

Appendix C – Submitted Included Sites



This appendix contains housing sites submitted to the Borough Council which are identified as having 'potential' for housing through the Strategic Housing Land Availability Assessment.

The densities and developable site areas are indicative and would be subject to full assessment if they should be brought forward through planning permissions or a Core Strategy site allocations DPD.


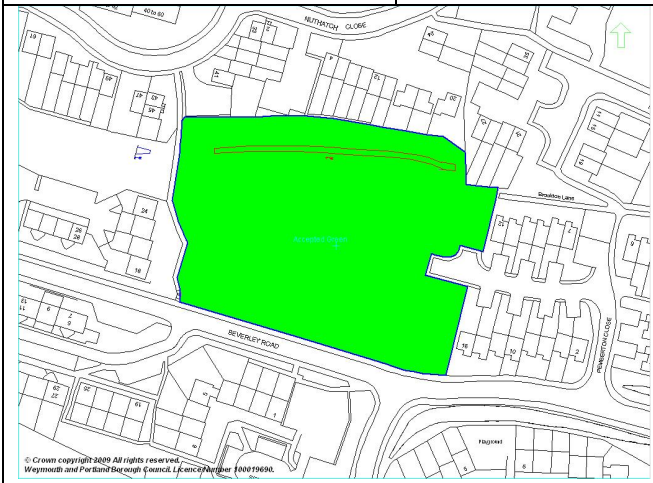
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Appendix C – Submitted Included Sites

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

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Submitted Included Sites	Submitted 2009		
	Site Reference Number:		4/01/0007
	Site Name		Land at Beverley Road
	Site Address		Beverley Road
	Unconstrained Site Area (ha)		0.76ha
	Developable Site Area (ha)		0.6ha
	Ward		Littlemoor
	Previously Developed Land?		No
	Current Land Use		Vacant – open grassland
Planning Status			
Planning History		None for residential	
Current Planning Status		None	
Ownership		WPBC	

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

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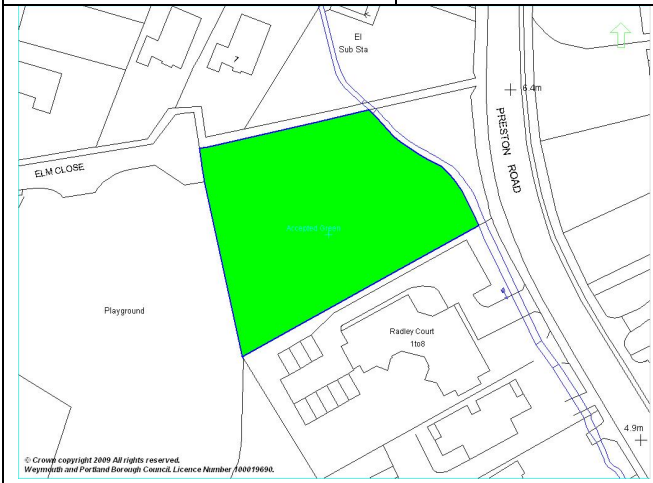
Suitability	Yes – The land is within existing development boundaries has no overriding constraints
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Achievability	Yes – Agent suggests land could be developed for affordable housing
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Estimate of Potential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

Submitted Included Sites	Submitted 2009			
	Site Reference Number: 4/03/0014		Site Name: Land at Preston Road/Elm Close	
	Site Address: Preston Road/Elm Close		Unconstrained Site Area (ha): 0.2	
	Developable Site Area (ha): 0.12		Ward: Preston	
	Previously Developed Land?: No		Current Land Use: Vacant	
	Planning Status:			
	Planning History: None for residential			
	Current Planning Status: None			
	Ownership: WPBC			

Constraints		Mitigation
Topography/Ground Condition	Generally level site	
Flood Risk	Parts of site within EA Flood Zones 2 & 3 due to proximity of River Jordan. Therefore a high risk potential for flooding	Sequential Approach applies
Access	Potential for improved access off Elm Close or Preston Road	Access from Preston Road would need further investigation given floor risk
Contamination	Unknown	None
Existing Infrastructure	Site not served by domestic infrastructure but in the vicinity of residential development	None
Townscape/Character Adjacent Uses	River Jordan bisecting site, adjacent children's play area, existing residential borders the north and south of the site	None

Relevant Planning Policy	Within Development Boundary, partly within Surface Water Catchment Area, within Conservation Area
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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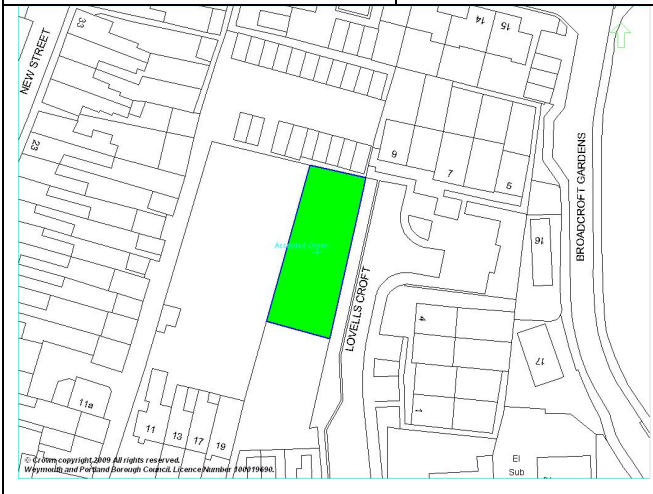
Suitability	Yes – Subject to flooding and tree studies. Site capacity constrained by River Jordan running through site
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Achievability	Yes – Development both attractive and viable in this location
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Estimate of Potential	7 Units	Potential Density	46.7 dph
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Conclusion	A deliverable site within 5 years
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Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009		
	Site Reference Number:		4/05/0022
	Site Name		Land rear of 23 Moorfield Road
	Site Address		Moorfield Road
	Unconstrained Site Area (ha)		0.04
	Developable Site Area (ha)		0.04
	Ward		Tophill East
	Previously Developed Land?		Yes
	Current Land Use		Part of Garden
Planning Status			
Planning History	None		
Current Planning Status	Land to west had outline application for dwelling withdrawn		
Ownership	Single ownership		

Constraints		Mitigation
Topography/Ground Condition	Underused garden, level site	None
Flood Risk	Low flood risk	None
Access	No vehicular access at present serving site	Access could be formed off Lovells Croft
Contamination	None	None
Existing Infrastructure	None serving site although surrounded by residential development on all sides	None
Townscape/Character Adjacent Uses	Typical infill plot, land would benefit by being combined with land to west and south.	None

