. Weymouth and Portland Borough Council Licence Number 100019690.</p>			
		<b>Site Reference Number:</b> 4/09/0012	
		<b>Site Name</b> Labour Club	
		<b>Site Address</b> Southview Road	
		<b>Unconstrained Site Area (ha)</b> 0.05	
		<b>Developable Site Area (ha)</b> 0.05	
		<b>Ward</b> Westham East	
		<b>Previously Developed Land?</b> Yes	
		<b>Current Land Use</b> Social Club	
		<b>Planning Status</b>	
<b>Planning History</b>	Planning application pending 09/00506/FUL for demolition of labour club and erection of 3 houses.		
<b>Current Planning Status</b>	Pre-application discussions and pending planning application		
<b>Ownership</b>	Single ownership		
<b>Constraints</b>		<b>Mitigation</b>	
Topography/Ground Condition	Level site		None
Flood Risk	Low flood risk		None
Access	No vehicular access currently at front of building		Potential for access off Franklin Close
Contamination	Unknown		Would need further investigation
Existing Infrastructure	Existing property already served by infrastructure		None
Townscape/Character Adjacent Uses	Surrounded on all sides by terraced residential development with medium sized gardens, on street parking along Southview Road		None
<b>Relevant Planning Policy</b>		Within Development Boundary	
<b>Availability</b>		Yes – Owner intention known through pre-application discussions	
<b>Suitability</b>		Yes – Redevelopment provides an opportunity to improve the character of the area, particularly the street frontage.	
<b>Achievability</b>		Yes – Economic viability of current use makes redevelopment for residential an attractive option	
<b>Estimate of Potential (gross)</b>		3 Units	<b>Potential Density</b> 60 dph
<b>Conclusion</b>		A deliverable site within 5 years	

Appendix E – Desktop Included Sites

<b>Desktop Included Sites</b>	<b>Submitted 2008</b>		
	<b>Site Reference Number:</b>		4/10/0003
	<b>Site Name</b>		Fairways Court
	<b>Site Address</b>		Bedford Road
	<b>Unconstrained Site Area (ha)</b>		0.82
	<b>Developable Site Area (ha)</b>		0.82
	<b>Ward</b>		Westham North Ward
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Sheltered Accommodation

<b>Planning Status</b>	
Planning History	None for residential use
Current Planning Status	No PP – but site subject to pre-application discussions
Ownership	Single owner

Constraints		Mitigation
Topography/Ground Condition	Site slopes east to west	None
Flood Risk	Low flood risk	None
Access	Access off Bedford Road	None
Contamination	Unlikely	Would need further investigation
Existing Infrastructure	Existing infrastructure provided	May need further improvement
Townscape/Character Adjacent Uses	Small terraced units. Site adjacent to Westhaven House healthcare unit and golf course	Subject to relocation of existing sheltered housing units on/off site

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes – Owner intention to redevelop made through early pre-application discussion
---------------------	--



<b>Suitability</b>	Yes – No policy constraints, good access to local services
--------------------	--

<b>Achievability</b>	Yes – Subject to the successful relocation of sheltered housing units
----------------------	---

<b>Estimate of Potential (gross)</b>	59 Units	<b>Potential Density</b>	72 dph
--------------------------------------	----------	--------------------------	--------

<b>Conclusion</b>	A deliverable site
-------------------	--------------------

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
			
		Site Reference Number: 4/11/0012	
		Site Name: Rochester Court	
		Site Address: Radipole Lane	
		Unconstrained Site Area (ha): 1.23	
		Developable Site Area (ha): 1.23	
		Ward: Westham North Ward	
		Previously Developed Land?: Yes	
		Current Land Use: Elderly Persons Home	
<b>Planning Status</b>			
Planning History		None for residential use	
Current Planning Status		No PP – but site subject to pre-application discussions	
Ownership		Single owner	

Constraints		Mitigation
Topography/Ground Condition	Generally level site	None
Flood Risk	Low Flood Risk	None
Access	Access off Radipole Lane	Access may be constrained by new School and Fire Station entrance opposite along Radipole Lane
Contamination	Unlikely	Would need further investigation
Existing Infrastructure	Existing infrastructure provided	None
Townscape/Character Adjacent Uses	Approximately 50% of site outside Borough Boundary	Above constraints may mean more development is located further west into West Dorset.

<b>Relevant Planning Policy</b>	Within Development Boundary,
---------------------------------	------------------------------

<b>Availability</b>	Yes – Owner intention to redevelop made through early pre-application discussion
---------------------	--


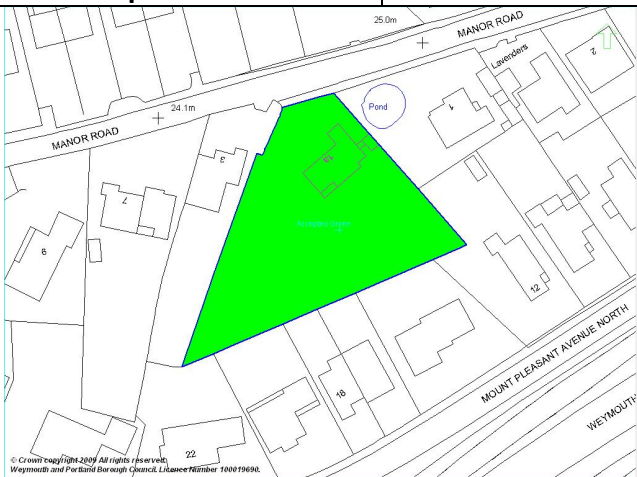
<b>Suitability</b>	Yes – No policy constraints, good access to local services
--------------------	--

<b>Achievability</b>	Yes – Subject to the successful relocation of sheltered housing units
----------------------	---

<b>Estimate of Potential (gross)</b>	64 Units	<b>Potential Density</b>	52 dph
--------------------------------------	----------	--------------------------	--------

<b>Conclusion</b>	A deliverable site
-------------------	--------------------

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b>		4/12/0013
	<b>Site Name</b>		1A Manor Road
	<b>Site Address</b>		1A Manor Road
	<b>Unconstrained Site Area (ha)</b>		0.18
	<b>Developable Site Area (ha)</b>		0.18
	<b>Ward</b>		Wey Valley
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Dwelling and garden

<b>Planning Status</b>	
<b>Planning History</b>	Planning application 04/00059/FUL refused
<b>Current Planning Status</b>	Pre-application discussion
<b>Ownership</b>	Single ownership

Constraints		Mitigation
Topography/Ground Condition	Large detached dwellings with extensive garden. Garden protected by blanket TPO 'The land at 1a Manor Road'.	Redevelopment acceptable subject to preservation of protected trees and root protection zones.
Flood Risk	Low flood risk	None
Access	Access off Manor Road	Access would be through/past existing dwelling subject to preservation of trees.
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Domestic infrastructure already on site	May require improvement
Townscape/Character Adjacent Uses	Medium to low density two storey properties. Properties with gardens front and rear. Some detached, some semi detached.	Development would suit small detached dwelling.

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---


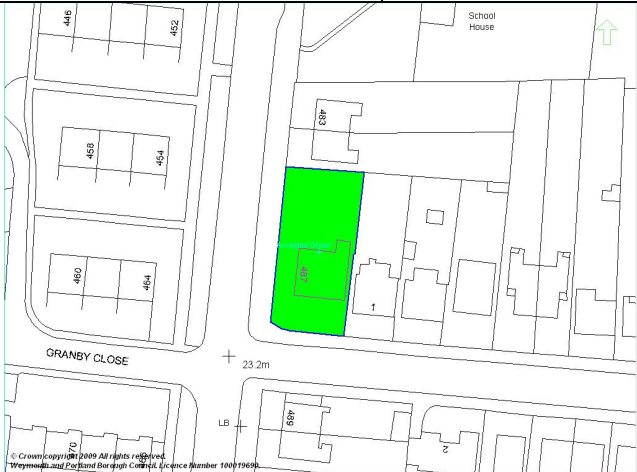
<b>Suitability</b>	Yes – Subject to overcoming constraints such as tree management, overlooking, size and scale.
--------------------	---

<b>Achievability</b>	Yes - Economic viability of current use makes redevelopment for residential an attractive option
----------------------	--

<b>Estimate of Potential (gross)</b>	1 Unit	<b>Potential Density</b>	5.5 dph
--------------------------------------	--------	--------------------------	---------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008		
	<b>Site Reference Number:</b> 4/12/0015		
	<b>Site Name</b> 487 Radipole Lane		
	<b>Site Address</b> 487 Radipole Lane		
	<b>Unconstrained Site Area (ha)</b> 0.05		
	<b>Developable Site Area (ha)</b> 0.05		
	<b>Ward</b> Wey Valley		
	<b>Previously Developed Land?</b> Yes		
	<b>Current Land Use</b> Dwelling and garden		
	<b>Planning Status</b>		
<b>Planning History</b>		Planning application 08/00811/OUT for the erection of one dwelling refused	
<b>Current Planning Status</b>		Planning application refused	
<b>Ownership</b>		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Plot situated on the corner of East Wyle Road and Radipole Lane.	None
Flood Risk	Low flood risk	None
Access	Access off Dorchester Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Domestic infrastructure already serving site	None
Townscape/Character Adjacent Uses	Existing property is a chalet bungalow. The property adjacent is a two storey dwelling. All the properties in this location differ in terms of their construction with some facades as brickwork, stonework and render. Must reflect the pattern of development in the area	None

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes – Owner intention known through the submission of planning application
---------------------	--

<b>Suitability</b>	Yes – subject overcoming siting scale and density issues to avoid overdevelopment.
--------------------	--

<b>Achievability</b>	Yes - Economic viability of current use makes redevelopment for residential an attractive option
----------------------	--

<b>Estimate of Potential (gross)</b>	1 Unit	<b>Potential Density</b>	20 dph
--------------------------------------	--------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
		Site Reference Number: 4/13/0007	
		Site Name: 75 St Leonards Road	
		Site Address: 75 St Leonards Road	
		Unconstrained Site Area (ha): 0.03	
		Developable Site Area (ha): 0.03	
		Ward: Weymouth East	
		Previously Developed Land?: Yes	
		Current Land Use: Dwelling	
Planning Status			
Planning History		None	
Current Planning Status		Pre-application discussion	
Ownership		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Generally level site	None
Flood Risk	Low flood risk	None
Access	Potential for access off Maycroft Road and St Leonards Road. Insufficient on road parking for 3 vehicles.	Parking should be retained on site
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Site is already served by domestic infrastructure	None
Townscape/Character Adjacent Uses	Surrounded by dense terraced residential development, adjacent to conservation area.	Development should respect building line of existing terrace fronting Maycroft Road. Design would need to consider and respect the setting of the adjacent conservation area.

Relevant Planning Policy	Within Development Boundary
--------------------------	-----------------------------

Availability	Yes – Owner intention known through pre-application discussion
--------------	--

Suitability	Yes – This brownfield site has the potential for redevelopment and is within close proximity to public transport routes.
-------------	--

Achievability	Yes - The economic viability of the existing use of the site makes developing the site for housing a desirable option
---------------	---

Estimate of Potential (gross)	2 Units	Potential Density	66.6 dph
-------------------------------	---------	-------------------	----------



Conclusion	A deliverable site within 5 years
------------	-----------------------------------



Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008																						
		<b>Site Reference Number:</b>		4/14/0013																				
		<b>Site Name</b>		Land rear of 81 Buxton Road																				
		<b>Site Address</b>		81 Buxton Road																				
		<b>Unconstrained Site Area (ha)</b>		0.23																				
		<b>Developable Site Area (ha)</b>		0.23																				
		<b>Ward</b>		Weymouth West																				
		<b>Previously Developed Land?</b>		Yes																				
		<b>Current Land Use</b>		Dwelling and garden																				
		<b>Planning Status</b>																						
<b>Planning History</b>		Planning application 09/00167/OUT for the erection of 2 dwellings to the rear refused																						
<b>Current Planning Status</b>		Planning application refused																						
<b>Ownership</b>		Single ownership																						
<table border="1"> <thead> <tr> <th>Constraints</th> <th></th> <th>Mitigation</th> </tr> </thead> <tbody> <tr> <td>Topography/Ground Condition</td> <td>Site is generally level. Number of trees on site which have grouped or single tree preservation orders.</td> <td>Development would have to respect setting of preserved.</td> </tr> <tr> <td>Flood Risk</td> <td>Low flood risk</td> <td>None</td> </tr> <tr> <td>Access</td> <td>Access through existing property to Buxton Road</td> <td>None</td> </tr> <tr> <td>Contamination</td> <td>Unknown</td> <td>Would need further investigation</td> </tr> <tr> <td>Existing Infrastructure</td> <td>Would require improvements to existing infrastructure</td> <td>None</td> </tr> <tr> <td>Townscape/Character Adjacent Uses</td> <td>Large detached dwellings with generous rear plots. The gardens adjacent (number 83 &amp; 85) have been combined to provide a site for three new dwellings.</td> <td>Development should avoid overlooking, loss of garden space, noise and disturbance.</td> </tr> </tbody> </table>				Constraints		Mitigation	Topography/Ground Condition	Site is generally level. Number of trees on site which have grouped or single tree preservation orders.	Development would have to respect setting of preserved.	Flood Risk	Low flood risk	None	Access	Access through existing property to Buxton Road	None	Contamination	Unknown	Would need further investigation	Existing Infrastructure	Would require improvements to existing infrastructure	None	Townscape/Character Adjacent Uses	Large detached dwellings with generous rear plots. The gardens adjacent (number 83 & 85) have been combined to provide a site for three new dwellings.	Development should avoid overlooking, loss of garden space, noise and disturbance.
Constraints		Mitigation																						
Topography/Ground Condition	Site is generally level. Number of trees on site which have grouped or single tree preservation orders.	Development would have to respect setting of preserved.																						
Flood Risk	Low flood risk	None																						
Access	Access through existing property to Buxton Road	None																						
Contamination	Unknown	Would need further investigation																						
Existing Infrastructure	Would require improvements to existing infrastructure	None																						
Townscape/Character Adjacent Uses	Large detached dwellings with generous rear plots. The gardens adjacent (number 83 & 85) have been combined to provide a site for three new dwellings.	Development should avoid overlooking, loss of garden space, noise and disturbance.																						
<b>Relevant Planning Policy</b>		Within Development Boundary																						
<b>Availability</b>		Yes – Owner intention known through the submission of planning application																						
<b>Suitability</b>		Yes – Subject overcoming siting scale and density issues to avoid overdevelopment.																						
<b>Achievability</b>		Yes - Economic viability of current use makes redevelopment for residential an attractive option																						
<b>Estimate of Potential (gross)</b>		2 Units	<b>Potential Density</b>																					
			8.7 dph																					
<b>Conclusion</b>		A deliverable site within 5 years																						

