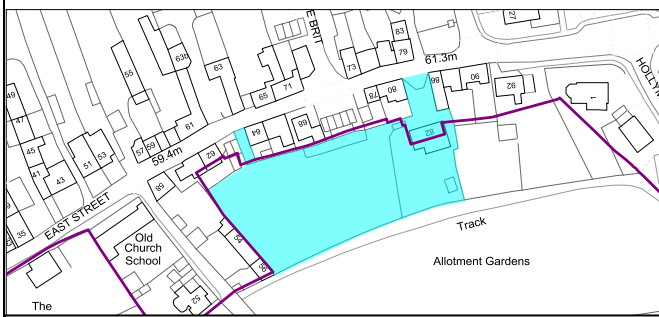


Rural Affordable Housing Exception Sites

West Dorset, Weymouth & Portland Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

Site Reference: WD/BEAM/019



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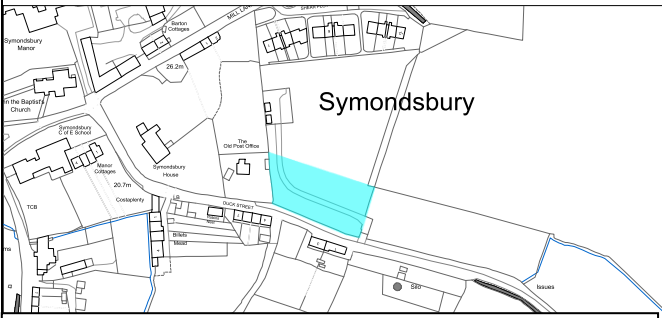
Site name:	82 East Street
Site Address:	82 East Street, Beaminster, DT8 3DT
Developable Site Area (ha)	0.29 ha
Ward/Settlement	Beaminster
Previously Developed Land?	No
Current Land Use	Garden/greenfield

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	From East Street	Demolition of existing bungalow required – replacement dwelling on site.
Contamination	Unknown	
Existing Infrastructure/Facilities	Borders residential	
Townscape/Landscape Character	Adjoins Conservation Area. Within AONB. Well related to settlement, but sensitive design required bordering open countryside.	Suggest frontage only development.

Relevant Policy Considerations	Outside Development Boundary				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - opportunity to provide sensitively designed positive frontage over looking allotments.				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	12 units	Potential Density	41 dph	Unit type	Houses
Anticipated Delivery	6-15 years				
Conclusion	A developable site with potential for Rural Affordable units				

West Dorset, Weymouth & Portland Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

Site Reference: WD/BRID/048

 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land north of 1 + 3 Duck Street
	Site Address:	Land north of 1 + 3 Duck Street, Symondsburry
	Developable Site Area (ha)	0.24
	Ward/Settlement	Symondsburry
	Previously Developed Land?	No
	Current Land Use	Field

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk, part subject to surface water flooding	On site surface water drainage measures.
Access	Duck Street	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Listed cottages opposite – only acceptable for high quality, sensitively designed frontage development that continues rural character of Duck Street and does not harm heritage assets.	

Relevant Policy Considerations	AONB, Outside DDB, Conservation Area				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - provided scheme is sensitively designed.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	2 units	Potential Density	8 dph	Unit type	House
Anticipated Delivery	6-15 years				
Conclusion	Developable site as affordable housing exception site				

West Dorset, Weymouth & Portland Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

Site Reference: WD/BROA/002



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Site name:	Land adjacent 26 Chard Road
Site Address:	26 Chard Road
Developable Site Area (ha)	0.59
Ward/Settlement	Broadwindsor
Previously Developed Land?	No
Current Land Use	Allotment / garden

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk, part subject to surface water flooding.	On site surface water drainage measures
Access	Chard road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Site to the rear of frontage development along Chard Road and cul de sac estate Oxhayes. Detached bungalows with on plot parking Need to Retain & reinforce hedge boundary to north to provide soft edge to settlement.	