Relevant Planning Policy	Within Development Boundary
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes – No overriding constraints on land
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Achievability	Yes – Development expected to be delivered quickly without phasing. Development would be viable in this location.
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Estimate of Potential	2 units	Potential Density	50 dph
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Conclusion	A deliverable site within 5 years
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Appendix C – Submitted Included Sites

Submitted Included Sites		Submitted 2009			
		Site Reference Number:		4/05/0024	
		Site Name		Land at Reforme (r/o Fancys Close)	
		Site Address		Reforme	
		Unconstrained Site Area (ha)		0.10ha	
		Developable Site Area (ha)		0.10ha	
		Ward		Tophill East	
		Previously Developed Land?		No	
Current Land Use		Vacant			
Planning Status					
Planning History		None			
Current Planning Status		None			
Ownership		Multiple ownership			

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Narrow single track access off Reforme serving YMCA	Would require improvements or alternative site access from Fancys Close
Contamination	Unknown	None
Existing Infrastructure	None serving site but surrounded by existing residential development on two sides	None
Townscape/Character Adjacent Uses	Infill plot within existing settlement	None

Relevant Planning Policy	Within Development Boundary
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Availability	Yes – Landowners intention known through submitted SHLAA 2 form
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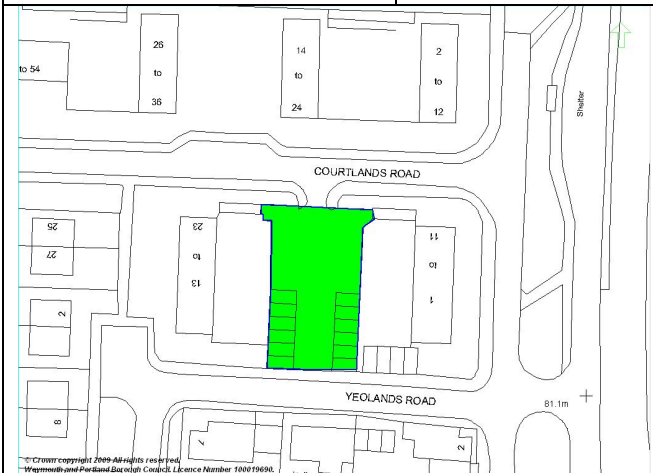

Suitability	Yes – No overriding constraints providing access can be improved
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Achievability	Yes – Dependent on the receipt lifting restrictive covenant from Crown Estate.
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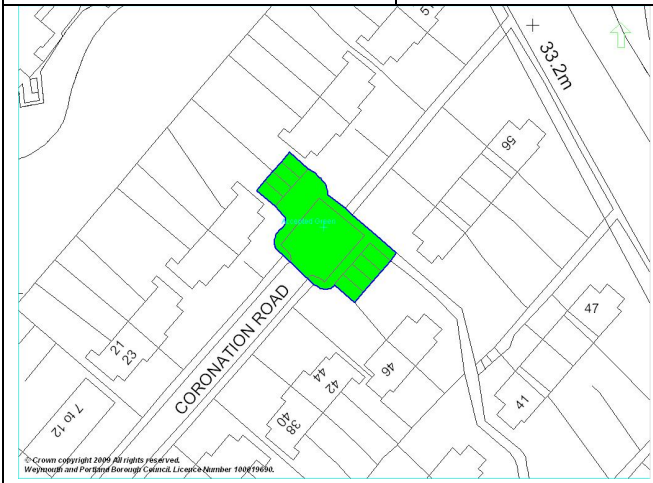
Estimate of Potential	5 units	Potential Density	50 dph
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Conclusion	A deliverable site within 5 years subject to land achievability and site access improvements
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Appendix C – Submitted Included Sites

Submitted Included Sites		Submitted 2009	
			
		Site Reference Number: 4/06/0021	
		Site Name Land beside 1-13 Courtlands Road	
		Site Address Courtlands Road	
		Unconstrained Site Area (ha) 0.06	
		Developable Site Area (ha) 0.06	
		Ward Tophill West	
		Previously Developed Land? Yes	
		Current Land Use Garages and car parking for local social housing flats	
Planning Status			
Planning History		None	
Current Planning Status		None	
Ownership		Single ownership (owned by housing association)	
Constraints		Mitigation	
Topography/Ground Condition		Level site, land hardsurfaced	
Flood Risk		Low flood risk	
Access		Access off Courtlands Road, constrained by high levels of on street parking, potential for further access off Yeolands Road	
Contamination		Unknown	
Existing Infrastructure		None serving site, but surrounded by existing residential development on all sides	
Townscape/Character Adjacent Uses		Surrounded by blocks of flats overlooking car parking area	
		Site unsuitable for further high density flats due to overlooking and visual intrusion	
Relevant Planning Policy		Within Development Boundary	
Availability		Yes – Landowner intention known through submitted SHLAA 2 form	
Suitability		Yes – No overriding constraints so long as overlooking and loss of car parking provision can be resolved	
Achievability		Yes – Development would be viable in this location	
Estimate of Potential		4 units	Potential Density 66.7 dph
Conclusion		A deliverable site within 5 years	

Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009		
	Site Reference Number:		4/07/0019
	Site Name		Garages adjacent 31-39 Coronation Road
	Site Address		Coronation Road
	Unconstrained Site Area (ha)		0.04
	Developable Site Area (ha)		0.02
	Ward		Underhill
	Previously Developed Land?		Yes
	Current Land Use		Garages for local social housing properties
Planning Status			
Planning History	None		
Current Planning Status	None		
Ownership	Single ownership (owned by housing association)		