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008		
	<b>Site Reference Number:</b>		4/15/0012
	<b>Site Name</b>		Land r/o 132 High Street
	<b>Site Address</b>		Land r/o 132 High Street
	<b>Unconstrained Site Area (ha)</b>		0.11
	<b>Developable Site Area (ha)</b>		0.11
	<b>Ward</b>		Wyke Regis
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Vacant land

<b>Planning Status</b>	
<b>Planning History</b>	07/00527/FUL application for the erection of dwelling with access off Portland Road refused
<b>Current Planning Status</b>	Pre-application discussion, refused planning application
<b>Ownership</b>	Single Ownership

Constraints		Mitigation
Topography/Ground Condition	Plot covered by orchard of trees and shrubs. Some trees noted of retention.	Limit developable area to that which is not constrained by trees.
Flood Risk	Low flood risk	None
Access	No formal vehicular access, track off Wyke High Street to West. Similar access off Portland Road to garages and buildings.	Access would have to consider amenity to adjacent properties.
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Not currently served by domestic infrastructure	None
Townscape/Character Adjacent Uses	Surrounded by residential development. Yard to west.	Design would have to consider proximity of adjoining properties

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes – Owner intention known through pre-application discussion
---------------------	--

<b>Suitability</b>	Yes – subject to overcoming above constraints, particularly avoiding cramped design and overdevelopment.
--------------------	--


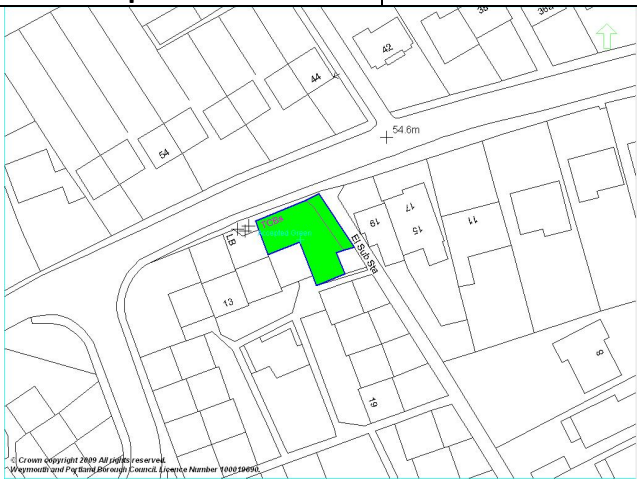
<b>Achievability</b>	Yes - The economic viability of the existing use of the site makes developing the site for housing a desirable option
----------------------	---

<b>Estimate of Potential (gross)</b>	1 Unit	<b>Potential Density</b>	9 dph
--------------------------------------	--------	--------------------------	-------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------



Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008		
	<b>Site Reference Number:</b>		4/15/0015
	<b>Site Name</b>		Land adj 15 Cunningham Close
	<b>Site Address</b>		Land adj 15 Cunningham Close
	<b>Unconstrained Site Area (ha)</b>		0.02
	<b>Developable Site Area (ha)</b>		0.02
	<b>Ward</b>		Wyke Regis
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Vacant land
<b>Planning Status</b>			
<b>Planning History</b>		09/145/FUL application for the erection of one dwelling withdrawn	
<b>Current Planning Status</b>		Pre-application discussion and withdrawn planning application	
<b>Ownership</b>		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Potential for access off Camp Road, would deprive the adjacent property of off street parking.	None
Contamination	Unknown, site adjacent to existing electricity substation	Development would have to respect access, services to the substation and proximity of the station on local amenity. Land contamination would need further investigation
Existing Infrastructure	Site is immediately adjacent to existing residential properties	Would have to consider proximity of substation
Townscape/Character Adjacent Uses	Site is in close proximity to existing development. Potential for overlooking	Building siting and design would have to consider relationship and proximity with existing development.

<b>Relevant Planning Policy</b>	Within Development Boundary, adjacent route for proposed highway improvement
---------------------------------	--

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---

<b>Suitability</b>	Yes – Principle of development in this location acceptable subject to correct siting and design
--------------------	---

<b>Achievability</b>	Yes – Economic viability of current use makes redevelopment for residential an attractive option
----------------------	--


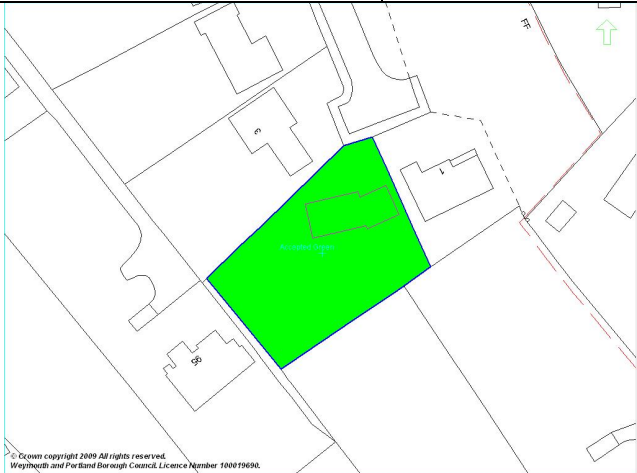
<b>Estimate of Potential (gross)</b>	1 Unit	<b>Potential Density</b>	50 dph
--------------------------------------	--------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008			
		<b>Site Reference Number:</b>		4/15/0014	
		<b>Site Name</b>		77/77a Portland Road	
		<b>Site Address</b>		77/77a Portland Road	
		<b>Unconstrained Site Area (ha)</b>		0.01	
		<b>Developable Site Area (ha)</b>		0.01	
		<b>Ward</b>		Wyke Regis	
		<b>Previously Developed Land?</b>		Yes	
		<b>Current Land Use</b>		Shop	
<b>Planning Status</b>					
<b>Planning History</b>		None for residential			
<b>Current Planning Status</b>		Pre-application discussion to change the use of part of the commercial premises to residential			
<b>Ownership</b>		Single owner			
<b>Constraints</b>		<b>Mitigation</b>			
Topography/Ground Condition		Level site		None	
Flood Risk		Low flood risk		None	
Access		No opportunity for vehicular access off Portland Road		Potential for access to the rear of the property?	
Contamination		Unknown		Not a consideration given the change of use is proposed at first floor level	
Existing Infrastructure		Already served by infrastructure		May need some improvements	
Townscape/Character Adjacent Uses		Within healthy local street frontage of commercial properties		None	
<b>Relevant Planning Policy</b>		Within Development Boundary, Local Shopping Frontage			
<b>Availability</b>		Yes – Owner intention known through pre-application discussion			
<b>Suitability</b>		Yes – The opportunity for a change of use is acceptable in this location			
<b>Achievability</b>		Yes – Economic viability of current use makes redevelopment for residential an attractive option			
<b>Estimate of Potential (gross)</b>		1 Unit		<b>Potential Density</b>	
				100 dph	
<b>Conclusion</b>		A deliverable site within 5 years			

Appendix E – Desktop Included Sites

<b>Desktop Included Sites</b>	<b>Submitted 2008</b>		
	<b>Site Reference Number:</b>		4/15/0015
	<b>Site Name</b>		2 Courtauld Drive
	<b>Site Address</b>		2 Courtauld Drive
	<b>Unconstrained Site Area (ha)</b>		0.11
	<b>Developable Site Area (ha)</b>		0.11
	<b>Ward</b>		Wyke Regis
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Dwelling and garden

<b>Planning Status</b>	
Planning History	Planning permission 08/00806/FUL refused, planning permission 09/00308/FUL withdrawn
Current Planning Status	Pre-application discussion
Ownership	Single ownership

Constraints		Mitigation
Topography/Ground Condition	Level site, protected trees served by TPO have been unlawfully felled.	Replace trees removed.
Flood Risk	Low flood risk	None
Access	Access from Courtauld Drive	None
Contamination	Unknown	None
Existing Infrastructure	Domestic infrastructure is already serving site, would need further improvements	None
Townscape/Character Adjacent Uses	Area characterised by wooded landscape which has dominance over the buildings. The character of the buildings are single dwellings, in this case mainly bungalows with generous space around them, set within a treed environment	Scale and mass of redevelopment would have to be inkeeping with the existing character of the area, this could reduce site capacity.

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes- Owner intention known through pre-application discussions and submission of previous planning permissions
---------------------	--


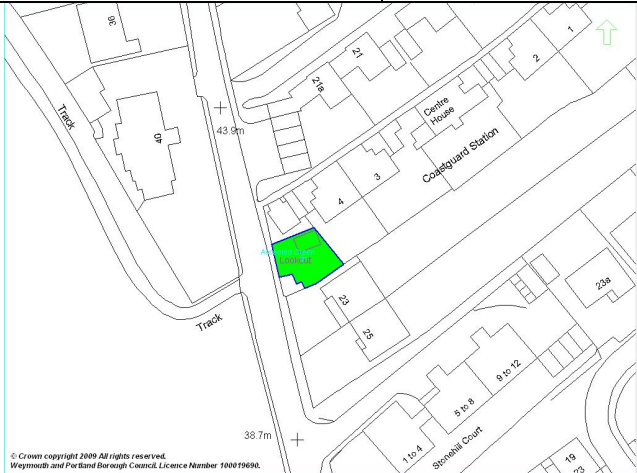
<b>Suitability</b>	Yes – Redevelopment of some nature appropriate in this location
--------------------	---

<b>Achievability</b>	Yes – Economic viability of current use makes redevelopment for residential an attractive option
----------------------	--

<b>Estimate of Potential (gross)</b>	4 Units	<b>Potential Density</b>	36 dph
--------------------------------------	---------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>		
		<b>Site Reference Number:</b>	4/15/0016	
			<b>Site Name</b>	The Lookout
			<b>Site Address</b>	Westhill Road
			<b>Unconstrained Site Area (ha)</b>	0.01
			<b>Developable Site Area (ha)</b>	0.01
			<b>Ward</b>	Wyke Regis
			<b>Previously Developed Land?</b>	Yes
			<b>Current Land Use</b>	Dwelling

<b>Planning Status</b>	
Planning History	Planning application 09/00402/FUL for the erection of a two-storey dwelling withdrawn
Current Planning Status	Pre-application discussion
Ownership	Unknown

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Existing access off Westhill Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Unknown	Would need further investigation
Townscape/Character Adjacent Uses	Plots adjacent 23 & 25 have very long gardens, immediate properties are slightly more dense in nature and have moderately sized gardens.	None

<b>Relevant Planning Policy</b>	Within the Development Boundary
---------------------------------	---------------------------------

<b>Availability</b>	Yes – Owner intention known through pre-application discussion
---------------------	--

<b>Suitability</b>	Yes – Within walking distance of public transport connections and local services along Portland Road
--------------------	--

<b>Achievability</b>	Yes - Economic viability of current use makes redevelopment for residential an attractive option
----------------------	--

<b>Estimate of Potential (gross)</b>	1 Unit	<b>Potential Density</b>	100 dph
--------------------------------------	--------	--------------------------	---------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------