Relevant Policy Considerations	AONB, Outside DDB				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to providing dense buffer of vegetation to the north.				
Achievability	Yes - development is viable in this location				
Estimate of Potential	8 units	Potential Density	14 dph	Unit type	House
Anticipated Delivery	6-15 years				
Conclusion	A developable site with potential for Rural Affordable units				

West Dorset, Weymouth & Portland Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

Site Reference: WD/CHES/001

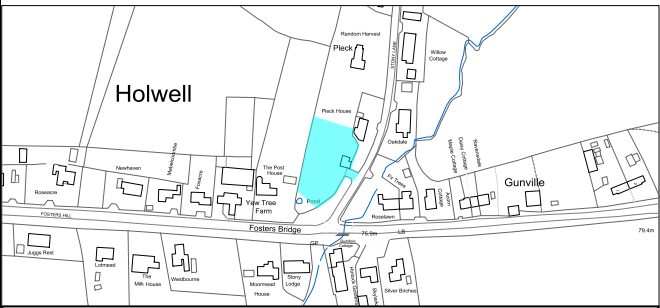
 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	Land at Cross Lanes
	Site Address:	Cross Lanes
	Developable Site Area (ha)	0.06
	Ward/Settlement	Melcombe Horsey
	Previously Developed Land?	No
	Current Land Use	Unmanaged paddock

Constraints		Possible Mitigation
Topography/Ground Condition	Level site.	
Flood Risk	N/A	
Access	Fronts directly onto public highway.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Utilities available adjacent to site. Nearest post office, shop, hall and pub are in Ansty.	
Townscape/Landscape Character	Mixed density rural settlement. The site is a gap in an otherwise built-up frontage. There is the remains of a hedge along the frontage (eastern boundary) with trees along the rear (western) boundary.	

Relevant Policy Considerations	Outside DDB, AONB, GWSPZ.				
Availability (ownership)	Identified through officer survey				
Suitability	Yes – a suitable site for development				
Achievability	Yes – development should be viable in this location.				
Estimate of Potential	2 units	Potential Density	33 dph	Unit type	House/flat
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site with potential for Rural Affordable units				

West Dorset, Weymouth & Portland Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

Site Reference: WD/HOLW/001

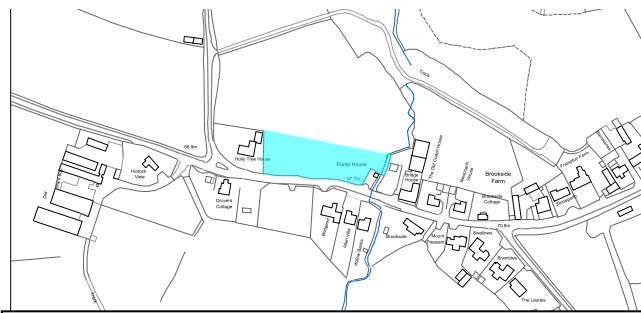
 <p>© West Dorset District Council 2014 © Weymouth and Portland Borough Council 2014 © Crown Copyright and database right (2014). Ordnance Survey Licence number 100024307 and 100019690</p>	Site name:	The Smithy
	Site Address:	The Smithy, Fosters Hill, Holwell
	Developable Site Area (ha)	0.18
	Ward/Settlement	Holwell
	Previously Developed Land?	In part – former smithy and garden area
	Current Land Use	Garden area

Constraints		Possible Mitigation
Topography/Ground Condition	Level site.	
Flood Risk	Surface water flooding recorded in Stony Lane outside the site.	
Access	Existing vehicular access onto Stony Lane. No footways in the immediate vicinity	
Contamination	None recorded	
Existing Infrastructure/Facilities	Adjacent to the site.	
Townscape/Landscape Character	Located towards the centre of the village and within the form of the settlement.	Would require retention of trees and hedgerow boundary to west to conserve character of adjacent open countryside.