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

Relevant Planning Policy	Within Development Boundary
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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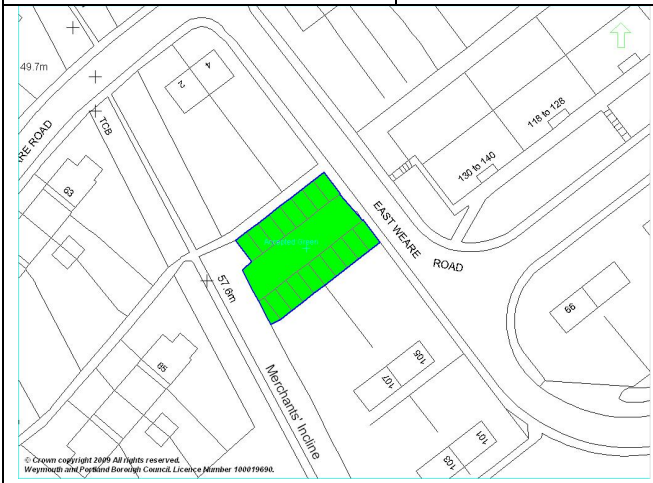
Suitability	Yes – No overriding constraints but site potential is restricted by the retention of a turning area and availability of land for amenity purposes.
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Achievability	Yes – Subject to the reprovision of car parking, development would be viable in this location
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Estimate of Potential	2 units	Potential Density	100 dph
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Conclusion	A deliverable site within 5 years subject to the relocation of existing garage parking provision
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Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009		
	Site Reference Number:		4/07/0020
	Site Name		Garages adjacent 105/107 East Weare Road
	Site Address		East Weare Road
	Unconstrained Site Area (ha)		0.04
	Developable Site Area (ha)		0.04
	Ward		Underhill
	Previously Developed Land?		Yes
	Current Land Use		Garages for local social housing properties
Planning Status			
Planning History		None	
Current Planning Status		None	
Ownership		Single ownership (owned by housing association)	

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

Relevant Planning Policy	Within Development Boundary
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes – No overriding constraints, subject to the reprovision of car parking
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Achievability	Yes – Subject to the reprovision of car parking, development would be viable in this location
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Estimate of Potential	2 units	Potential Density	50 dph
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Conclusion	A deliverable site within 5 years subject to the relocation of existing garage parking provision
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Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009		
	Site Reference Number:		4/07/0021
	Site Name		Land adjacent 2-14 Amelia Close
	Site Address		Amelia Close
	Unconstrained Site Area (ha)		0.09
	Developable Site Area (ha)		0.09
	Ward		Underhill
	Previously Developed Land?		Yes
	Current Land Use		Vacant – grassed amenity space
Planning Status			
Planning History	None		
Current Planning Status	None		
Ownership	Single ownership (owned by housing association)		

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

Relevant Planning Policy	Within Development Boundary
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes – Although the levels may prove to be a constraint on the overall level of development
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Achievability	Yes – No existing land use, development would be viable in this location
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Estimate of Potential	5 units	Potential Density	55.6 dph
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Conclusion	A deliverable site within 5 years
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Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009		
	Site Reference Number:		4/10/0007
	Site Name		Garages adjacent 33-37 Bedford Road
	Site Address		Bedford Road
	Unconstrained Site Area (ha)		0.06
	Developable Site Area (ha)		0.06
	Ward		Westham North
	Previously Developed Land?		Yes
	Current Land Use		Car park for local social housing properties
Planning Status			
Planning History		None	
Current Planning Status		None	
Ownership		Single ownership (owned by housing association)	

Constraints		Mitigation
Topography/Ground Condition	Generally level sites	None
Flood Risk	Low flood risk	None
Access	Existing access serving both sites from Bedford Road, access could be constrained by more on street parking if the parking provision is removed	Find alternative parking provision if required
Contamination	Unknown	None
Existing Infrastructure	None serving land but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	Plot to north could be a continuation of flats whilst plot to south could accommodate an extension of the terraces (108 to 124 Bedford Road).	None

Relevant Planning Policy	Within Development Boundary
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes – Development subject to relocation of parking provision.
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Achievability	Yes – Development would be viable in this location
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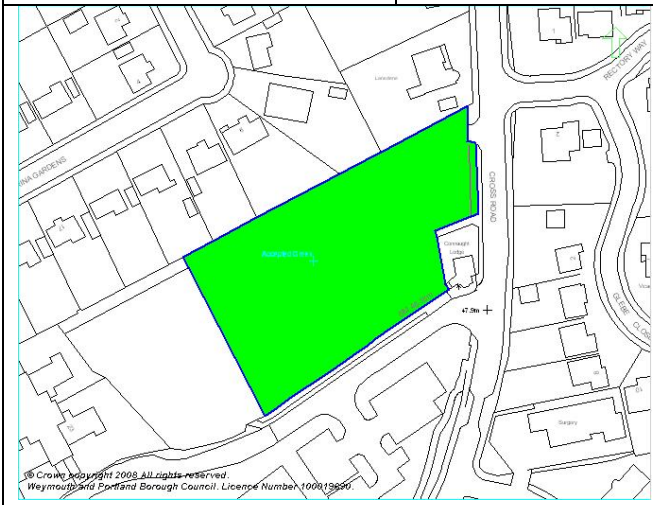
Estimate of Potential	4 units	Potential Density	66.7 dph
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Conclusion	A deliverable site within 5 years subject to the relocation of existing parking provision
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Appendix C – Submitted Included Sites

Submitted Included Sites		Submitted 2009			
<p>© Crown copyright 2009. All rights reserved. Weymouth and Portland Borough Council. Licence Number 70001940.</p>					
		Site Reference Number:		4/12/0001	
		Site Name		Former Westhaven School	
		Site Address		Radipole Lane	
		Unconstrained Site Area (ha)		0.30	
		Developable Site Area (ha)		0.30	
		Ward		Wey Valley	
		Previously Developed Land?		Yes	
		Current Land Use		Vacant School Buildings	
Planning Status					
Planning History		None for residential use			
Current Planning Status		09/00397/FULMAJ approved for demolition of existing school buildings and erection of community fire station with associated car parking and access			
Ownership		Single ownership			
Constraints		Mitigation			
Topography/Ground Condition		Level site		None	
Flood Risk		Low flood risk		None	
Access		Access off Radipole Lane		None	
Contamination		Unlikely		Would need further investigation	
Existing Infrastructure		Site is served by infrastructure		None	
Townscape/Character Adjacent Uses		Few small trees, adjacent new school		Would need sensitive design and layout given school use adjacent. Local open space would need to be re-provided elsewhere.	
Relevant Planning Policy		Within Development Boundary, partly within Local Open Space			
Availability		Yes – Landowner intention known through submitted SHLAA 2 form			
Suitability		Yes – Suitable for family housing. Good access. Local Open Space will need to be replaced which will constrain capacity			
Achievability		Yes – Attractive location for development making best viable use of existing buildings			
Estimate of Potential		18 Units		Potential Density	
				60 dph	
Conclusion		A deliverable site within 5 years			

Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009		
	Site Reference Number:		4/14/0001
	Site Name		Former Buxton House
	Site Address		Cross Road
	Unconstrained Site Area (ha)		0.4
	Developable Site Area (ha)		0.4
	Ward		Weymouth West
	Previously Developed Land?		Yes
	Current Land Use		Vacant, recently demolished
Planning Status			
Planning History		None for residential use	
Current Planning Status		House recently demolished – some pre-application discussions held	
Ownership		Single ownership – site owned by DCC	

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Good existing access off Cross Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Existing infrastructure provided	May require improvements
Townscape/Character Adjacent Uses	7 TPOs recorded. Holy Trinity Infants School adjacent, surrounded by medium density residential units.	TPO would constrain the development potential, could be included within open space element.