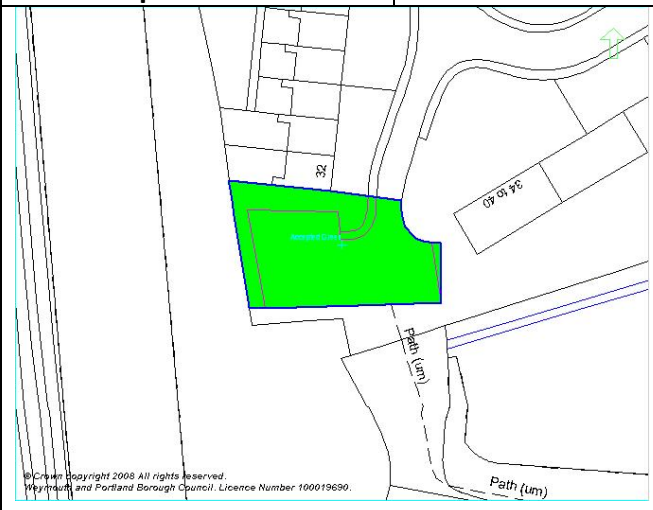

Appendix E – Desktop Included Sites

<b>6-10 years</b>									
<b>Site Reference</b>	<b>Source</b>	<b>Site Name</b>	<b>Site Address</b>	<b>Settlement</b>	<b>Area Ha (Unconst rained)</b>	<b>Developable Site Area</b>	<b>Theoretical Potential</b>	<b>On-site/ landowner estimate of potential</b>	<b>Final net estimate of potential</b>
4/01/0009	Pre-Application Discussion	WPH Garage Site	Broadway Close	Weymouth	0.05	0.05	3	3	3
4/01/0012	Pre-Application Discussion	WPH Garage Site	Brisbane Road/Beverly Road	Weymouth	0.16	0.16	9.6	7	7
4/02/0013	Pre-Application Discussion	Post Office Sorting Office	Lower St Alban St	Weymouth	0.09	0.09	10.8	23	23
4/02/0017	Pre Application Discussion	23 Crescent St	23 Crescent St	Weymouth	0.01	0.01	1.2	1	1
4/02/0019	Pre Application Discussion	36 Melcombe Avenue	36 Melcombe Avenue	Weymouth	0.06	0.06	7.2	3	2
4/02/0020	Pre Application Discussion	16-24 Glendinning Avenue	16-24 Glendinning Avenue	Weymouth	0.22	0.22	26.4	32	9
4/03/0031	Pre-Application Discussion	Timber Yard	Chalbury Corner	Weymouth	0.18	0.18	5.4	3	4
4/03/0038	Planning Application Refused	6, Enkworth Road	6, Enkworth Road	Weymouth	0.05	0.05	3	1	1
4/06/0022	Planning Application Refused	Land adjacent 14 Woolcombe Road	Land adjacent 14 Woolcombe Road	Portland	0.03	0.03	1.8	2	2
4/07/0017	Pre Application Discussion	Land adj 44 East Weare Road	Land adj 44 East Weare Road	Portland	0.09	0.09	2.7	2	2
4/07/0018	Pre Application Discussion	1 Greenhill Terrace	1 Greenhill Terrace	Portland	0.01	0.01	1.2	1	1
4/09/0004	Urban Capacity Study	Land rear of Knightsdale Road	Knightsdale Road	Weymouth	0.41	0.41	24.6	25	25
4/10/0005	Pre Application Discussion	Garage site	Bedford Road	Weymouth	0.05	0.05	3	2	2
4/11/0014	Planning Application Refused	Land at Shirecroft Road	Land at Shirecroft Road	Weymouth	0.07	0.07	4.2	5	3
4/13/0004	Urban Capacity Study	Weymouth Fire Station	North Quay	Weymouth	0.27	0.27	32.4	25	25

Appendix E – Desktop Included Sites


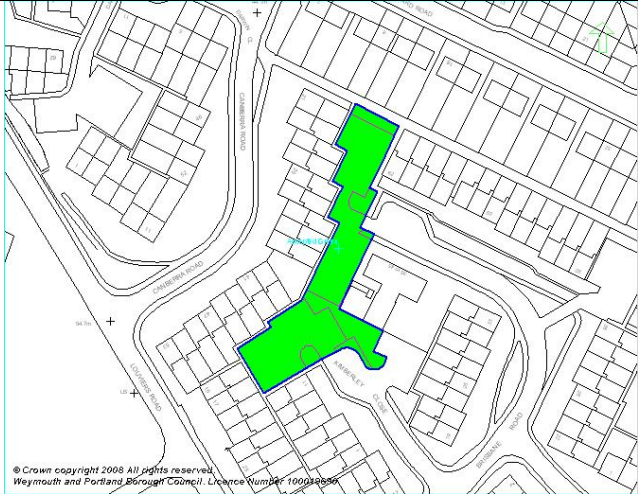
4/13/0005	Urban Capacity Study	Council offices	North Quay	Weymouth	0.58	0.58	69.6	60	60
<b>Total units</b>							<b>224.1</b>	<b>213</b>	<b>188</b>

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
			
		<b>Site Reference Number:</b> 4/01/0009	
		<b>Site Name</b> WPH Garage Site	
		<b>Site Address</b> Broadwey Close	
		<b>Unconstrained Site Area (ha)</b> 0.05	
		<b>Developable Site Area (ha)</b> 0.05	
		<b>Ward</b> Littlemoor	
		<b>Previously Developed Land?</b> Yes	
		<b>Current Land Use</b> Car parking	
<b>Planning Status</b>			
Planning History		None for residential use	
Current Planning Status		Early pre-application discussions held	
Ownership		Local Housing Association	
<b>Constraints</b>		<b>Mitigation</b>	
Topography/Ground Condition		Level site	
Flood Risk		Low flood risk	
Access		Existing access off Broadwey Close	
Contamination		Unlikely	
Existing Infrastructure		No domestic infrastructure serving site	
Townscape/Character Adjacent Uses		Dense tree cover to west of site, adjacent to railway line, potential noise conflict	
<b>Relevant Planning Policy</b>		Within Development Boundary, Surface Water Catchment Area	
<b>Availability</b>		Yes – owner intention known to redevelop some Local Housing Association garage sites and car parks in Littlemoor	
<b>Suitability</b>		Yes - Good access to local services, no policy constraints	
<b>Achievability</b>		Yes – Economic viability of current use makes redevelopment for residential an attractive option	
<b>Estimate of Potential</b>		3 Units	<b>Potential Density</b> 60 dph
<b>Conclusion</b>		A deliverable site within 0-5 years subject to the granting of planning consent	



Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
 <p><small>© Crown copyright 2008 All rights reserved. Weymouth and Portland Borough Council. Licence Number: 100048550</small></p>	<b>Site Reference Number:</b>		4/01/0012
	<b>Site Name</b>		WPH Garage Site
	<b>Site Address</b>		Brisbane Road/Beverly Road
	<b>Unconstrained Site Area (ha)</b>		0.16
	<b>Developable Site Area (ha)</b>		0.16
	<b>Ward</b>		Littlemoor
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Garages
<b>Planning Status</b>			
Planning History		None for residential use	
Current Planning Status		Planning Permission Refused 08/00766/FUL (erect 5 dwellings)	
Ownership		Local Housing Association	

Constraints		Mitigation
Topography/Ground Condition	Generally level site	None
Flood Risk	Low flood risk	None
Access	Access off Brisbane Road/Beverly Road	None
Contamination	Unlikely	None
Existing Infrastructure	No domestic infrastructure serving site	None
Townscape/Character Adjacent Uses	Surrounded by small terraced dwellings, previous planning refused on the grounds of loss of amenity and proximity to existing dwellings	Restrict developable area to southern section.

<b>Relevant Planning Policy</b>	Within Development Boundary, Surface Water Catchment Area
---------------------------------	---


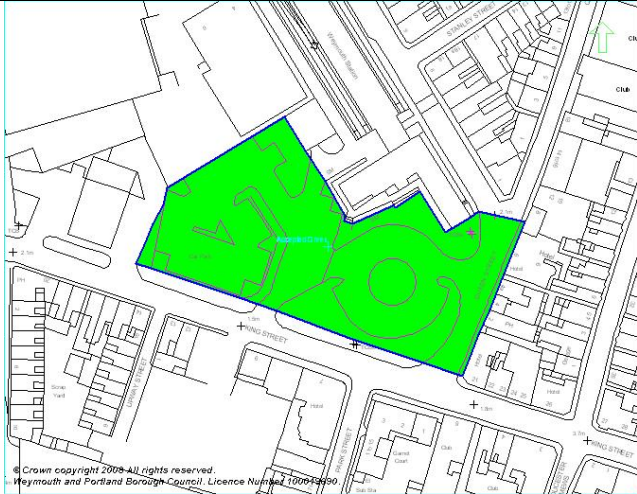
<b>Availability</b>	Yes – owner intention known to redevelop Housing Corporation garage sites in Littlemoor
---------------------	---

<b>Suitability</b>	Yes - Good access to local services, no policy constraints
--------------------	--

<b>Achievability</b>	Yes – Economic viability of current use makes redevelopment for residential an attractive option
----------------------	--

<b>Estimate of Potential (gross)</b>	4 Units	<b>Potential Density</b>	dph
--------------------------------------	---------	--------------------------	-----

<b>Conclusion</b>	A deliverable site within 10 years
-------------------	------------------------------------

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
 <p><small>© Crown copyright 2008. All rights reserved. Weymouth and Portland Borough Council. Licence Number 100043690.</small></p>	<b>Site Reference Number:</b>		4/02/0012
	<b>Site Name</b>		Weymouth Railway Station Forecourt
	<b>Site Address</b>		King Street
	<b>Unconstrained Site Area (ha)</b>		0.54
	<b>Developable Site Area (ha)</b>		0.54
	<b>Ward</b>		Melcombe Regis
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Railway Station parking and turning Area
<b>Planning Status</b>			
Planning History		None for residential use	
Current Planning Status		Site development brief in preparation	
Ownership		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Within EA Flood Zone 2 and 3 Tidal	Sequential test applies. Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy
Access	Access off King Street. King Street suffers from high traffic congestion.	None, no alternative access possible
Contamination	Potential air quality constraint	Subject to improved traffic management strategy for King Street
Existing Infrastructure	No domestic infrastructure serving site but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	Adjacent to Railway Station, congested road, Petrol Station, within Town Centre Conservation Area	Opportunity to improve public realm and character of the Conservation Area

<b>Relevant Planning Policy</b>	Within Development Boundary, allocated as Public Transport Interchange, within Melcombe Regis Family Housing Area
---------------------------------	---

<b>Availability</b>	Yes – Intention to bring forward interchange by 2012 as part of Olympic Transport Package. Some frontage development could include housing.
---------------------	---

<b>Suitability</b>	Yes – Development would improve the character of the Conservation Area
--------------------	--

<b>Achievability</b>	Yes – Strong intention for redevelopment as seen as key gateway site in Weymouth, strong intention to improve the character of the area by 2012.
----------------------	--

<b>Estimate of Potential (gross)</b>	18 Units	<b>Potential Density</b>	120 dph
--------------------------------------	----------	--------------------------	---------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
		Site Reference Number: 4/02/0013	
		Site Name: Post Office Sorting Office	
		Site Address: Lower St Alban Street	
		Unconstrained Site Area (ha): 0.09	
		Developable Site Area (ha): 0.09	
		Ward: Melcombe Regis	
		Previously Developed Land?: Yes	
Current Land Use: Sorting Office			
Planning Status			
Planning History		None for residential use	
Current Planning Status		Pre-application discussion	
Ownership		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Within EA Flood Zone 2 and 3 Tidal	Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy
Access	Access off Lower St Alban Street	No alternative access possible
Contamination	Unknown	Would need further investigation
Existing Infrastructure	No domestic infrastructure serving site but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	New flat development opposite, surrounded by other business uses, telephone exchange, large multi-storey car park to west	Given opportunity for higher density, good design essential

Relevant Planning Policy	Within Development Boundary, within Conservation Area, within Town Centre Harbourside & Commercial Area, within Area of High Archaeological Potential, within Melcombe Regis Family Housing Area
--------------------------	--

Availability	Yes – Pre-application discussions held, owner intention known
--------------	---


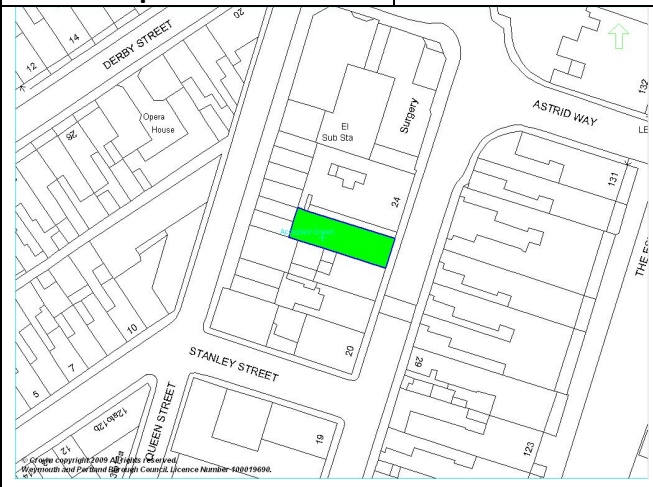
Suitability	Yes – Redevelopment of this site would improve the character of the conservation area, similar scale housing development granted at the former BEC carpets site (opposite) at Lower St Alban Street
-------------	---

Achievability	Yes - As part of high density redevelopment, development in this location is both viable and attractive.
---------------	--

Estimate of Potential (gross)	23 Units	Potential Density	255.6 dph
-------------------------------	----------	-------------------	-----------

Conclusion	A deliverable site within 11 to 15 years
------------	--

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b>		4/02/0017
	<b>Site Name</b>		23 Crescent Street
	<b>Site Address</b>		23 Crescent Street
	<b>Unconstrained Site Area (ha)</b>		0.01
	<b>Developable Site Area (ha)</b>		0.01
	<b>Ward</b>		Melcombe Regis
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Store
<b>Planning Status</b>			
Planning History		None post 1984	
Current Planning Status		Pre-application discussion	
Ownership		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Level site, ground stability issues	None
Flood Risk	Within EA Flood Zone 2 and 3 Tidal	Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy
Access	Access off Crescent Street	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Site is already served by domestic infrastructure	None
Townscape/Character Adjacent Uses	Adjacent buildings are flats over shops and wholly residential units	Development must have regard to the character of the area. Development would require the provision of amenity space and bin storage

<b>Relevant Planning Policy</b>	Within Town Centre Conservation Area and Melcombe Regis Family Housing Area
---------------------------------	---

<b>Availability</b>	Yes - Owner intention known through pre-application discussions
---------------------	---


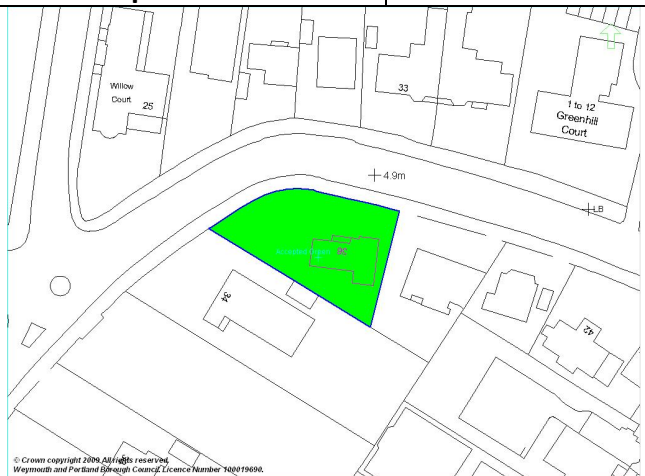
<b>Suitability</b>	Yes – Scope for conversion to one residential unit given size constraints on subdivision to two dwellings
--------------------	---

<b>Achievability</b>	Yes – Redevelopment in this location is viable, shop unit is derelict and redevelopment would improve the character of the area
----------------------	---

<b>Estimate of Potential (gross)</b>	1 Unit	<b>Potential Density</b>	100 dph
--------------------------------------	--------	--------------------------	---------

<b>Conclusion</b>	A deliverable site within 6 to 10 years
-------------------	---

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b>		4/02/0019
	<b>Site Name</b>		36 Melcombe Avenue
	<b>Site Address</b>		36 Melcombe Avenue
	<b>Unconstrained Site Area (ha)</b>		0.06
	<b>Developable Site Area (ha)</b>		0.06
	<b>Ward</b>		Melcombe Regis
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Dwelling and garden
	<b>Planning Status</b>		
<b>Planning History</b>		Planning application 99/00191/FUL for the erection of ancillary accommodation permitted	
<b>Current Planning Status</b>		Pre-application discussion	
<b>Ownership</b>		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk, less than 50m from EZ flood zones 2 & 3	None
Access	Access off Melcombe Avenue	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Site is already served by domestic infrastructure	None
Townscape/Character Adjacent Uses	Adjacent large residential dwellings, some with generous front and rear gardens. Adjacent to conservation area.	Scale, massing and design would need to give consideration to the setting of the conservation area.