Relevant Policy Considerations	Outside DDB.				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to retention of trees and hedgerow.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	6 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	6-15 years				
Conclusion	A developable site with potential for Rural Affordable units				

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Site Reference: WD/LEIG/002



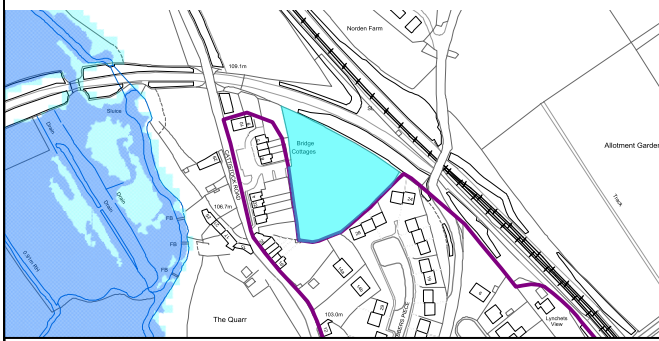
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Site name:	Land west of Pump House, Leigh
Site Address:	East of Holly Tree House, Chetnole Road, Leigh
Developable Site Area (ha)	0.33
Ward/Settlement	Leigh
Previously Developed Land?	No
Current Land Use	Agricultural field.

Constraints		Possible Mitigation
Topography/Ground Condition	Level site, slightly raised above road.	
Flood Risk	N/A but far eastern portion affected by surface water.	
Access	Field gate leads directly off Chetnole Road. No footways into village.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Utilities available adjacent to the site. Overhead electricity line along frontage. Village hall and church within walking distance. Garage shop was on the eastern side of the village. Nearest school (primary) in Yetminster.	
Townscape/Landscape Character	Agricultural field behind road-side hedge. Utilitarian pumping station to east, Holly Tree House to west. Modern bungalows opposite. Village is characterised by traditional linear development fronting or side on to the highway.	Frontage development with footway set behind road-side hedge. Need to establish landscaped rear boundary.

Relevant Policy Considerations	Outside DDB.				
Availability (ownership)	SHLAA submitted site.				
Suitability	Yes - subject to establishing strong landscaped boundary along northern edge.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	10 units	Potential Density	30 dph	Unit type	House/flat
Anticipated Delivery	6-15 years				
Conclusion	A developable site with potential for Rural Affordable units				

Site Reference: WD/MAID/004



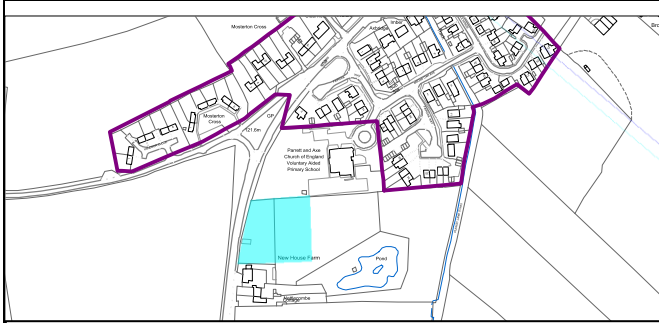
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Site name:	Land behind Bridge Cottages
Site Address:	Bridge Cottages, Cattistock Road, Maiden Newton
Developable Site Area (ha)	0.46
Ward/Settlement	Maiden Newton
Previously Developed Land?	No
Current Land Use	Field

Constraints		Possible Mitigation
Topography/Ground Condition	Elevated above Norden Lane,	
Flood Risk	Low flood risk	
Access	Cattistock Road through existing housing.	
Contamination	Part within contaminated land buffer	Contamination study & any necessary on site mitigation.
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Area to east of modern development of terraced housing. Contained by wooded area along disused railway line to north east further 1960's estate of terraced bungalows to the south. Elevated site	Single storey to minimise wider landscape impacts.

Relevant Policy Considerations	AONB, Outside DDB				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes, subject to retaining boundary vegetation, single storey development on highest part and remediation of contaminated land is necessary.				
Achievability	Yes, development is viable in this location				
Estimate of Potential	14 units	Potential Density	30 dph	Unit type	House/flat/bungalow
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site with potential for Rural Affordable units				