Relevant Planning Policy	Within Development Boundary, adjacent Local Open Space
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Availability	Yes – Site recently cleared for the purposes of redevelopment – pre-application discussions held
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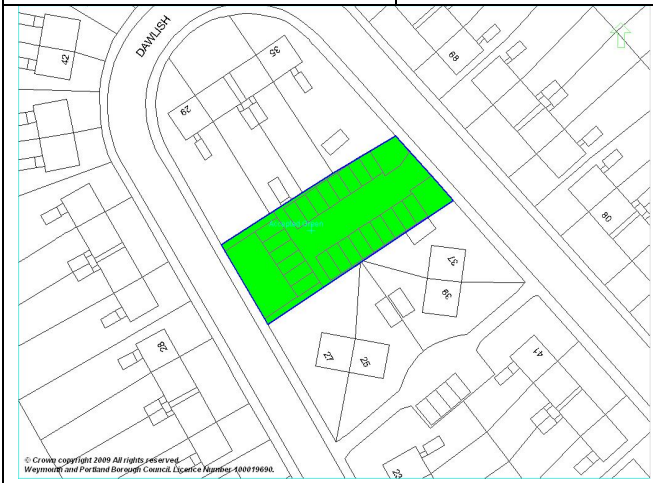
Suitability	Yes – Would improve the character of the existing area, flats and high density scheme can be achieved on site
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Achievability	Yes – Attractive location for development, financial viability of empty sites makes redevelopment for housing desirable
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Estimate of Potential	40 Units	Potential Density	120 dph
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Conclusion	A deliverable site within 5 years
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Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009		
	Site Reference Number:		4/14/0014
	Site Name		Garages adjacent 27-29 Dawlish Crescent
	Site Address		Dawlish Crescent
	Unconstrained Site Area (ha)		0.08
	Developable Site Area (ha)		0.08
	Ward		Weymouth West
	Previously Developed Land?		Yes
	Current Land Use		Garage for local social housing properties
Planning Status			
Planning History	None		
Current Planning Status	None		
Ownership	Single ownership (owned by housing association)		

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Access potentially from both sides of site	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	None serving garages but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	Land suitable for a pair of semi detached properties (fronting each end) reflecting the character of the area.	None

Relevant Planning Policy	Within Development Boundary
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes – No overriding constraints, subject to the reprovision of car parking
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Achievability	Yes – Development would be viable in this location
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Estimate of Potential	5 units	Potential Density	62.5 dph
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Conclusion	A deliverable site within 5 years
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Appendix C – Submitted Included Sites

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

Appendix C – Submitted Included Sites

Submitted Included Sites		Submitted 2009	
		Site Reference Number: 4/02/0004	
		Site Name: Land at Governors Lane (Car Park)	
		Site Address: Governors Lane	
		Unconstrained Site Area (ha): 0.09	
		Developable Site Area (ha): 0.09	
		Ward: Melcombe Regis	
		Previously Developed Land?: Yes	
Current Land Use: WPBC Car Park			
Planning Status			
Planning History		None for residential use	
Current Planning Status		None	
Ownership		WPBC	

Constraints		Mitigation
Topography/Ground Condition	Level site, potential for ground instability	Deeper piling
Flood Risk	Low flood risk	Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy
Access	Vehicular access off East Street, pedestrian access off Maiden Street.	None
Contamination	Telegraph and phone lines over site	None
Existing Infrastructure	Site not served by domestic infrastructure but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	Residential surrounding site, some commercial uses backing onto site. Within conservation area.	None

Relevant Planning Policy	Within Development Boundary, Town Centre Conservation Area, Town Centre and Harbourside Commercial Area, Melcombe Regis Family Housing Area, Area of High Archaeological Potential
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes – Access may constrain capacity. Site most appropriate for residential development given lower risk of flooding than alternative town centre locations under the exception test. Development of this site has the opportunity to enhance the conservation area.
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Achievability	Yes - Subject to review of parking strategy through Town Centre AAP and political decision.
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Estimate of Potential	18 Units	Potential Density	200 dph
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Conclusion	A deliverable site within 6-10 years
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Appendix C – Submitted Included Sites

Submitted Included Sites		Submitted 2009	
		Site Reference Number: 4/02/0006	
		Site Name: 15 Crescent Street	
		Site Address: 15 Crescent Street	
		Unconstrained Site Area (ha): 0.02	
		Developable Site Area (ha): 0.02	
		Ward: Melcombe Regis	
		Previously Developed Land?: Yes	
		Current Land Use: Residential Yard	
Planning Status			
Planning History		None for residential	
Current Planning Status		None	
Ownership		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Land condition, ground stability	None
Flood Risk	Within EA flood zone 2 & 3. Therefore a high risk potential for flooding	Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy
Access	Parking off street	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	May require improvements	None
Townscape/Character Adjacent Uses	Mixed uses adjacent, predominantly residential area. Within conservation area.	None

Relevant Planning Policy	Within Development Boundary, Town Centre Conservation Area, Melcombe Regis Family Housing Area, Town Centre Tidal Flood Risk Area.
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes – Opportunity to enhance the conservation area
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Achievability	Yes – WPBC owned units subject to political decision on future
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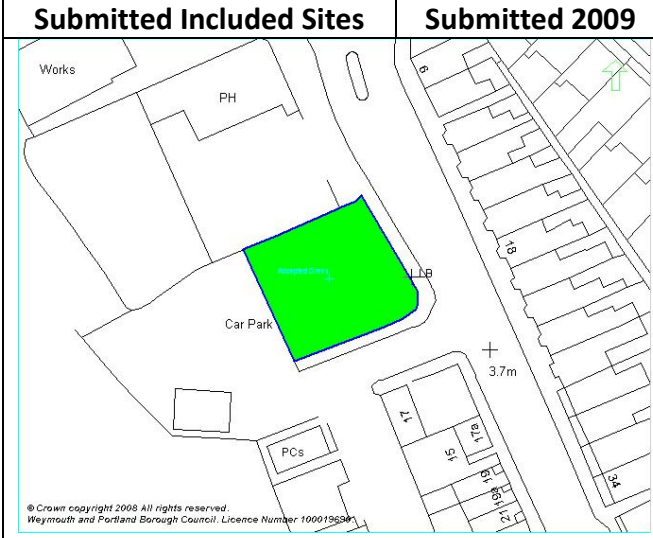