<b>Relevant Planning Policy</b>	Within development boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes - Owner intention known through pre-application discussions
---------------------	---

<b>Suitability</b>	Yes – Brownfield site, within accessible walking distance of public transport and local services including GP surgery
--------------------	---


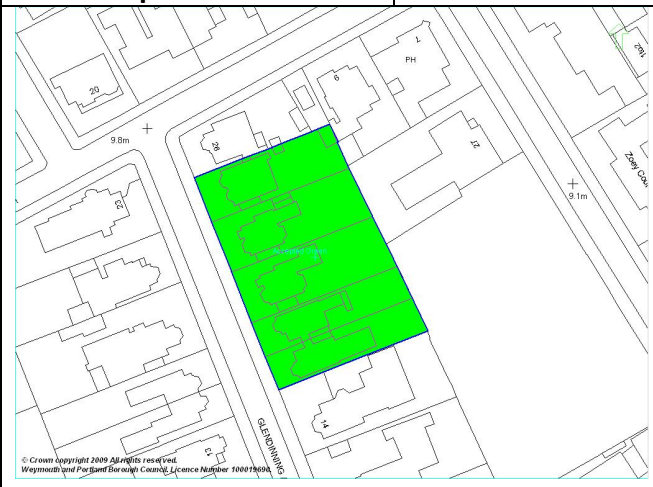
<b>Achievability</b>	Yes - The economic viability of the existing use of the site makes developing the site for housing a desirable option
----------------------	---

<b>Estimate of Potential (gross)</b>	3 Units	<b>Potential Density</b>	50 dph
--------------------------------------	---------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 5 years
-------------------	-----------------------------------



Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b>		4/02/0020
	<b>Site Name</b>		16-24 Glendinning Avenue
	<b>Site Address</b>		16-24 Glendinning Avenue
	<b>Unconstrained Site Area (ha)</b>		0.22
	<b>Developable Site Area (ha)</b>		0.22
	<b>Ward</b>		Melcombe Regis
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Dwellings with gardens
<b>Planning Status</b>			
<b>Planning History</b>		Changes of use from HMO (18 Glendinning only), none for wider development	
<b>Current Planning Status</b>		Pre-application discussion	
<b>Ownership</b>		Multiple ownership	

Constraints		Mitigation
Topography/Ground Condition	Generally level site, substantial trees, hedges and shrubs	Tree survey required. Development should be designed around the existing trees.
Flood Risk	Low flood risk	None
Access	Access off Glendinning Avenue, parking space limited	Applicant proposes underground parking.
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Domestic infrastructure already serves site	None
Townscape/Character Adjacent Uses	Residential area consisting of large properties converted to flats, within the conservation area - buildings contribute to the character of the area.	Limit flat density to approximately 70 dph

<b>Relevant Planning Policy</b>	Within the Development Boundary, within the Lodmoor Hill Conservation Area
---------------------------------	--

<b>Availability</b>	Yes- Owner intention known through pre-application discussions
---------------------	--



<b>Suitability</b>	Yes – Principle of subdivision of dwelling to flats supported, capacity of development subject to parking provision, trees, and agreement to demolish the existing dwellings.
--------------------	---

<b>Achievability</b>	Yes – Multiple owners are in agreement to redevelop. Redevelopment would be viable in the context of this location.
----------------------	---

<b>Estimate of Potential (gross)</b>	15 Units	<b>Potential Density</b>	70 dph
--------------------------------------	----------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 10 years subject to the ability to overcome constraints
-------------------	---

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b>		4/03/0031
	<b>Site Name</b>		Timber Yard
	<b>Site Address</b>		Chalbury Corner
	<b>Unconstrained Site Area (ha)</b>		0.18
	<b>Developable Site Area (ha)</b>		0.18
	<b>Ward</b>		Preston
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Residential
	<b>Planning Status</b>		
Planning History		None for residential use	
Current Planning Status		None	
Ownership		Unknown	

Constraints		Mitigation
Topography/Ground Condition	Level site	
Flood Risk	Site within EA Flood Zone 2 and 3	
Access	Access off Littlemoor Road	
Contamination	Unknown	
Existing Infrastructure	Site is served by existing services, may require improvements	
Townscape/Character Adjacent Uses	Adjacent to busy road junction. Generally single detached units	

<b>Relevant Planning Policy</b>	Within Development Boundary, within Riverine Flood Risk Area, within Surface Water Catchment Area
---------------------------------	---

<b>Availability</b>	No – Owner intention unknown
---------------------	------------------------------



<b>Suitability</b>	Yes – Development would improve the character of the area
--------------------	---

<b>Achievability</b>	Yes – Attractive location for development, high market demand for housing in this area
----------------------	--

<b>Estimate of Potential (gross)</b>	3 Units	<b>Potential Density</b>	16.7 dph
--------------------------------------	---------	--------------------------	----------

<b>Conclusion</b>	A deliverable site subject to owner intention being determined
-------------------	--

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008		
	<b>Site Reference Number:</b> 4/03/0038		
	<b>Site Name</b> Land adjacent 6 Enkworth Road		
	<b>Site Address</b> 6 Enkworth Road		
	<b>Unconstrained Site Area (ha)</b> 0.05		
	<b>Developable Site Area (ha)</b> 0.05		
	<b>Ward</b> Preston		
	<b>Previously Developed Land?</b> Yes		
	<b>Current Land Use</b> Side garden to 6 Enkworth Road		
	<b>Planning Status</b>		
<b>Planning History</b>		Planning application 08/00517/FUL for the erection of one bungalow refused	
<b>Current Planning Status</b>		Planning application refused	
<b>Ownership</b>		Single	

Constraints		Mitigation
Topography/Ground Condition	Land slopes west to east. Trees to rear of plot. Sycamore tree served by TPO.	Limit developable area away from trees and root zones.
Flood Risk	Low flood risk	None
Access	Potential for access from south off Enkworth Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Site is immediately adjacent to existing residential properties, will require improvements	None
Townscape/Character Adjacent Uses	Group of three bungalows fronting Enkworth Road. Area contains a mix of two storey houses with integral garages and bungalows with attached garages.	Should be designed to reflect the roof plane of existing development.

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes – Owner intention known through the submission of planning application
---------------------	--

<b>Suitability</b>	Yes – Subject to site being sited in respect of TPO and topography
--------------------	--

<b>Achievability</b>	Yes - Economic viability of current use makes redevelopment for residential an attractive option
----------------------	--

<b>Estimate of Potential (gross)</b>	1 Unit	<b>Potential Density</b>	20 dph
--------------------------------------	--------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 10 years
-------------------	------------------------------------



Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008			
		<b>Site Reference Number:</b>		4/06/0022	
		<b>Site Name</b>		Land adjacent 14 Woolcombe Road	
		<b>Site Address</b>		14 Woolcombe Road	
		<b>Unconstrained Site Area (ha)</b>		0.03	
		<b>Developable Site Area (ha)</b>		0.03	
		<b>Ward</b>		Tophill West	
		<b>Previously Developed Land?</b>		Yes	
		<b>Current Land Use</b>		Car parking area	
<b>Planning Status</b>					
<b>Planning History</b>		Planning application 09/00140/FUL for the erection of two semi-detached dwellings refused			
<b>Current Planning Status</b>		Pre-application discussion			
<b>Ownership</b>		Local Housing Association			

Constraints		Mitigation
Topography/Ground Condition	Dwellings adjacent are on a slightly elevated levels	Reduce size and scale of units to reduce the level of overlooking and improve outlook for neighbouring properties.
Flood Risk	Low Flood Risk	None
Access	Access off Woolcombe Close	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Would require improvements to existing infrastructure	None
Townscape/Character Adjacent Uses	The estate of which this site is a part is primarily residential with linear terraces and blocks of flats which have centre ridge roofs with gable ends. Parking is accommodated group parking areas or on street.	Development should reflect linear alignment of the terrace.

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes – Owner intention known through the submission of planning application
---------------------	--



<b>Suitability</b>	Yes – Subject overcoming siting scale and density issues to avoid overdevelopment.
--------------------	--

<b>Achievability</b>	Yes - Economic viability of current use makes redevelopment for residential an attractive option
----------------------	--

<b>Estimate of Potential (gross)</b>	2 Units	<b>Potential Density</b>	66.6 dph
--------------------------------------	---------	--------------------------	----------

<b>Conclusion</b>	A deliverable site within 10 years
-------------------	------------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
 <p><small>© Crown copyright 2009. All rights reserved. Weymouth and Portland Borough Council. Licence Number 100019630.</small></p>	<b>Site Reference Number:</b>		4/07/0017
	<b>Site Name</b>		Land adjacent 44 East Weare Road
	<b>Site Address</b>		Land adjacent 44 East Weare Road
	<b>Unconstrained Site Area (ha)</b>		0.09
	<b>Developable Site Area (ha)</b>		0.09
	<b>Ward</b>		Underhill
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Amenity land for housing estate
<b>Planning Status</b>			
Planning History		None	
Current Planning Status		Pre-application discussion	
Ownership		Unknown	

Constraints		Mitigation
Topography/Ground Condition	Land slopes south to north, area is currently grassed and sparsely populated by trees	Development should be accommodated on lower slopes
Flood Risk	Low flood risk	None
Access	Potential for access off East Weare Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	No domestic infrastructure on site, land close to existing services	None
Townscape/Character Adjacent Uses	Grassed area used for local housing amenity. Further grassed amenity area opposite. Land bounded by road. Properties nearby are largely flats and semi detached houses.	None

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---

<b>Suitability</b>	Yes – Brownfield land within walking distance of public transport. Opportunity to continue row of semi detached dwellings with gardens front and rear.
--------------------	--

<b>Achievability</b>	Yes – The economic viability of the existing use of the site makes developing the site for housing a desirable option
----------------------	---

<b>Estimate of Potential (gross)</b>	2 Units	<b>Potential Density</b>	22 dph
--------------------------------------	---------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 10 years
-------------------	------------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008			
		<b>Site Reference Number:</b>		4/07/0018	
		<b>Site Name</b>		1 Greenhill Terrace	
		<b>Site Address</b>		1 Greenhill Terrace	
		<b>Unconstrained Site Area (ha)</b>		0.01	
		<b>Developable Site Area (ha)</b>		0.01	
		<b>Ward</b>		Underhill	
		<b>Previously Developed Land?</b>		Yes	
<b>Current Land Use</b>		Yard and garden to existing property			
<b>Planning Status</b>					
Planning History		None			
Current Planning Status		Pre-application discussion			
Ownership		Unknown			

Constraints		Mitigation
Topography/Ground Condition	Level site, set within the context of steeply sloping land west to east	None
Flood Risk	Low flood risk	None
Access	Difficult access to site, potential for vehicular access off Greenhill Terrace. Footpath to north leading to Verne Common Road	None
Contamination	Unknown, currently yard and building	Would need further investigation
Existing Infrastructure	Unknown	Would need further investigation
Townscape/Character Adjacent Uses	Adjacent to Conservation Area boundary, Church hall to rear of site, dense residential terraces with small gardens fronting Greenhill Terrace	None

<b>Relevant Planning Policy</b>	Within the Development Boundary and adjacent Conservation Area
---------------------------------	--

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---



<b>Suitability</b>	Yes - This brownfield site has the potential for redevelopment and is within close proximity to public transport routes. Redevelopment also has the potential to improve the character of the conservation area.
--------------------	--

<b>Achievability</b>	Yes – The economic viability of the existing use of the site makes developing the site for housing a desirable option
----------------------	---

<b>Estimate of Potential (gross)</b>	1 Unit	<b>Potential Density</b>	100 dph
--------------------------------------	--------	--------------------------	---------

<b>Conclusion</b>	A deliverable site subject within 10 years to the resolution of parking
-------------------	---

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
 <p><small>© Crown copyright 2008 All rights reserved. Weymouth and Portland Borough Council. Licence Number 100019690.</small></p>	<b>Site Reference Number:</b>		4/09/0004
	<b>Site Name</b>		Land rear of Knightsdale Road
	<b>Site Address</b>		Knightsdale Road
	<b>Unconstrained Site Area (ha)</b>		0.41
	<b>Developable Site Area (ha)</b>		0.41
	<b>Ward</b>		Westham East Ward
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Vacant