Site Reference: WD/MOST/002



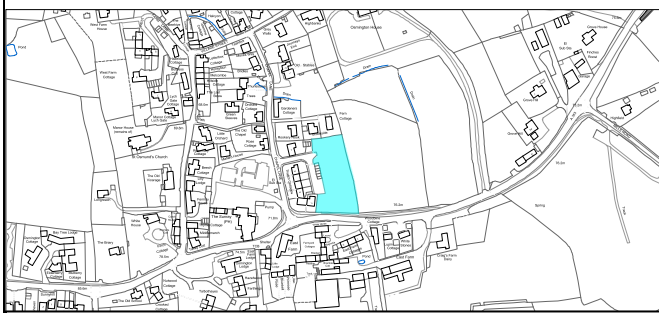
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Site name:	Land at New Farm House
Site Address:	New Farm House
Developable Site Area (ha)	0.425
Ward/Settlement	Mosterton
Previously Developed Land?	No
Current Land Use	Agricultural field

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	A3066, main road through Mosterton	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Field adjacent to school on east side of A3066 as approach village from south. Non native hedge along road frontage screen is from road. Segregated from main built up area of settlement by school playing field. New House Farm & Nettlecombe Cottage to the south of the site are listed.	Reinstate native hedge planting Sensitively designed scheme to protect settling of heritage assets.

Relevant Policy Considerations	AONB, Outside DDB				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to provision of native hedging/planting to contain the site				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	12 units	Potential Density	28 dph	Unit type	House/flat
Anticipated Delivery	6-15 years				
Conclusion	A developable site with potential for Rural Affordable units				

Site Reference: WD/OSMI/001



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Site name:	Land at Chapel Lane
Site Address:	Chapel Lane
Developable Site Area (ha)	0.34
Ward/Settlement	Osmington
Previously Developed Land?	No
Current Land Use	Field

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site, elevated above main road	
Flood Risk	Low flood risk	
Access	Chapel Lane	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Site to the rear of parking court for modern thatched terraced cottages located on frontage of chapel lane & A353. Sensitive eastern boundary. Conservation Area and so sensitively design scheme to maintain rural character required.	Landscaping along eastern boundary to contain site & provide edge to open countryside.

Relevant Policy Considerations	Outside DDB, Conservation area, heritage coast, 5km of heathland				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to planting on eastern boundary and sensitive design.				
Achievability	Yes - development is viable in this location.				
Estimate of Potential	10 units	Potential Density	29 dph	Unit type	House
Anticipated Delivery	6-15 years				
Conclusion	A developable site with potential for Rural Affordable units				

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Site Reference: WD/PIWL/001



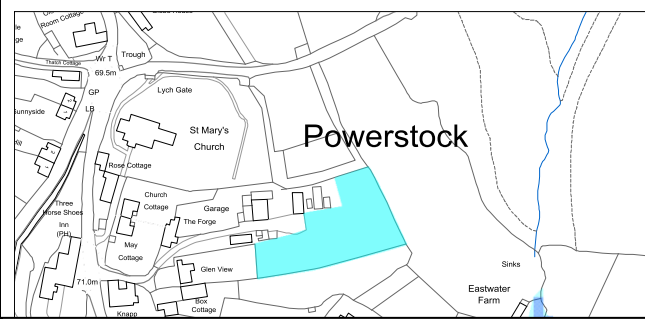
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Site name:	Land opposite Poppybank
Site Address:	London Row, Piddlehinton
Developable Site Area (ha)	0.07
Ward/Settlement	Piddlehinton
Previously Developed Land?	No
Current Land Use	Wooded area

Constraints		Possible Mitigation
Topography/Ground Condition	Gently sloping site	
Flood Risk	Low flood risk	
Access	Land is set above the highway. Level access is available from London Close at rear. No footways along London Row.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Adjacent residential. Village hall and church. No shop. First school is in Piddletrenthide.	
Townscape/Landscape Character	Trees / vegetation that adds to the rural character of London Row. Listed building opposite. Provides buffer between rural lane and modern housing estate at London Close.	