Estimate of Potential	3 Units	Potential Density	150 dph
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Conclusion	A deliverable site within 6-10 years
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Appendix C – Submitted Included Sites

Submitted Included Sites		Submitted 2009			
					
		Site Reference Number:		4/02/0010	
		Site Name		Pavilion & Ferry Terminal	
		Site Address		Pavilion & Ferry Terminal	
		Unconstrained Site Area (ha)		4.39	
		Developable Site Area (ha)		4.39	
		Ward		Melcombe Regis	
		Previously Developed Land?		Yes	
		Current Land Use		Ferry Terminal, Theatre, Car Parking	
Planning Status					
Planning History		Site Development Brief – approved May 2008			
Current Planning Status		Under significant pre-application discussions			
Ownership		WPBC			
Constraints		Mitigation			
Topography/Ground Condition	Level site. Land reclaimed from the sea, potential for ground instability. Integrity of sea defence.	Redevelopment would need to improve sea defence and land instability			
Flood Risk	Within EA Flood Zones 2 and 3 Tidal. Wave action will require further analysis to determine the worst case joint probability flood level which combines wave action with extreme sea	Sequential Approach applies, less flood risk than other Town Centre sites			
Access	Peninsular location only access off the Esplanade	None			
Contamination	Potential from current land uses and activities	None			
Existing Infrastructure	Serving existing facilities	Improvements necessary to serve greater density of uses			
Townscape/Character Adjacent Uses	Includes Ferry Terminal and uses all to be demolished as part of redevelopment proposals, adjacent to Conservation Area, visual links to the Nothe	None			
Relevant Planning Policy		Within Development Boundary, Major Tourism Proposal, Melcombe Regis Family Housing Area, adjacent to Town Centre Conservation Area			
Availability		Yes – Landowner (WPBC) made intention to redevelop site known			
Suitability		Yes – Development would improve the appearance and character of the site and provide an opportunity to support wider regeneration of the Esplanade.			
Achievability		Yes – Financially viable given general upkeep costs, and the requirement for improved sea defence and associated ground instability. Redevelopment most financially viable option.			
Estimate of Potential		335 Units	Potential Density 76.3 dph		
Conclusion		A deliverable site within 6-10 years subject to the resolution of future redevelopment.			

Appendix C – Submitted Included Sites

		
	Submitted Included Sites	
	Submitted 2009	
	Site Reference Number: 4/07/0007	
	Site Name: Lord Clyde PH Car Park	
	Site Address: Chiswell	
	Unconstrained Site Area (ha): 0.04	
	Developable Site Area (ha): 0.04	
	Ward: Melcombe Regis	
Previously Developed Land?: Yes		
Current Land Use: WPBC Car Park		
Planning Status		
Planning History	None for residential	
Current Planning Status	None	
Ownership	Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Within EA Flood Zone 3 and 3 Tidal. Therefore a high risk potential for flooding	Mitigation measures subject to findings of the SFRA2
Access	Access off Chiswell	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Site not served by domestic infrastructure but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	Conservation Area, residential opposite. Attractive location given proximity to Chesil Beach	Will require good design

Relevant Planning Policy	Within Underhill Conservation Area, Chiswell Tidal and Extreme Tidal Flood Risk Areas.
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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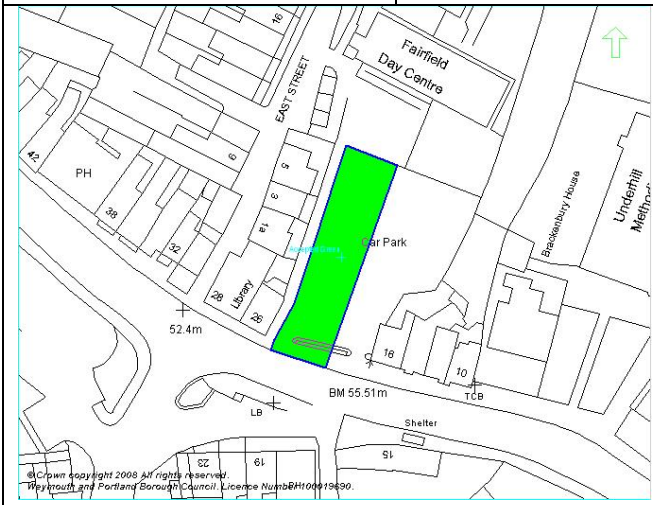
Suitability	Yes - At significant risk of flooding but if this can be overcome then there is an opportunity to improve approach to Victoria Square and the conservation area.
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Achievability	Yes – Economic viability of existing use makes redevelopment viable. Replacement car parking may be required.
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Estimate of Potential	4 Units	Potential Density	100 dph
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Conclusion	A deliverable site within 6-10 years, subject to flood risk limitations
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Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009		
	Site Reference Number:		4/07/0008
	Site Name		Land to the West of Fortuneswell
	Site Address		Fortuneswell
	Unconstrained Site Area (ha)		0.04
	Developable Site Area (ha)		0.04
	Ward		Underhill
	Previously Developed Land?		Yes
	Current Land Use		WPBC Car Park
Planning Status			
Planning History		None for residential use	
Current Planning Status		None	
Ownership		Single ownership	

Constraints		Mitigation
Topography/Ground Condition	Site slopes to the north	None as similar
Flood Risk	Low flood risk	None
Access	Access off Fortuneswell	Access may constrain opportunity to build fronting highway
Contamination	Unlikely	Would need further investigation
Existing Infrastructure	Site not served by domestic infrastructure but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	Adjacent to busy road, within Conservation area	Re-provide public car parking elsewhere?