<b>Planning Status</b>	
Planning History	None for residential use
Current Planning Status	None
Ownership	Multiple ownership

Constraints		Mitigation
Topography/Ground Condition	Uneven surface, heavily covered by brambles and shrubs land falling into ditch to south	Development should respect ditch and flooding.
Flood Risk	Adjacent to EA Flood Zone 2	Sequential test applies
Access	Unnamed access road off Knightsdale Road serving Moonfleet Bowling Club - not adopted highway. No existing access to site.	None
Contamination	Unknown	None
Existing Infrastructure	No domestic infrastructure serving site	Would require significant improvement
Townscape/Character Adjacent Uses	Site backs onto semi detached properties fronting Knightsdale Road, running track to east, bowling club and playing fields to south.	None

<b>Relevant Planning Policy</b>	Within Development Boundary - adjacent to Local Open Space
---------------------------------	--

<b>Availability</b>	Yes – landowner intention known, within multiple ownership but pre-application enquiry held.
---------------------	--


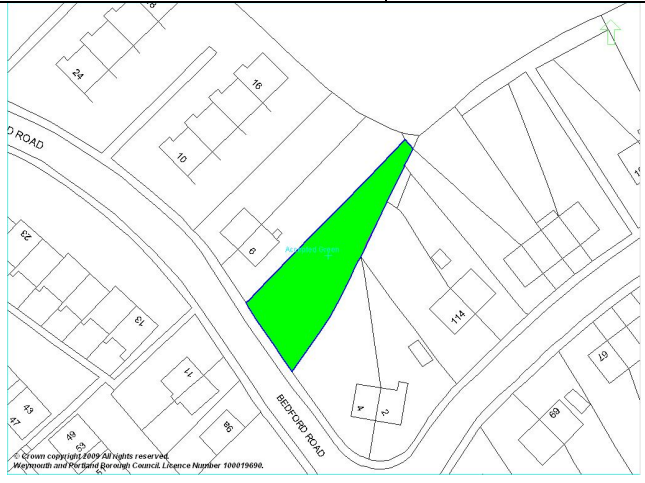
<b>Suitability</b>	Yes – No overriding policy constraints, development would improve area of generally unkempt land
--------------------	--

<b>Achievability</b>	Yes - Would improve an existing unkempt area - contribution to open space. Need to assess current owners intentions
----------------------	---

<b>Estimate of Potential (gross)</b>	25 Units	<b>Potential Density</b>	92.5 dph
--------------------------------------	----------	--------------------------	----------

<b>Conclusion</b>	A deliverable site
-------------------	--------------------

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b>		4/10/0005
	<b>Site Name</b>		Garage Site
	<b>Site Address</b>		Bedford Road
	<b>Unconstrained Site Area (ha)</b>		0.05
	<b>Developable Site Area (ha)</b>		0.05
	<b>Ward</b>		Westham North
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Grassed amenity space
	<b>Planning Status</b>		
<b>Planning History</b>		None for	
<b>Current Planning Status</b>		Pre-application discussion	
<b>Ownership</b>		Local Housing Association	

Constraints		Mitigation
Topography/Ground Condition	Level site,	None
Flood Risk	Low flood risk	None
Access	Potential for access off Bedford Road	Provision of off street parking necessary. One shared vehicle cross over to minimise loss of on-street parking.
Contamination	Unknown	Would need further investigation
Existing Infrastructure	No domestic infrastructure on site, land close to existing services	None
Townscape/Character Adjacent Uses	Semi detached former Council housing to north with large gardens. Site bounded by hedgerows and some small trees	None

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes – Owner intention known through pre-application discussions
---------------------	---

<b>Suitability</b>	Yes – The plot has potential for the continuation of the existing semi-detached dwellings aligning front and rear elevations.
--------------------	---

<b>Achievability</b>	Yes - Economic viability of current use makes redevelopment for residential an attractive option
----------------------	--

<b>Estimate of Potential (gross)</b>	2 Units	<b>Potential Density</b>	40 dph
--------------------------------------	---------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 10 years
-------------------	------------------------------------

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008			
<p>© Crown copyright 2009 All rights reserved. Weymouth and Portland Borough Council. Licence Number 100019096</p>					
		<b>Site Reference Number:</b>		4/11/0014	
		<b>Site Name</b>		Land at Shirecroft Road	
		<b>Site Address</b>		Shirecroft Road	
		<b>Unconstrained Site Area (ha)</b>		0.07	
		<b>Developable Site Area (ha)</b>		0.07	
		<b>Ward</b>		Westham West	
		<b>Previously Developed Land?</b>		Yes	
		<b>Current Land Use</b>		Dwellings and gardens	
<b>Planning Status</b>					
Planning History		Planning application 08/00633/FUL refused			
Current Planning Status		Planning application refused			
Ownership		Local Housing Association			

Constraints		Mitigation
Topography/Ground Condition	Plot consists of two semi-detached houses with gardens. Plot also in close proximity to protected trees and root protection zones.	Site units away from protected areas
Flood Risk	Low flood risk	None
Access	Potential for access off Shirecroft Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Domestic infrastructure already serving site	Would need improvements
Townscape/Character Adjacent Uses	Site primarily within a residential area with a mix of housing styles consisting of semi-detached terraced and bungalow properties. Immediately to the west of the site is a public footpath and Cemetery.	Reduce proposed site capacity to reflect proximity of adjacent dwellings and protected trees.

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	Yes – Owner intention known through the submission of planning application
---------------------	--

<b>Suitability</b>	Yes - subject overcoming siting scale and density issues to avoid overdevelopment.
--------------------	--


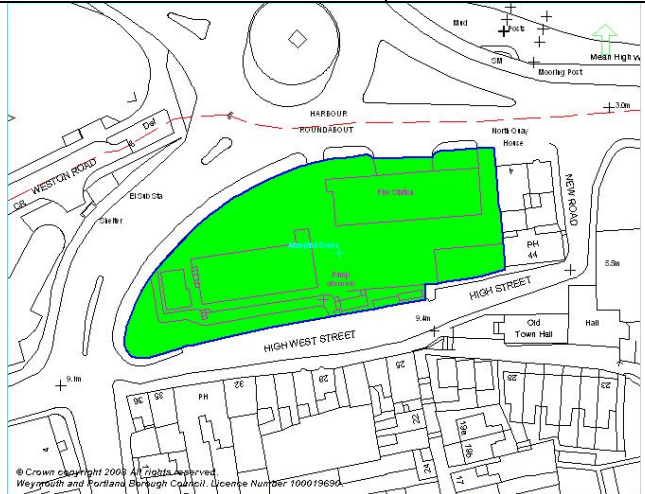
<b>Achievability</b>	Yes - Economic viability of current use makes redevelopment for residential an attractive option
----------------------	--

<b>Estimate of Potential (gross)</b>	4 Units	<b>Potential Density</b>	50 dph
--------------------------------------	---------	--------------------------	--------

<b>Conclusion</b>	A deliverable site within 10 years
-------------------	------------------------------------



Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008	 <b>Weymouth &amp; Portland Borough Council</b>	
	<b>Site Reference Number:</b>		4/13/0004
	<b>Site Name</b>		Weymouth Fire Station
	<b>Site Address</b>		North Quay
	<b>Unconstrained Site Area (ha)</b>		0.27
	<b>Developable Site Area (ha)</b>		0.27
	<b>Ward</b>		Weymouth East
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Fire Station
<b>Planning Status</b>			
<b>Planning History</b>		None for residential use	
<b>Current Planning Status</b>		Informal Planning Brief prepared	
<b>Ownership</b>		Single owner	

Constraints		Mitigation
Topography/Ground Condition	Level site – hard standing with higher land to rear	
Flood Risk	Low flood risk	Site adjoins EA flood risk zones 2 and 3.
Access	Access off North Quay, close to busy road junction (subject to improvements through Olympic Transport Package).	None
Contamination	Potential risk of contamination from current land use	Would need further investigation
Existing Infrastructure	Existing infrastructure provided	Would need improvements for residential development
Townscape/Character Adjacent Uses	Within Town Centre Conservation Area, properties on High Street are raised above site limiting height of any redevelopment. Adjacent busy road junction, overlooking marina	Good design, key prominent site adjacent to Harbourside.

<b>Relevant Planning Policy</b>	Within Development Boundary, Town Centre Conservation Area
---------------------------------	--

<b>Availability</b>	Yes – owner intention known – alternative Fire Station location now found.
---------------------	--

<b>Suitability</b>	Yes – Would improve character of the area, well located to local services, good access. Although not within EA flood zones 2 or higher, flood risk may limit capacity of development
--------------------	--



<b>Achievability</b>	Yes – Economic viability of Harbourside site makes redevelopment attractive
----------------------	---

<b>Estimate of Potential (gross)</b>	25 Units	<b>Potential Density</b>	92.5 dph
--------------------------------------	----------	--------------------------	----------

<b>Conclusion</b>	A deliverable site subject within 5 years
-------------------	---



Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
		 <b>Weymouth &amp; Portland Borough Council</b>	
		<b>Site Reference Number:</b> 4/13/0005	
		<b>Site Name</b> WPBC Council Offices	
		<b>Site Address</b> North Quay	
		<b>Unconstrained Site Area (ha)</b> 0.58	
		<b>Developable Site Area (ha)</b> 0.58	
		<b>Ward</b> Weymouth East Ward	
		<b>Previously Developed Land?</b> Yes	
		<b>Current Land Use</b> WPBC Council Offices	
<b>Planning Status</b>			
Planning History		None for residential use	
Current Planning Status		None for residential – WPBC intention to relocate subject to political decision	
Ownership		Single owner	
<b>Constraints</b>			
Topography/Ground Condition	Level site, large building footprint with car parking to sides a rear. Further investigation needed into long term stability of retaining walls to rear		None
Flood Risk	Small part of site (closest to Harbourside) within EA Flood Zone 2		None
Access	Good vehicular access off North Quay		None
Contamination	Unknown		Would need further investigation
Existing Infrastructure	Existing infrastructure provided		Would need improvements
Townscape/Character Adjacent Uses	Within Town Centre Conservation Area, properties at Chapelhay are raised above site limiting height of any redevelopment. Overlooking marina.		Good opportunity to enhance Harbourside
<b>Relevant Planning Policy</b>		Within Development Boundary, within Town Centre Conservation Area, within High Archaeological Potential	
<b>Availability</b>		No – Subject to feasibility and political decisions	
<b>Suitability</b>		Yes - Would improve character of the area, well located to local services, good access. Site being within EA flood zone 2 may limit capacity of development.	
<b>Achievability</b>		Yes – Economic viability of Harbourside site makes redevelopment attractive	
<b>Estimate of Potential (gross)</b>		60 Units	<b>Potential Density</b> 103 dph
<b>Conclusion</b>		A deliverable site subject to feasibility and future political decisions	

Appendix E – Desktop Included Sites

<b>11-15 years</b>									
<b>Site Reference</b>	<b>Source</b>	<b>Site Name</b>	<b>Site Address</b>	<b>Settlement</b>	<b>Area Ha (Unconst rained)</b>	<b>Developable Site Area</b>	<b>Theoretical Potential</b>	<b>On-site/ landowner estimate of potential</b>	<b>Final net estimate of potential</b>
4/02/0011	Urban Capacity Study	Bus Depot	King Street	Weymouth	0.45	0.45	54	60	60
4/04/0001	Refused Planning Application	6 St Andrew's Avenue	6 St Andrew's Avenue	Weymouth	0.19	0.19	5.7	5	5
4/05/0004	Pre-Application Discussion	Clifton Hotel	Grove Road	Portland	0.14	0.14	4.2	10	10
4/06/0002	Urban Capacity Study	Land at Avalanche Road	Avalanche Road	Portland	0.17	0.17	5.1	8	5
4/07/0001	Urban Capacity Study	181a Brandy Row	181a Brandy Row	Portland	0.14	0.14	8.4	8	8
4/07/0003	Urban Capacity Study	Engineering Works	Brymers Avenue	Portland	0.77	0.77	23.1	18	18
4/07/0004	Urban Capacity Study	Land r/o 17-19 Clovens Road	17-19 Clovens Road	Portland	0.22	0.22	6.6	7	7
4/08/0022	Urban Capacity Study	Dorset Vehicle Rentals	Dorchester Road	Weymouth	0.19	0.19	11.4	12	12
4/08/0023	Urban Capacity Study	Mazda Garage site	Dorchester Road	Weymouth	0.15	0.15	9	10	10
4/08/0024	Urban Capacity Study	Builders Yard	Between 672 and 676 Dorchester Road	Weymouth	0.04	0.04	2.4	3	3
4/08/0025	Urban Capacity Study	Church site	Dorchester Road/Chapel Lane	Weymouth	0.11	0.11	6.6	7	7
4/09/0006	Urban Capacity Study	Stavordale Business Park	Stavordale Road	Weymouth	0.15	0.15	9	9	9
4/09/0009	Urban Capacity Study	Land rear of Marsh Road	Marsh Road	Weymouth	0.25	0.25	15	10	10
4/10/0001	Urban Capacity Study	Garage Site	31 Holly Road	Weymouth	0.09	0.09	18	18	18
4/10/0004	Urban Capacity Study	Land at Radipole Lane	Radipole Lane	Weymouth	1.75	1.28	105	60	58
4/11/0001	Urban Capacity Study	93 Lanehouse Rocks Road	93 Lanehouse Rocks Road	Weymouth	0.4	0.4	24	24	24

Appendix E – Desktop Included Sites

4/14/0002	Urban Capacity Study	Convent	Wyke Road	Weymouth	0.56	0.2	16.8	6	6
4/14/0003	Urban Capacity Study	Plot adjacent 75 Wyke Road	Wyke Road	Weymouth	0.24	0.24	7.2	3	3
4/15/0003	Urban Capacity Study	Land adjacent 95 Wyke Road	Wyke Road	Weymouth	0.3	0.3	9	4	4
4/15/0005	Urban Capacity Study	Garage Site	Merley Road and Portland Road	Weymouth	0.23	0.23	6.9	7	7
<b>Total units</b>							<b>347.4</b>	<b>289</b>	<b>284</b>