Relevant Policy Considerations	Outside DDB, Ground water source protection zone				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to retention of substantial area of vegetation				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	2 units	Potential Density	29 dph	Unit type	House
Anticipated Delivery	6-15 years				
Conclusion	A developable site with potential for Rural Affordable units				

Site Reference: WD/POWE/001



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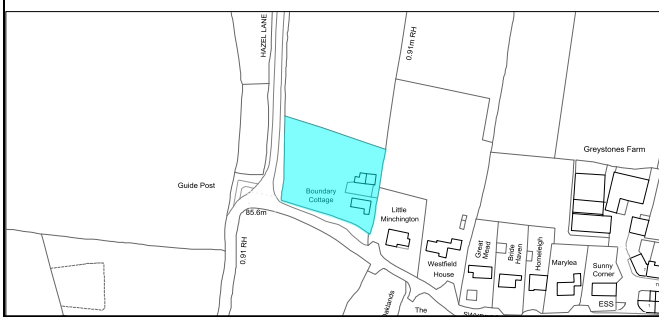
Site name:	Land at the Old Forge
Site Address:	The Old Forge
Developable Site Area (ha)	0.22
Ward/Settlement	Powerstock
Previously Developed Land?	In part
Current Land Use	Storage

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low food risk	
Access	Existing access from Kings Lane	
Contamination	Part contaminated	Contamination study & on-mitigation where necessary
Existing Infrastructure/Facilities	Adjacent residential	
Townscape/Landscape Character	Site well contained by existing trees. Access off small rural lane containing sporadic cottages of varying ages in dispersed by trees. Sensitive design to retain rural character & enhance Conservation area.	Retain trees within and surrounding site

Relevant Policy Considerations	AONB, Outside DDB, Conservation Area, consultation zone for unpleasant odours from existing sewerage handling facilities.				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes - subject to retention of trees and sensitive design				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	8 units	Potential Density	36 dph	Unit type	House/flat
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site with potential for Rural Affordable units				

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Site Reference: WD/PUNC/001



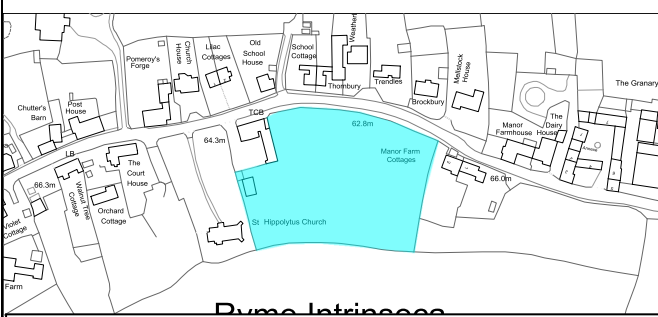
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Site name:	Boundary Cottage, Swyre Road
Site Address:	Boundary Cottage, Swyre Rd, Puncknowle
Developable Site Area (ha)	0.27
Ward/Settlement	Puncknowle
Previously Developed Land?	No
Current Land Use	Garden

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	From Swyre Road and / or Hazel Lane to west. No footway.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Adjacent residential. Village has a church & pub but no school or shop.	
Townscape/Landscape Character	Modest bungalow in large plot at western end of Puncknowle. Site well contained by vegetation, in line of low density frontage development in generous plots.	Retain and enclose with boundary vegetation.

Relevant Policy Considerations	AONB, outside DDB, outside Conservation Area				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to low density frontage development				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	4 units	Potential Density	15 dph	Unit type	House
Anticipated Delivery	6-15 years				
Conclusion	A developable site with potential for Rural Affordable units				

West Dorset, Weymouth & Portland Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

Site Reference: WD/RYME/001


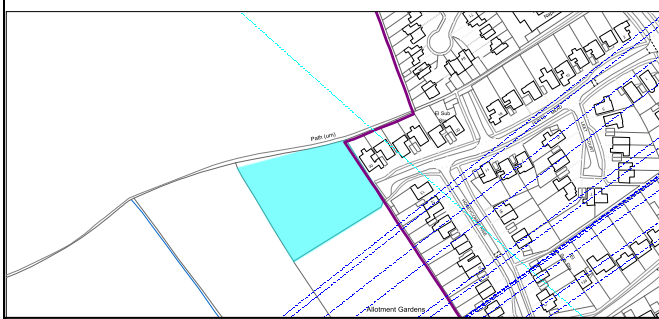
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Site name:	Land east of Hyppolytus Church
Site Address:	Land east of Hyppolytus Church, Ryme Intrinseca
Developable Site Area (ha)	0.72
Ward/Settlement	Ryme Intrinseca
Previously Developed Land?	No
Current Land Use	Agricultural pasture.