Relevant Planning Policy	Within Development Boundary, Underhill Conservation Area
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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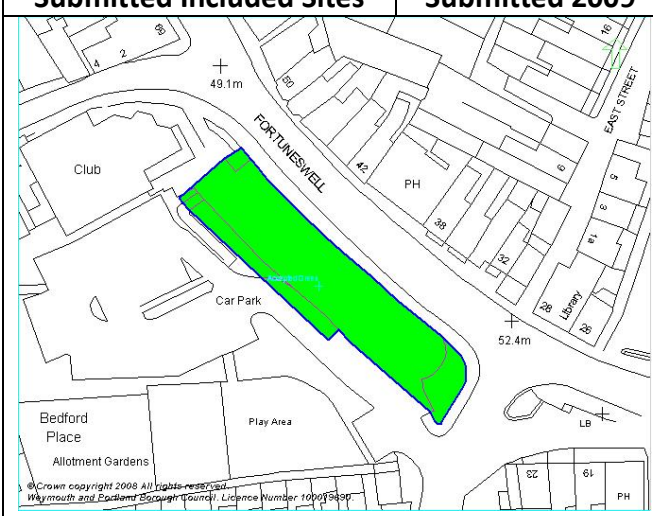
Suitability	Yes – Part of Fairfield car park, subject to political decision re loss of parking. Opportunity to physically/visually improve site adjacent conservation area.
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Achievability	Yes – Economic viability of existing use makes redevelopment viable
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Estimate of Potential	6 Units	Potential Density	150 dph
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Conclusion	A deliverable site within 6-10 years
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Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009		
	Site Reference Number: 4/07/0009		
	Site Name Hambro Car Park (part)		
	Site Address Fortuneswell		
	Unconstrained Site Area (ha) 0.08		
	Developable Site Area (ha) 0.08		
	Ward Underhill		
	Previously Developed Land? Yes		
	Current Land Use WPBC Car Park		
Planning Status			
Planning History		None for residential use	
Current Planning Status		None	
Ownership		Single	

Constraints		Mitigation
Topography/Ground Condition	Generally level site, lower level than highway	Would mean developable footprint would be set back further.
Flood Risk	Low flood risk	None
Access	Access off Fortuneswell serving existing car park	None
Contamination	Unlikely, adjacent busy road	None
Existing Infrastructure	Site not served by domestic infrastructure but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	Adjacent to existing car park and busy road, light tree cover to south east of site	None

Relevant Planning Policy	Within Development Boundary, Underhill Conservation Area
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes – Frontage of Hambro car park subject to political decision re loss of parking. Opportunity to physically/visually improve site and enhance conservation area by introducing street frontage.
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Achievability	Yes – Part of Hambro car park, subject to political decision re loss of parking.
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Estimate of Potential	10 Units	Potential Density	125 dph
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Conclusion	A deliverable site within 6-10 years
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Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009		
			
		Site Reference Number:	4/10/0004
		Site Name	Land at Radipole Lane (Aldwickbury Estate)
		Site Address	Radipole Lane
		Unconstrained Site Area (ha)	1.75
		Developable Site Area (ha)	1.28
		Ward	Westham North
		Previously Developed Land?	No
		Current Land Use	Vacant

Planning Status	
Planning History	None for residential
Current Planning Status	None
Ownership	Single ownership in a trust

Constraints		Mitigation
Topography/Ground Condition	Generally level	None
Flood Risk	Low flood risk on site however well known problems with surface water runoff could be exacerbated by development.	Severity of runoff subject to wider development
Access	Potential for access off Radipole Lane	None
Contamination	Unknown	None
Existing Infrastructure	Adjacent to existing built development, would require improvements	Improved drainage could alleviate surface water runoff. Potential for SUDS
Townscape/Character Adjacent Uses	Open space to west and north, residential adjoins northern part of site. Extensive residential development adjacent to east.	Retain proposed local open space as buffer.

Relevant Planning Policy	Outside the development boundary, part of site fronting Radipole Lane designated as proposed open space
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes - Adjoining larger site included in West Dorset District Council SHLAA exercise. Only part of site suitable due to need to retain open space buffer between site and Radipole Lane. Site is acceptable as it is less visible and would be viewed in context with the existing development.
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Achievability	Yes - development would be viable in this location of contained to this site only.
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Estimate of Potential	58 Units	Potential Density	45.3 dph
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Conclusion	A deliverable site within 6-10 years
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Appendix C – Submitted Included Sites

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


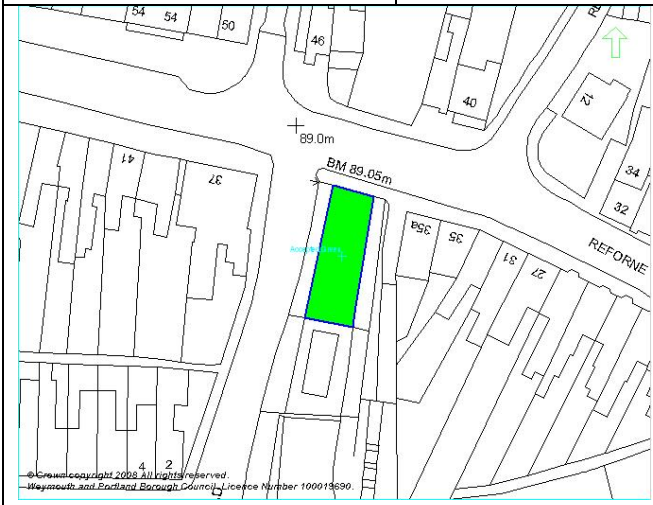
Appendix C – Submitted Included Sites

Submitted Included Sites		Submitted 2009	
		Site Reference Number: 4/02/0002	
		Site Name: Lakeside Superbowl	
		Site Address: St Nicholas Street	
		Unconstrained Site Area (ha): 0.38	
		Developable Site Area (ha): 0.2	
		Ward: Melcombe Regis	
		Previously Developed Land?: Yes	
		Current Land Use: Recreational - Bowling Complex & car park	
Planning Status			
Planning History		None for residential use	
Current Planning Status		None	
Ownership		Single	
Constraints		Mitigation	
Topography/Ground Condition	Level site, potential for land instability	Would need further investigation	
Flood Risk	Part of the site in Flood Zone 2 & 3. Therefore a high risk potential for flooding	Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy	
Access	Access off St Nicholas Street	None	
Contamination	Unlikely	Would need further investigation	
Existing Infrastructure	Existing infrastructure serving site	None	
Townscape/Character Adjacent Uses	Within Conservation Area, generally three storey buildings surrounding site	Good design essential and height constraints given setting of townscape.	
Relevant Planning Policy	Within Development Boundary, within Town Centre Conservation Area, Town Centre and Harbourside Commercial Area, Area of Archaeological Potential, Melcombe Regis Family Housing Area		
Availability	Yes – Landowner intention known through submitted SHLAA 2 form		
Suitability	Yes – Good accessible town centre site. Flooding also a key constraint to capacity particularly to western half of site. Development of this site has the opportunity to enhance the Conservation Area.		
Achievability	Yes - Bowling/leisure facility would need to be retained/re-provided on site reducing site capacity. Site also under consideration for retail development so mixed use also acceptable.		
Estimate of Potential	24 Units	Potential Density	120 dph
Conclusion	A deliverable site within 11-15 years		