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
		Site Reference Number: 4/02/0011	
		Site Name: Weymouth Bus Depot	
		Site Address: King Street/Commercial Road	
		Unconstrained Site Area (ha): 0.45	
		Developable Site Area (ha): 0.45	
		Ward: Melcombe Regis	
		Previously Developed Land?: Yes	
		Current Land Use: First Bus Depot	
Planning Status			
Planning History		None for residential use	
Current Planning Status		None	
Ownership		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Level site	Due to scale of site, ground conditions would need further investigation
Flood Risk	All of site within EA Flood Zone 2 some parts within Flood Zone 3 and Tidal	Sequential test applies, subject to flood risk assessment findings of future Town Centre Flood Risk Management Strategy
Access	Access off King Street and Commercial Road. King Street suffers from high traffic congestion.	Opportunity for dual access into site
Contamination	Potential for ground contamination from garage activities, air quality and related pollution issues from King Street area.	Would require full assessment
Existing Infrastructure	No domestic infrastructure serving site but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	Within Conservation Area, set within residential district away from main retail centre. Adjacent to congested King Street – subject to transport improvements	Would provide significant improvement to character of conservation area

<b>Relevant Planning Policy</b>	Within Development Boundary, Town Centre Conservation Area, Melcombe Regis Family Housing Area
---------------------------------	--

<b>Availability</b>	No – Landowner intention not fully known
---------------------	--



<b>Suitability</b>	Yes – Site offers opportunity for major regeneration project subject to relocation of existing bus depot to alternative site. Conservation Area would be enhanced and King Street and Commercial Road frontages could be improved by development of this site.
--------------------	--

<b>Achievability</b>	Yes – Site is important development site ‘gateway to Weymouth’ from the railway station.
----------------------	--

<b>Estimate of Potential (gross)</b>	60 Units	<b>Potential Density</b>	133.8 dph
--------------------------------------	----------	--------------------------	-----------

<b>Conclusion</b>	A deliverable site within 11-15 years subject to owner intention being determined
-------------------	---

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008			
					
		Site Reference Number:		4/03/0001	
		Site Name		Timber Depot	
		Site Address		White Horse Lane	
		Unconstrained Site Area (ha)		0.19	
		Developable Site Area (ha)		0.19	
		Ward		Preston	
		Previously Developed Land?		Yes	
		Current Land Use		Timber Depot	
Planning Status					
Planning History		None for residential			
Current Planning Status		None			
Ownership		Unknown			

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	None	None
Access	White Horse Lane - not classified, unmaintained and already serving a number of properties.	No alternative access
Contamination	Unknown	Would need further investigation
Existing Infrastructure	No domestic infrastructure serving site but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	One large tree at site entrance, edge of development site set within the AONB. Open fields to north low density large cottages to south and west.	The setting of the conservation area would require good design

<b>Relevant Planning Policy</b>	Partly outside the Development Boundary, within the Conservation Area, within the Surface Water Catchment Area, within an area of High Archaeological Potential.
---------------------------------	--

<b>Availability</b>	No – Owner intention unknown
---------------------	------------------------------

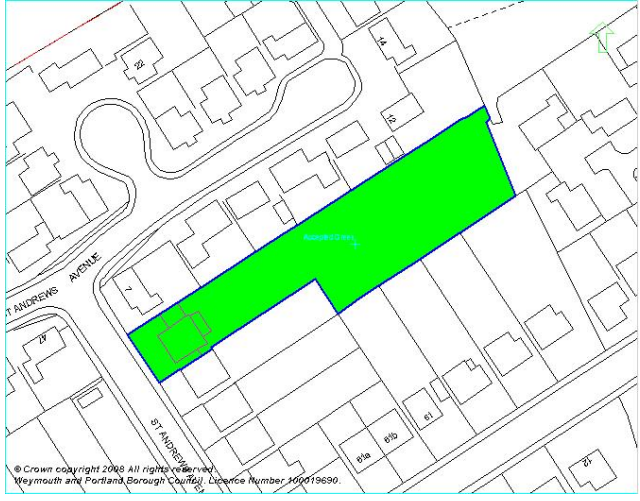

<b>Suitability</b>	Yes – Opportunity to improve the character of the Conservation Area given the close proximity to the AONB
--------------------	---

<b>Achievability</b>	Yes – Attractive location, financial viability of site makes redevelopment for housing a desirable option
----------------------	---

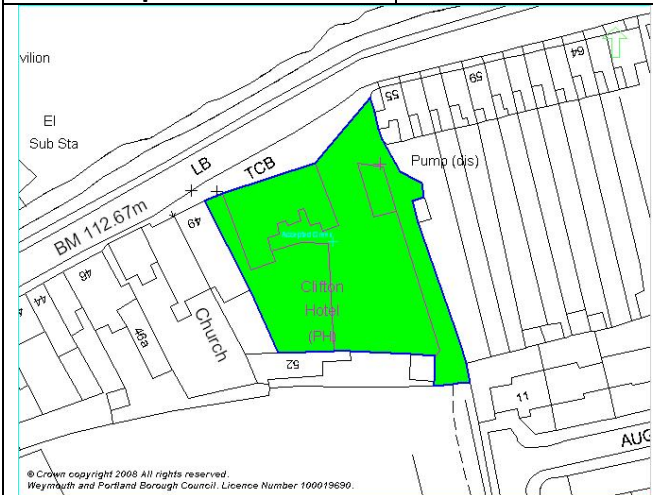

<b>Estimate of Potential (gross)</b>	5 Units	<b>Potential Density</b>	31.6 dph
--------------------------------------	---------	--------------------------	----------

<b>Conclusion</b>	A deliverable site subject to owner intention being determined
-------------------	--

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
			
		<b>Site Reference Number:</b> 4/04/0001	
		<b>Site Name</b> 6 St Andrew's Avenue	
		<b>Site Address</b> 6 St Andrew's Avenue	
		<b>Unconstrained Site Area (ha)</b> 0.19	
		<b>Developable Site Area (ha)</b> 0.19	
		<b>Ward</b> Preston	
		<b>Previously Developed Land?</b> Yes	
		<b>Current Land Use</b> Residential	
<b>Planning Status</b>			
<b>Planning History</b>		Planning permission 04/00928/FUL - application withdrawn	
<b>Current Planning Status</b>		None	
<b>Ownership</b>		Single ownership	
<b>Constraints</b>		<b>Mitigation</b>	
<b>Topography/Ground Condition</b>		Level site	
<b>Flood Risk</b>		Low flood risk	
<b>Access</b>		Poor access beyond existing house, demolition of existing dwelling house required	
<b>Contamination</b>		Unlikely	
<b>Existing Infrastructure</b>		Site is served by existing services, may require improvements	
<b>Townscape/Character Adjacent Uses</b>		Some tree cover in garden, no TPO issues. Site set within a 1970s medium density residential development.	
<b>Relevant Planning Policy</b>		Within Development Boundary	
<b>Availability</b>		Yes – Owner intention for redevelopment known	
<b>Suitability</b>		Yes – Site offers opportunity for intensification of development subject to the removal of existing property, no overriding policy constraints. Good access to local services	
<b>Achievability</b>		Yes – Desirable location for development, intensification of site makes redevelopment a viable option	
<b>Estimate of Potential (gross)</b>		5 Units	<b>Potential Density</b> 26.3 dph
<b>Conclusion</b>		A deliverable site within 10 years subject to owner intention being determined	

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008			
					
		<b>Site Reference Number:</b>		4/05/0004	
		<b>Site Name</b>		Clifton Hotel	
		<b>Site Address</b>		Grove Road	
		<b>Unconstrained Site Area (ha)</b>		0.14	
		<b>Developable Site Area (ha)</b>		0.14	
		<b>Ward</b>		Tophill East	
		<b>Previously Developed Land?</b>		Yes	
<b>Current Land Use</b>		Public House			
<b>Planning Status</b>					
<b>Planning History</b>		Barn within curtilage of site has planning permission for residential use. Planning permission 09/00392/FUL relates			
<b>Current Planning Status</b>		Pre-application discussion regarding conversion of public house			
<b>Ownership</b>		Single ownership			
<b>Constraints</b>		<b>Mitigation</b>			
Topography/Ground Condition		Level site			
Flood Risk		Low flood risk			
Access		Access off Grove Road			
Contamination		None			
Existing Infrastructure		Site is served by existing services, may require improvements			
Townscape/Character Adjacent Uses		Set within a terraced street frontage. Single housing unit to rear.			
<b>Relevant Planning Policy</b>		Within Development Boundary, within Conservation Area			
<b>Availability</b>		Yes – Owner intention known, some pre-application discussions held.			
<b>Suitability</b>		Yes - the site had development potential, particularly if the existing Public House could be demolished. Site could yield small two bedroom affordable housing units. General demand for all housing types on Portland but particularly starter homes and homes at the lower end of the market.			
<b>Achievability</b>		Yes – Subject to the owner of the Public House demonstrating that the premises are no longer economically viable before it can be considered for change of use or demolition.			
<b>Estimate of Potential (gross)</b>		10 Units	<b>Potential Density</b>		
			71.4 dph		
<b>Conclusion</b>		A deliverable site subject to owner intention being determined			





Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
		Site Reference Number: 4/06/0002	
		Site Name: Land at Avalanche Road	
		Site Address: Avalanche Road	
		Unconstrained Site Area (ha): 0.17	
		Developable Site Area (ha): 0.17	
		Ward: Preston	
		Previously Developed Land?: Yes	
		Current Land Use: Allotments?	
Planning Status			
Planning History		None for residential	
Current Planning Status		None	
Ownership		Unknown	
<b>Constraints</b>		<b>Mitigation</b>	
Topography/Ground Condition		Site slopes north to south	
Flood Risk		Low flood risk	
Access		Limited access points will constrain capacity	
Contamination		Unlikely	
Existing Infrastructure		No domestic infrastructure serving site	
Townscape/Character Adjacent Uses		Infill plot surrounded by detached properties east and west, terraced higher density properties to north and south	
<b>Relevant Planning Policy</b>		Within Development Boundary	
<b>Availability</b>		No – Owner intention unknown – potential for multiple ownership constraints dependent on owner identification	
<b>Suitability</b>		Yes – However access point constrains capacity	
<b>Achievability</b>		Yes - Desirable location for development, intensification of site makes redevelopment a viable option	
<b>Estimate of Potential (gross)</b>		5 Units	<b>Potential Density</b> 29.4 dph
<b>Conclusion</b>		A deliverable site subject to owner intention being determined	

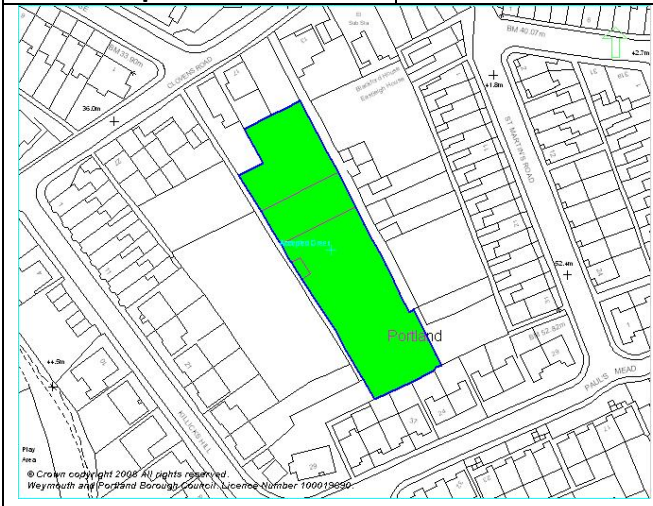

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008			
<p>© Crown copyright 2008. All rights reserved. Weymouth and Portland Borough Council. Licence Number 100046630</p>					
		<b>Site Reference Number:</b>		4/07/0001	
		<b>Site Name</b>		181a Brandy Row	
		<b>Site Address</b>		181a Brandy Row	
		<b>Unconstrained Site Area (ha)</b>		0.14	
		<b>Developable Site Area (ha)</b>		0.14	
		<b>Ward</b>		Underhill	
		<b>Previously Developed Land?</b>		Yes	
		<b>Current Land Use</b>		Residential/Workshops	
<b>Planning Status</b>					
<b>Planning History</b>	89/00294/FUL – Demolition of existing buildings and the erection of six houses with gardens – planning permission lapsed				
<b>Current Planning Status</b>	None				
<b>Ownership</b>	Unknown				
<b>Constraints</b>		<b>Mitigation</b>			
<b>Topography/Ground Condition</b>	Uneven site slope, steep slope to rear.		None		
<b>Flood Risk</b>	Site partly within EA Flood Zone 2 and 3		May constrain development potential to higher slopes		
<b>Access</b>	Access off Brandy Row through building fronting road, no further opportunity for access		None		
<b>Contamination</b>	Unknown		Would need further investigation		
<b>Existing Infrastructure</b>	Site is served by existing services		None		
<b>Townscape/Character Adjacent Uses</b>	Site surrounded by residential uses. Chesil beach to west, small car parking area on Brandy Row		None		
<b>Relevant Planning Policy</b>	Within Development Boundary, Underhill Conservation Area, partly within the Chiswell Tidal Flood Risk Area				
<b>Availability</b>	No – Owner intention unknown				
<b>Suitability</b>	Yes – Dependent on the outcome of the Employment Land Review				
<b>Achievability</b>	Yes – Attractive location for development, site appears unused, redevelopment financially viable, subject to overcoming flood risk issues				
<b>Estimate of Potential (gross)</b>	8 Units	<b>Potential Density</b>	57.1 dph		
<b>Conclusion</b>	A deliverable site subject to owner intention being determined				



Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
			
		Site Reference Number: 4/07/0003	
		Site Name: Engineering Works	
		Site Address: Brymers Avenue	
		Unconstrained Site Area (ha): 0.77	
		Developable Site Area (ha): 0.77	
		Ward: Underhill	
		Previously Developed Land?: Yes	
		Current Land Use: Former Factory, Mixed Ownership	
<b>Planning Status</b>			
Planning History		89/00315/FUL - Demolition of existing factory and erection of 26 flats with parking and amenity areas.	
Current Planning Status		None	
Ownership		Unknown – potentially multiple	
<b>Constraints</b>		<b>Mitigation</b>	
Topography/Ground Condition		Very steep access via Brymers Avenue, site slopes upward north to south.	
Flood Risk		Low flood risk	
Access		Access off Brymers Avenue	
Contamination		Potential for contamination from previous land uses	
Existing Infrastructure		Site is served by existing services, will require improvements	
Townscape/Character Adjacent Uses		Terraced housing with small gardens (high density). Close to Conservation Area.	
<b>Relevant Planning Policy</b>		Within Development Boundary	
<b>Availability</b>		No – Owner intention unknown	
<b>Suitability</b>		Yes – Opportunity to improve the character of the area, no overriding policy constraints	
<b>Achievability</b>		Yes – Attractive location for development	
<b>Estimate of Potential (gross)</b>		18 Units	<b>Potential Density</b> 29.8
<b>Conclusion</b>		A deliverable site subject to landowner intention being determined	

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
			
		<b>Site Reference Number:</b> 4/07/0004	
		<b>Site Name</b> Land rear of 17-19 Clovens Road	
		<b>Site Address</b> 17-19 Clovens Road	
		<b>Unconstrained Site Area (ha)</b> 0.22	
		<b>Developable Site Area (ha)</b> 0.22	
		<b>Ward</b> Underhill	
		<b>Previously Developed Land?</b> Yes	
		<b>Current Land Use</b> Vacant	
<b>Planning Status</b>			
<b>Planning History</b>		None for residential use	
<b>Current Planning Status</b>		None	
<b>Ownership</b>		Unknown – potentially multiple	
<b>Constraints</b>		<b>Mitigation</b>	
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	No domestic infrastructure serving site	Would need improvements	
Townscape/Character Adjacent Uses	Terraced high density housing, some bungalows. Brackenbury Infants School to north.	None	
<b>Relevant Planning Policy</b>		Within Development Boundary	
<b>Availability</b>		No – Owner(s) intentions unknown	
<b>Suitability</b>		Yes – Opportunity to improve the character of the existing area, no useful alternative use	
<b>Achievability</b>		Yes – Attractive location for development	
<b>Estimate of Potential (gross)</b>		7 Units	<b>Potential Density</b> 31.8 dph
<b>Conclusion</b>		A deliverable site subject to landowner intention being determined	

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008		
	<b>Site Reference Number:</b>		4/08/0022
	<b>Site Name</b>		Dorset Vehicle Rentals
	<b>Site Address</b>		727 Dorchester Road
	<b>Unconstrained Site Area (ha)</b>		0.19
	<b>Developable Site Area (ha)</b>		0.19
	<b>Ward</b>		Upwey & Broadway
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Car Showroom and Forecourt
<b>Planning Status</b>			
<b>Planning History</b>		None for residential use	
<b>Current Planning Status</b>		None	
<b>Ownership</b>		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Level site	Existing use has hardstanding forecourt with unmade ground to edges. Underground fuel tanks may still be present.
Flood Risk	Low flood risk	None
Access	Access off Dorchester Road	None
Contamination	Potential from previous use as a petrol filling station, would add to the cost of redevelopment.	Would need further investigation/removal of underground fuel tanks
Existing Infrastructure	No domestic infrastructure serving site	Would need improvements
Townscape/Character Adjacent Uses	Adjacent to busy road and junction, open land to rear of site.	None

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	No – Owner intention unknown
---------------------	------------------------------

<b>Suitability</b>	Yes – Not a key employment site and no overriding policy constraints
--------------------	--


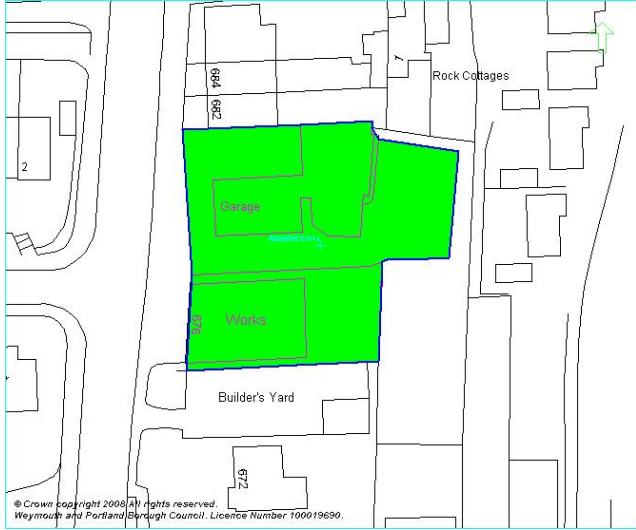
<b>Achievability</b>	Yes - Residential development is both desirable and viable in this location and would help improve the existing road frontage.
----------------------	--

<b>Estimate of Potential (gross)</b>	12 Units	<b>Potential Density</b>	63 dph
--------------------------------------	----------	--------------------------	--------

<b>Conclusion</b>	A deliverable site subject to landowner intention being determined
-------------------	--



Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008		
	<b>Site Reference Number:</b>		4/08/0023
	<b>Site Name</b>		Mazda Garage Site
	<b>Site Address</b>		676-680 Dorchester Road
	<b>Unconstrained Site Area (ha)</b>		0.15ha
	<b>Developable Site Area (ha)</b>		0.15ha
	<b>Ward</b>		Upwey & Broadway
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Garage & Showroom

<b>Planning Status</b>	
Planning History	None for residential use
Current Planning Status	Site recently advertised for sale
Ownership	Single ownership

Constraints		Mitigation
Topography/Ground Condition	Uneven site (split level)	Built development on higher ground should respect adjacent buildings lines and prominence.
Flood Risk	Low flood risk	None
Access	Good existing access off Dorchester Road	None
Contamination	Potential land contamination from current use	Would need further investigation
Existing Infrastructure	Improvements required for residential use	None
Townscape/Character Adjacent Uses	Set within existing street frontage, would improve frontage of Dorchester Road	None

<b>Relevant Planning Policy</b>	Within the Development Boundary, Within Surface Water Catchment Area
---------------------------------	--

<b>Availability</b>	No - Site has recently been advertised for sale, however current owner intention unknown.
---------------------	---

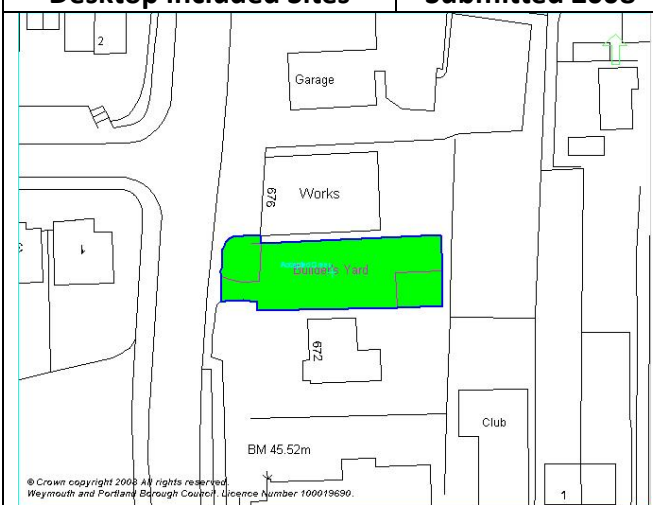

<b>Suitability</b>	Yes - Site within the existing built up residential area and in close proximity to local services. Issues of land contamination could be overcome. Not a key employment site and no overriding policy constraints.
--------------------	--

<b>Achievability</b>	Yes - Residential development is both desirable and viable in this location and would help improve the existing road frontage.
----------------------	--

<b>Estimate of Potential (gross)</b>	10 Units	<b>Potential Density</b>	66 dph
--------------------------------------	----------	--------------------------	--------

<b>Conclusion</b>	A deliverable site subject to owner intention being determined
-------------------	--

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008			
					
		Site Reference Number:		4/08/0024	
		Site Name		Builders Yard	
		Site Address		672 & 676 Dorchester Road	
		Unconstrained Site Area (ha)		0.04	
		Developable Site Area (ha)		0.04	
		Ward		Upwey & Broadway	
		Previously Developed Land?		Yes	
		Current Land Use		Builders Yard	
Planning Status					
Planning History		None for residential use			
Current Planning Status		None			
Ownership		Unknown			

Constraints		Mitigation
Topography/Ground Condition	Site slopes west to east	None
Flood Risk	Low flood risk	None
Access	Access off Dorchester Road	None
Contamination	Potential for contamination from current land use	Would need further investigation
Existing Infrastructure	No domestic infrastructure serving site	None
Townscape/Character Adjacent Uses	Large plot sizes, mainly detached dwellings	Could be incorporated into wider development with other sites

<b>Relevant Planning Policy</b>	Within Development Boundary, within Surface Water Catchment Area
---------------------------------	--

<b>Availability</b>	No – Owner intention unknown
---------------------	------------------------------

<b>Suitability</b>	Yes - Not key employment site and no overriding constraints. Site within the existing built up residential area and in close proximity to local services. Issues of land contamination could be overcome.
--------------------	---

<b>Achievability</b>	Yes - Residential development is both desirable and viable in this location and would help improve the existing road frontage. Could be developed as part of larger site with adjacent site(s).
----------------------	---

<b>Estimate of Potential (gross)</b>	3 Units	<b>Potential Density</b>	75 dph
--------------------------------------	---------	--------------------------	--------

<b>Conclusion</b>	A deliverable site subject to owner intention being determined
-------------------	--



Appendix E – Desktop Included Sites

<b>Desktop Included Sites</b>		<b>Submitted 2008</b>	
		<b>Site Reference Number:</b> 4/08/0025	
		<b>Site Name:</b> Church Site	
		<b>Site Address:</b> Dorchester Road/Chapel Lane	
		<b>Unconstrained Site Area (ha):</b> 0.11	
		<b>Developable Site Area (ha):</b> 0.11	
		<b>Ward:</b> Upwey & Broadway	
		<b>Previously Developed Land?:</b> Yes	
		<b>Current Land Use:</b> Church	

<b>Planning Status</b>	
<b>Planning History</b>	None for residential use
<b>Current Planning Status</b>	None
<b>Ownership</b>	Unknown

Constraints		Mitigation
Topography/Ground Condition	Elevated site above street level	Good design essential not to cause visual prominence
Flood Risk	Low flood risk	None
Access	Access raised off Dorchester Road	Could constrain capacity
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Domestic infrastructure unlikely to serve site	None
Townscape/Character Adjacent Uses	Large plot sizes, mainly detached dwellings. Query whether Church should be retained – not listed.	Could constrain opportunity to convert building.

<b>Relevant Planning Policy</b>	Within Development Boundary, within Surface Water Catchment Area
---------------------------------	--

<b>Availability</b>	No – Owner intention unknown
---------------------	------------------------------

<b>Suitability</b>	Yes - No overriding constraints. Redundant and part derelict church site in need of re-use by conversion or redevelopment.
--------------------	--

<b>Achievability</b>	Yes - Residential development is both desirable and viable in this location and would help improve the existing road frontage. Could be developed as part of larger site with adjacent site(s).
----------------------	---

<b>Estimate of Potential (gross)</b>	7 Units	<b>Potential Density</b>	63.6 dph
--------------------------------------	---------	--------------------------	----------

<b>Conclusion</b>	A deliverable site subject to owner intention being determined
-------------------	--

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008	
		Site Reference Number:	4/09/0006
		Site Name	Stavordale Business Park
		Site Address	Stavordale Road
		Unconstrained Site Area (ha)	0.15
		Developable Site Area (ha)	0.15
		Ward	Westham East Ward
		Previously Developed Land?	Yes
		Current Land Use	Mixed Light Industrial Units
Planning Status			
Planning History	None for residential use		
Current Planning Status	None		
Ownership	Multiple ownership		

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

Relevant Planning Policy	Within Development Boundary
--------------------------	-----------------------------

Availability	No – Owner intention unknown
--------------	------------------------------

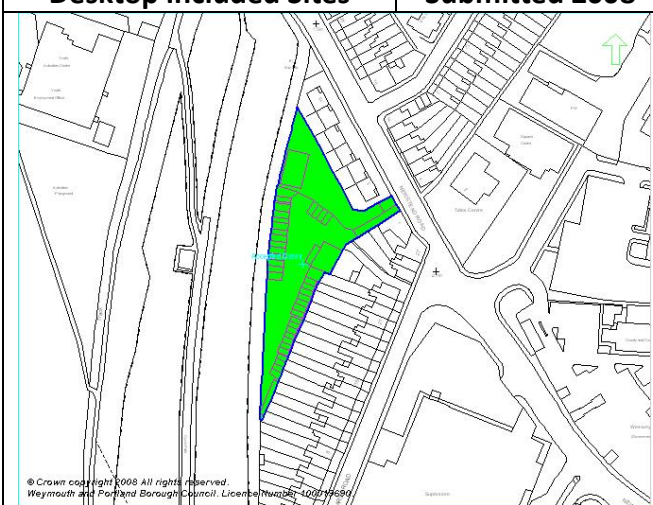

Suitability	Yes – Good access to local services, no overriding policy constraints
-------------	---

Achievability	Yes – Would improve the character of otherwise residential area
---------------	---

Estimate of Potential (gross)	9 units	Potential Density	60 dph
-------------------------------	---------	-------------------	--------

Conclusion	A deliverable site subject to owner intention being determined
------------	--

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008			
 <p>© Crown copyright 2008 All rights reserved. Weymouth and Portland Borough Council. License Number: 100145890</p>					
		Site Reference Number:		4/09/0009	
		Site Name		Land rear of Marsh Road	
		Site Address		Marsh Road	
		Unconstrained Site Area (ha)		0.25	
		Developable Site Area (ha)		0.25	
		Ward		Westham East Ward	
		Previously Developed Land?		Yes	
		Current Land Use		Garages	
Planning Status					
Planning History		None for residential use			
Current Planning Status		None			
Ownership		Unknown			

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Within EA Flood Zone 2 and 3 Tidal	Sequential test applies
Access	Access off Newstead Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	None for residential use	Would need improvements
Townscape/Character Adjacent Uses	Surrounded by dense terraced residential units, adjacent to Rodwell Trail	Development would have to be set back from properties adjacent north and east to avoid overlooking and loss of amenity.