Constraints		Possible Mitigation
Topography/Ground Condition	Level site above road. Rising gently to south.	
Flood Risk	N/A	
Access	Existing access from the public highway via the Old Forge. Any new vehicular access would be on the inside of the bend and may require the loss of a significant amount of roadside hedge to provide adequate sight lines but in 30mph limit. Only partial footway to facilities in Yetminster	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Adjacent to the site	
Townscape/Landscape Character	The site is well related to the existing built form of the village. Adjacent to listed church. Historic village with traditional character. No conservation area. Characterised by linear frontage development.	High quality low density development along frontage. Set behind important hedgerow and tree boundary. Rising ground to the south should remain undeveloped.

Relevant Policy Considerations	Outside DDB. Listed buildings to either side.				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes - subject to quality design that respects the historic setting.				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	11 units	Potential Density	15 dph	Unit type	House/flat
Anticipated Delivery	6-15 years				
Conclusion	A developable site with potential for Rural Affordable units				

Site Reference: WD/SHER/012



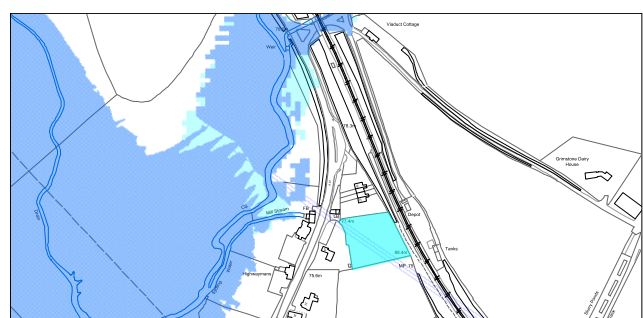
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Site name:	Land at Hunts Mead
Site Address:	Hunts Mead
Developable Site Area (ha)	0.52
Ward/Settlement	Sherborne
Previously Developed Land?	No
Current Land Use	Field.

Constraints		Possible Mitigation
Topography/Ground Condition	Land rises to the north	
Flood Risk	Low flood risk	
Access	Hunts Mead	
Contamination	Unknown	
Existing Infrastructure/Facilities	Adjacent residential area	
Townscape/Landscape Character	Field to the north of allotment site at end of Hunts Mead. A cul de sac estate of 1960's detached & semi detached bungalows. Site contained by hedges to north and west. Opportunity to provide positive frontages to allotments and develop comprehensively with adjacent site WD/SHER/003.	Ensure sensitive edge to west.

Relevant Policy Considerations	Outside DDB, Ground water source protection area				
Availability (ownership)	Identified through Officer survey				
Suitability	Yes - subject to retention of hedge boundaries.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	15 units	Potential Density	28 dph	Unit type	House
Anticipated Delivery	6-15 years				
Conclusion	A developable site with potential for Rural Affordable units				

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Site Reference: WD/STRA/001


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Site name:	Field adjacent 32 Dorchester Road		
Site Address:	32 Dorchester Road, Grimstone		
Developable Site Area (ha)	0.29		
Ward/Settlement	Stratton		
Previously Developed Land?	No		
Current Land Use	Grassland. Informal recreation area.		

Constraints		Possible Mitigation
Topography/Ground Condition	Chalk valley slope. Land rises to east. Railway embankment runs along eastern boundary.	
Flood Risk	N/A	
Access	The site is landlocked to the north but there is a narrow single track lane (PROW bridleway) along the western boundary and links to the A37 in the 30mph zone. Widening the access on to the A37 may involve land ownership and rights of way issues. Footways along A37.	If the properties to the north are in the same ownership, vehicular access could be created through their front gardens.
Contamination	None recorded	
Existing Infrastructure/Facilities	Utilities adjacent to site. Not within easy walking distance of shops and facilities.	
Townscape/Landscape Character	The existing built form of Grimstone is grouped in the valley bottom. Development on the elevated western area of the site would be out of keeping.	Keep built form below the 85m contour with gardens further east.