Appendix C – Submitted Included Sites

Submitted Included Sites		Submitted 2009			
		Site Reference Number:		4/02/0003	
		Site Name		Land at Park Street (Car Park)	
		Site Address		Park Street	
		Unconstrained Site Area (ha)		0.3	
		Developable Site Area (ha)		0.3	
		Ward		Melcombe Regis	
		Previously Developed Land?		Yes	
		Current Land Use		WPBC Car Park	
Planning Status					
Planning History		None for residential use			
Current Planning Status		None			
Ownership		Single ownership			
Constraints		Mitigation			
Topography/Ground Condition		Level site, potential for land instability		Would need further investigation	
Flood Risk		All of site within EA Flood Zone 3 and Tidal		Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy	
Access		Existing Road Access off Park Street, further access off Commercial Road		None	
Contamination		None		None	
Existing Infrastructure		Site not served by domestic infrastructure but surrounded by existing residential development on all sides		None	
Townscape/Character Adjacent Uses		Generally 3 stories, within conservation Area		Good design essential and height constraints given setting of townscape.	
Relevant Planning Policy		Within Development Boundary, within Conservation Area, High Archaeological Potential, Melcombe Regis Family Housing Area			
Availability		Yes – Landowner intention known through submitted SHLAA 2 form			
Suitability		Yes – Flooding likely to constrain residential capacity. Site also under consideration for longer term retail development as part of Town Centre expansion so mixed use also acceptable. Development of this site is opportunity to enhance the conservation area.			
Achievability		Yes – Subject to review of parking strategy through Town Centre AAP and political decision.			
Estimate of Potential		50 Units	Potential Density		166.7 dph
Conclusion		A deliverable site within 11-15 years			

Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009		
		Site Reference Number:	4/05/0006
		Site Name	Land at Reforne
		Site Address	Reforme
		Unconstrained Site Area (ha)	0.02
		Developable Site Area (ha)	0.02
		Ward	Melcombe Regis
		Previously Developed Land?	Yes
		Current Land Use	Vacant
Planning Status			
Planning History	None for residential use		
Current Planning Status	None		
Ownership	Single ownership		

Constraints		Mitigation
Topography/Ground Condition	Plot on former railway line, significantly lower level than its surroundings	Raise levels subject to financial viability
Flood Risk	Low flood risk	None
Access	No vehicular access at present	Improve access through pumping station
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Site not served by domestic infrastructure but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	Some trees at higher level fronting Reforne. Adjacent to pumping station, poor light levels due to proximity to road bridge	Raise levels subject to financial viability

Relevant Planning Policy	
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes – Difficult cramped site with access limitations and levels to be addressed. However opportunity to enhance conservation area. Site well served by local services.
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Achievability	Yes – Subject to investment to overcome constraints
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Estimate of Potential	3 Units	Potential Density	150 dph
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Conclusion	A deliverable site within 11-15 years
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Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009				
				Site Reference Number:	4/11/0002
				Site Name	Land at Chickerell Road
				Site Address	Chickerell Road
				Unconstrained Site Area (ha)	0.09
				Developable Site Area (ha)	0.09
				Ward	Westham West
				Previously Developed Land?	Yes
				Current Land Use	Vacant

Planning Status	
Planning History	None for residential use
Current Planning Status	None
Ownership	Single ownership

Constraints		Mitigation
Topography/Ground Condition	Level site, adjacent to electricity substation	None
Flood Risk	Low flood risk	None
Access	Access off Chickerell Road	Close to junction, could pose a danger for access
Contamination	None	None
Existing Infrastructure	Site not served by domestic infrastructure but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	Adjacent to Borough Boundary, Granby industrial estate adjacent, sheltered bungalows under WPH control to east. Adjacent busy Chickerell Road	Electricity substation could constrain site potential, not attractive townscape feature

Relevant Planning Policy	Within Development Boundary
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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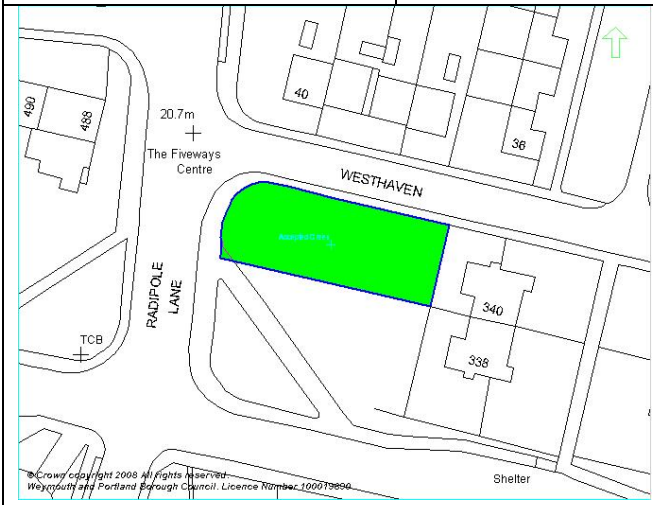
Suitability	Yes - As stand alone site. No intention adjacent landowner wishes to develop bungalows. Fir trees on boundary to be retained.
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Achievability	Yes - development would be viable in this location
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Estimate of Potential	5 Units	Potential Density	55.6 dph
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Conclusion	A deliverable site within 11-15 years
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Appendix C – Submitted Included Sites

Submitted Included Sites		Submitted 2009							
						Site Reference Number:		4/11/0003	
						Site Name		Land at Westhaven	
						Site Address		Westhaven	
						Unconstrained Site Area (ha)		0.09	
						Developable Site Area (ha)		0.03	
						Ward		Westham West	
						Previously Developed Land?		Yes	
						Current Land Use		Vacant	
						Planning Status			
				Planning History		None for residential use			
Current Planning Status		None							
Ownership		Single ownership							