<b>Relevant Planning Policy</b>	Within Development Boundary, adjacent Local Open Space
---------------------------------	--

<b>Availability</b>	No - Owner intention unknown
---------------------	------------------------------



<b>Suitability</b>	Yes – Good access to local services, capacity of 10 not 15 to allow for parking to be re provided for Newstead Road and marsh road residents. Would improve the character of otherwise residential area
--------------------	---

<b>Achievability</b>	Yes – Good, central location for development
----------------------	--

<b>Estimate of Potential (gross)</b>	10 Units	<b>Potential Density</b>	40 dph
--------------------------------------	----------	--------------------------	--------

<b>Conclusion</b>	A deliverable site subject to owner intention being determined
-------------------	--

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008			
					
		<b>Site Reference Number:</b>		4/10/0001	
		<b>Site Name</b>		Garage Site	
		<b>Site Address</b>		31 Holly Road	
		<b>Unconstrained Site Area (ha)</b>		0.09	
		<b>Developable Site Area (ha)</b>		0.09	
		<b>Ward</b>		Westham North Ward	
		<b>Previously Developed Land?</b>		Yes	
<b>Current Land Use</b>		Garage Workshop			
<b>Planning Status</b>					
Planning History		None for residential use			
Current Planning Status		None			
Ownership		Unknown			

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Access off Holly Road	None
Contamination	Site currently used as a garage, potential for ground contamination	Would need further investigation
Existing Infrastructure	None for residential use	Would need improvement
Townscape/Character Adjacent Uses	Set within a frontage of terraced houses of a medium density.	Opportunity to improve the character of the street frontage.

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	No – Owner intention unknown
---------------------	------------------------------



<b>Suitability</b>	Yes – No policy constraints, good access to local services, would improve the character of otherwise residential area
--------------------	---

<b>Achievability</b>	Yes – Loss of employment use subject to employment land review
----------------------	--

<b>Estimate of Potential (gross)</b>	18 Units	<b>Potential Density</b>	200 dph
--------------------------------------	----------	--------------------------	---------

<b>Conclusion</b>	A deliverable site subject to owner intention being determined
-------------------	--

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008		
	<b>Site Reference Number:</b>		4/11/0001
	<b>Site Name</b>		93 Lanehouse Rocks Road
	<b>Site Address</b>		93 Lanehouse Rocks Road
	<b>Unconstrained Site Area (ha)</b>		0.4
	<b>Developable Site Area (ha)</b>		0.4
	<b>Ward</b>		Westham West
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Residential
<b>Planning Status</b>			
<b>Planning History</b>		None for residential use	
<b>Current Planning Status</b>		None	
<b>Ownership</b>		Single owner	

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

<b>Relevant Planning Policy</b>	Within Development Boundary - frontage of property designated for Local Highway Improvement
---------------------------------	---

<b>Availability</b>	No – Owner intention unknown
---------------------	------------------------------

<b>Suitability</b>	Yes – No policy constraints, good access to local services, good opportunity to intensify the developable site area
--------------------	---



<b>Achievability</b>	Yes - Attractive location for development fronting Markham and Little Francis
----------------------	---

<b>Estimate of Potential (gross)</b>	24 Units	<b>Potential Density</b>	60 dph
--------------------------------------	----------	--------------------------	--------

<b>Conclusion</b>	A deliverable site subject to owner intention being determined
-------------------	--



Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008			
 <p>© Crown copyright 2008 All rights reserved. Weymouth and Portland Borough Council Licence Number 100019890.</p>					
		<b>Site Reference Number:</b>		4/14/0002	
		<b>Site Name</b>		Convent	
		<b>Site Address</b>		Wyke Road	
		<b>Unconstrained Site Area (ha)</b>		0.56	
		<b>Developable Site Area (ha)</b>		0.56	
		<b>Ward</b>		Weymouth West	
		<b>Previously Developed Land?</b>		Yes	
		<b>Current Land Use</b>		Convent	
<b>Planning Status</b>					
<b>Planning History</b>		None for residential use			
<b>Current Planning Status</b>		None			
<b>Ownership</b>		Single owner			

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Access of Wyke Road or Purbeck Close	Preferable access off Purbeck Close due to highway constraints
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Existing infrastructure provided	Would need improvement
Townscape/Character Adjacent Uses	Surrounded by medium to low density housing. Vacant plot of land to east fronting Purbeck Close	None

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	No – Owner intention unknown
---------------------	------------------------------


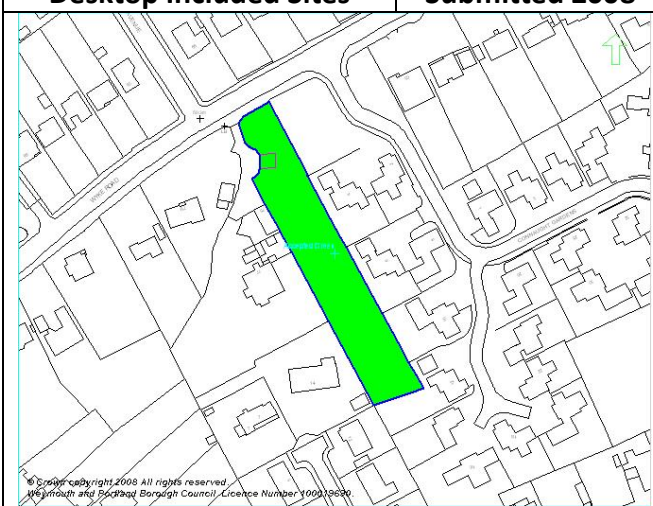
<b>Suitability</b>	Yes – Convent building should be retained for community use – building worthy of retention. Site constrained by TPO and tree cover. Potential for development of part of site fronting Purbeck Close.
--------------------	---

<b>Achievability</b>	Yes – Attractive area for development, strong market demand for housing in this area
----------------------	--

<b>Estimate of Potential (gross)</b>	6 Units	<b>Potential Density</b>	30 dph
--------------------------------------	---------	--------------------------	--------

<b>Conclusion</b>	A deliverable site subject to the retention of the existing convent building
-------------------	--

Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008		
	<b>Site Reference Number:</b>		4/14/0003
	<b>Site Name</b>		Plot Adjacent 75 Wyke Road
	<b>Site Address</b>		75 Wyke Road
	<b>Unconstrained Site Area (ha)</b>		0.24
	<b>Developable Site Area (ha)</b>		0.24
	<b>Ward</b>		Weymouth West
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Private Garden

<b>Planning Status</b>	
Planning History	None for residential use
Current Planning Status	None
Ownership	Unknown

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

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	No – owner intention unknown
---------------------	------------------------------

<b>Suitability</b>	Yes – No policy constraints, site part of existing urban area, narrow shape of plot and TPOs are main constraints only 2-3 site capacity.
--------------------	---


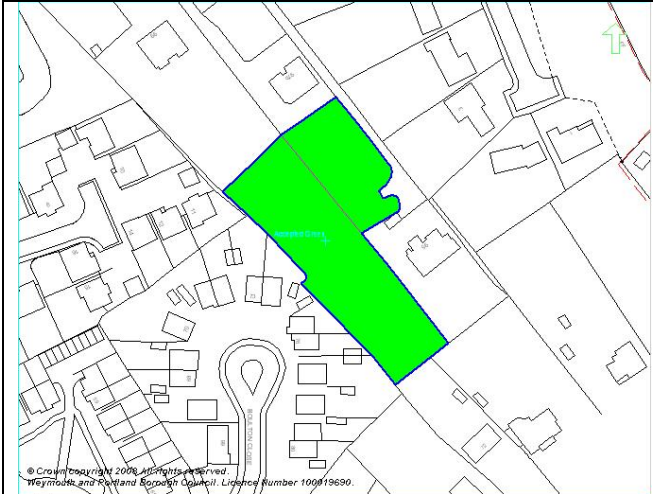
<b>Achievability</b>	Yes – Desirable location, financial viability of current use makes redevelopment for housing attractive
----------------------	---

<b>Estimate of Potential (gross)</b>	3 Units	<b>Potential Density</b>	12.5 dph
--------------------------------------	---------	--------------------------	----------

<b>Conclusion</b>	A deliverable site subject to owner intention being determined
-------------------	--



Appendix E – Desktop Included Sites

Desktop Included Sites	Submitted 2008		
 <p><small>© Crown Copyright 2008. All Rights Reserved. Weymouth &amp; Portland Borough Council. Licence Number: 100019890.</small></p>	<b>Site Reference Number:</b>		4/15/0003
	<b>Site Name</b>		Land adjacent 95 Wyke Road
	<b>Site Address</b>		95 Wyke Road
	<b>Unconstrained Site Area (ha)</b>		0.3
	<b>Developable Site Area (ha)</b>		0.3
	<b>Ward</b>		Wyke Regis
	<b>Previously Developed Land?</b>		Yes
	<b>Current Land Use</b>		Vacant
<b>Planning Status</b>			
<b>Planning History</b>		None for residential use	
<b>Current Planning Status</b>		None	
<b>Ownership</b>		Unknown	

Constraints		Mitigation
Topography/Ground Condition	Slightly sloping site.	None
Flood Risk	Low flood risk	None
Access	Limited access off Wyke Road, single track access already serving 3 properties, unsuitable for further capacity. Alternative access possible from Buxton Road but under separate ownership.	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Existing infrastructure serving 95 Buxton Road.	None
Townscape/Character Adjacent Uses	Belfield Park TPOs, significant established tree cover throughout. TPO on adjacent Boulton Close. Large villas of a low density with mature trees.	Development would have to respect setting of protected trees and root protection zones.

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	No – Owner intention unknown
---------------------	------------------------------

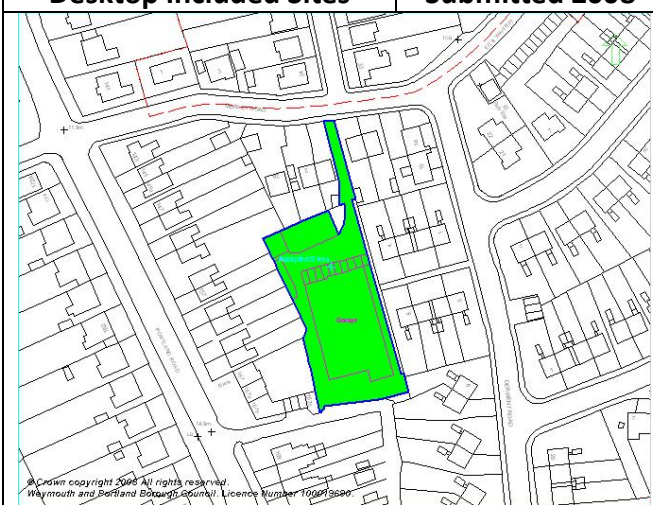

<b>Suitability</b>	Yes – No policy constraints, site part of existing urban area, narrow shape of plot and TPOs are main constraints to capacity
--------------------	---

<b>Achievability</b>	Yes – Desirable location, financial viability of current use makes redevelopment for housing attractive
----------------------	---

<b>Estimate of Potential (gross)</b>	4 Units	<b>Potential Density</b>	13.3 dph
--------------------------------------	---------	--------------------------	----------

<b>Conclusion</b>	A deliverable site subject to owner intention being determined
-------------------	--

Appendix E – Desktop Included Sites

Desktop Included Sites		Submitted 2008			
 <p><small>© Crown copyright 2008. All rights reserved. Weymouth and Portland Borough Council. Licence Number 100013880.</small></p>					
		<b>Site Reference Number:</b>		4/15/0005	
		<b>Site Name</b>		Garage Site	
		<b>Site Address</b>		Merley Road & Portland Road	
		<b>Unconstrained Site Area (ha)</b>		0.23	
		<b>Developable Site Area (ha)</b>		0.23	
		<b>Ward</b>		Wyke Regis	
		<b>Previously Developed Land?</b>		Yes	
		<b>Current Land Use</b>		Mixed Light Industrial Units	
<b>Planning Status</b>					
<b>Planning History</b>		None for residential use			
<b>Current Planning Status</b>		None			
<b>Ownership</b>		Multiple ownership - mixed industrial units			

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

<b>Relevant Planning Policy</b>	Within Development Boundary
---------------------------------	-----------------------------

<b>Availability</b>	No – Owner intention unknown
---------------------	------------------------------

<b>Suitability</b>	Yes – Good accessibility to services, no overriding constraints. Subject to Employment Land Review
--------------------	--

<b>Achievability</b>	Yes – Desirable location for development
----------------------	--

<b>Estimate of Potential (gross)</b>	7 Units	<b>Potential Density</b>	30.4 dph
--------------------------------------	---------	--------------------------	----------

<b>Conclusion</b>	A deliverable site subject to owner intention being determined
-------------------	--