Relevant Policy Considerations	AONB. Outside DDB				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to access issues being addressed and buildings being kept below 85m contour.				
Achievability	Yes - development should be viable in this location.				
Estimate of Potential	9 units	Potential Density	30dph	Unit type	House/flat
Anticipated Delivery	6-15 years				
Conclusion	A developable site with potential for Rural Affordable units				

West Dorset, Weymouth & Portland Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

Site Reference: WD/TOLP/003



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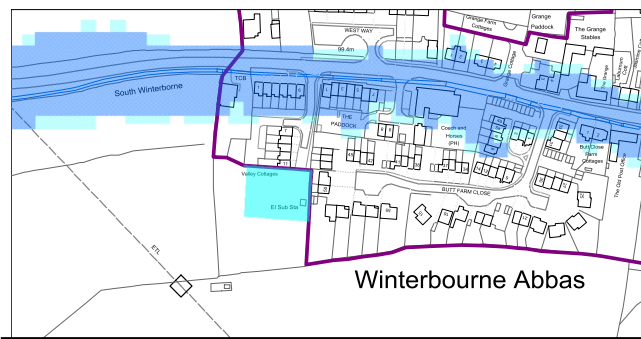
Site name:	Farm Buildings, Central Farm
Site Address:	Central Farm, Central Farm Lane, Tolpuddle
Developable Site Area (ha)	0.21
Ward/Settlement	Tolpuddle
Previously Developed Land?	Yes
Current Land Use	Agricultural buildings and yard area.

Constraints		Possible Mitigation
Topography/Ground Condition	Elevated site on valley side with significant change in level across it. A portal framed agricultural building is cut into the hill.	
Flood Risk	N/A	
Access	Directly off single track section of Central Farm Lane. Footway partially along carriageway to south and along Main Road.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	On or adjacent to site. Within walking distance of pub, village hall & church. First and middle schools are in Puddletown, as is the nearest shop.	
Townscape/Landscape Character	Elevated site above village on the valley side. Sits immediately adjacent to modern residential development in Central Farm Lane.	Triangular portion to north (on higher land) should remain undeveloped. Limit built development to the footprint of the existing building and limit height. Landscape planting to north.

Relevant Policy Considerations	Outside DDB, GWSPZ, 5km heathland consultation.				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes - subject to footprint and height limitations.				
Achievability	Yes - development should be viable in this location.				
Estimate of Potential	5 units	Potential Density	24 dph	Unit type	House/flat
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site with potential for Rural Affordable units				

West Dorset, Weymouth & Portland Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

Site Reference: WD/WINT/018



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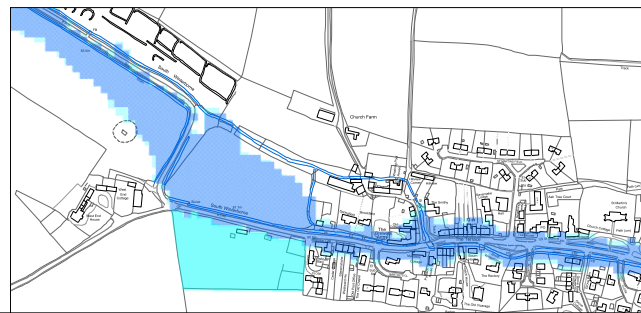
Site name:	Land to the south of Valley Cottages
Site Address:	South of Valley Cottages, West of Butt Farm Close.
Developable Site Area (ha)	0.147
Ward/Settlement	Winterbourne Abbas
Previously Developed Land?	No
Current Land Use	Vacant unmanaged paddock.

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping land on chalk valley side.	
Flood Risk	Low but access leads into A35 which is in FRZ 3	
Access	Direct access via Valley Cottages off A35. Footway along A35 to village facilities. 31 bus route.	
Contamination	None recorded.	
Existing Infrastructure/Facilities	Utilities adjacent. School and garage shop in village. Pub and restaurant close by.	
Townscape/Landscape Character	The site occupies the southern slope above the winterbourne valley. The western boundary is open to views westwards from the AONB. Existing two storey cottage style housing in Valley Cottages.	Confine new built development to the lower more northerly portions of the site (in line with development in Butt farm Close) and away from the western boundary – to allow for visual containment by structural planting along this edge.

Relevant Policy Considerations	Outside DDB, AONB,				
Availability (ownership)	Identified through officer survey.				
Suitability	Yes - subject to landscape mitigation and satisfactory design and layout.				
Achievability	Yes - development should be viable in this location.				
Estimate of Potential	6 units	Potential Density	40 dph	Unit type	House/flat
Anticipated Delivery	6-15 years				
Conclusion	A developable site with potential for Rural Affordable units				

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Site Reference: WD/WSTM/001



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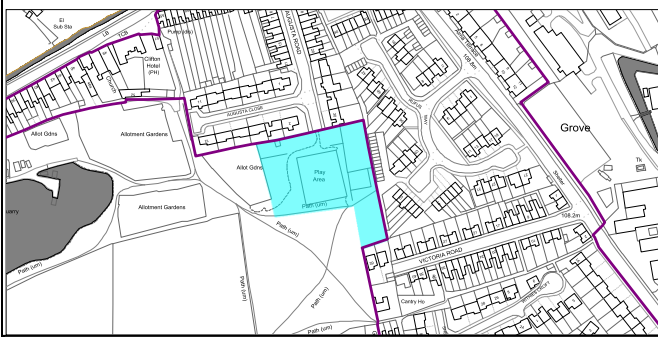
Site name:	Land west of Dukes Close
Site Address:	Dukes Close
Developable Site Area (ha)	1.4
Ward/Settlement	Winterborne St Martin
Previously Developed Land?	No
Current Land Use	Agricultural

Constraints		Possible Mitigation
Topography/Ground Condition	Land slopes up to south	
Flood Risk	Frontage along B3159 is within flood zone	
Access	Existing field gate onto B3159 is in flood zone. Possible alternative access from Dukes Close affected by mature trees. 30mph zone may have to be extended beyond the site. No footway along site frontage.	
Contamination	None recorded	
Existing Infrastructure/Facilities	Utilities available in Dukes Close to the east. In walking distance of village pub, shop and hall	Provide footway
Townscape/Landscape Character	Site is located to the west of the main body of the village, separated visually by a belt mature trees and roadside hedge, which are part of the setting of the village, the Conservation Area, and the character and appearance of the AONB.	Retain and enhance the existing mature vegetation around the site – particularly to the east and north.

Relevant Policy Considerations	Outside DDB, AONB, GWSPZ, adjacent to Conservation Area				
Availability (ownership)	SHLAA identified site				
Suitability	Yes - subject to retention of mature vegetation and access issues being addressed.				
Achievability	Yes - development would be viable in this location				
Estimate of Potential	12 units	Potential Density	8 dph	Unit type	House/flat
Anticipated Delivery	1 -5 years				
Conclusion	A developable site with potential for Rural Affordable units				

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Site Reference: WP/TOPE/019



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Site name:	Land at Augusta Road
Site Address:	Augusta Road, The Grove
Developable Site Area (ha)	0.5 ha
Ward/Settlement	Tophill East
Previously Developed Land?	Yes
Current Land Use	Former Play Area

Constraints		Possible Mitigation
Topography/Ground Condition	Flat site	
Flood Risk	Low flood risk	
Access	Potential from Augusta Road	
Contamination	Unknown	
Existing Infrastructure/Facilities	Within built up area	
Townscape/Landscape Character	Augusta Road contains terraced properties hard up to the edge of pavement, and terminates in a turning head for 1970's open plan estate of semi detached properties. Further residential development to the east , 1970's terraced estate with parking court. Site is a disused play area and allotments with additional allotments adjacent.	Retain trees /landscaping & create positive edge to open countryside and retaining allotments.

Relevant Policy Considerations	Outside DDB, Local open space, Important open gap,				
Availability (ownership)	SHLAA submitted site				
Suitability	Yes - subject to retention of trees / landscaping and review of GI provision.				
Achievability	Yes - development would be viable in this location.				
Estimate of Potential	22 units	Potential Density	44 dph	Unit type	House/flat
Anticipated Delivery	1 – 5 years				
Conclusion	A developable site with potential for Rural Affordable units				

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