Constraints		Mitigation
Topography/Ground Condition	Level site, some trees on site	None
Flood Risk	Low flood risk	None
Access	No access potential from Radipole Lane due to proximity with traffic light junction and queuing traffic.	Access off Westhaven
Contamination	None	None
Existing Infrastructure	Site not served by domestic infrastructure	None
Townscape/Character Adjacent Uses	No TPO, some minor tree coverage. Adjacent busy road junction.	None

Relevant Planning Policy	Within Development Boundary, part of site designated for Local Highway Improvement
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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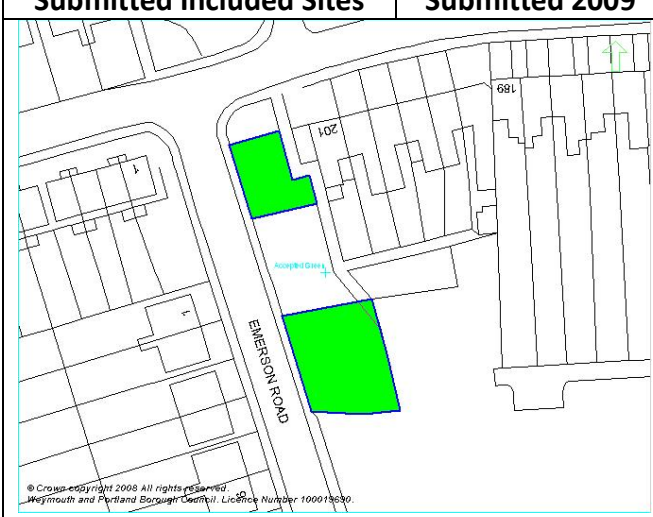
Suitability	Yes – Large part of site required for long term highway junction improvements. Rest unconstrained but adjacent busy road junction. Achievable access from Westhaven frontage only to avoid highway reservation.
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Achievability	Yes - Economic viability of existing use makes redevelopment a viable option
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Estimate of Potential	3 Units	Potential Density	100 dph
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Conclusion	A deliverable site within 11-15 years
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Appendix C – Submitted Included Sites

Submitted Included Sites	Submitted 2009		
 <p><small>© Crown copyright 2008 All rights reserved. Weymouth and Portland Borough Council. Licence Number 100013690.</small></p>	Site Reference Number:		4/14/0004
	Site Name		Land at Bradford Road/Emerson Road
	Site Address		Bradford Road/Emerson Road
	Unconstrained Site Area (ha)		0.04
	Developable Site Area (ha)		0.04
	Ward		Weymouth West
	Previously Developed Land?		Yes
	Current Land Use		Vacant

Planning Status	
Planning History	None for residential use
Current Planning Status	None
Ownership	

Constraints		Mitigation
Topography/Ground Condition	Site slopes south to north and west to east	Development potential lies at the areas shown on the plan.
Flood Risk	Low flood risk	None
Access	Access off Emerson Road	Access could be formed between the two plots
Contamination	Unlikely	Would need further investigation
Existing Infrastructure	Site not served by domestic infrastructure	None
Townscape/Character Adjacent Uses	Site surrounded by ex council semi detached housing of medium density. Local Open Space to south east.	Development to north can easily maintain street frontage

Relevant Planning Policy	Within Development Boundary
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Availability	Yes – Landowner intention known through submitted SHLAA 2 form
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Suitability	Yes – Unconstrained steep linear plot, inside Development Boundary, no local designations.
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Achievability	Yes - Economic viability of existing use makes redevelopment a viable option
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Estimate of Potential	3 Units	Potential Density	75 dph
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Conclusion	A deliverable site within 11-15 years
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Appendix C – Submitted Included Sites

Submitted Included Sites		Submitted 2009																						
 <p>© Crown copyright 2008 All rights reserved Weymouth & Portland Borough Council. Licence Number 100019690.</p>																								
		Site Reference Number: 4/15/0009																						
		Site Name Land off Osprey Road																						
		Site Address Osprey Road																						
		Unconstrained Site Area (ha) 0.15																						
		Developable Site Area (ha) 0.15																						
		Ward Wyke Regis																						
		Previously Developed Land? No																						
		Current Land Use Vacant																						
Planning Status																								
Planning History		None for residential use																						
Current Planning Status		None																						
Ownership		Single																						
<table border="1"> <thead> <tr> <th>Constraints</th> <th></th> <th>Mitigation</th> </tr> </thead> <tbody> <tr> <td>Topography/Ground Condition</td> <td>Site itself is level, but land to east slopes steeply to Rodwell Trail</td> <td>None</td> </tr> <tr> <td>Flood Risk</td> <td>Low flood risk</td> <td>None</td> </tr> <tr> <td>Access</td> <td>Access off Osprey Road already serving Wellworthy Social Club</td> <td>Re-provision of car parking may be necessary.</td> </tr> <tr> <td>Contamination</td> <td>Unlikely</td> <td>Would need further investigation</td> </tr> <tr> <td>Existing Infrastructure</td> <td>Site not served by domestic infrastructure</td> <td>None</td> </tr> <tr> <td>Townscape/Character Adjacent Uses</td> <td>Adjacent to Wellworthy Social Club</td> <td>None</td> </tr> </tbody> </table>				Constraints		Mitigation	Topography/Ground Condition	Site itself is level, but land to east slopes steeply to Rodwell Trail	None	Flood Risk	Low flood risk	None	Access	Access off Osprey Road already serving Wellworthy Social Club	Re-provision of car parking may be necessary.	Contamination	Unlikely	Would need further investigation	Existing Infrastructure	Site not served by domestic infrastructure	None	Townscape/Character Adjacent Uses	Adjacent to Wellworthy Social Club	None
Constraints		Mitigation																						
Topography/Ground Condition	Site itself is level, but land to east slopes steeply to Rodwell Trail	None																						
Flood Risk	Low flood risk	None																						
Access	Access off Osprey Road already serving Wellworthy Social Club	Re-provision of car parking may be necessary.																						
Contamination	Unlikely	Would need further investigation																						
Existing Infrastructure	Site not served by domestic infrastructure	None																						
Townscape/Character Adjacent Uses	Adjacent to Wellworthy Social Club	None																						
Relevant Planning Policy		Within Development Boundary, Local Open Space, adjacent SNCI																						
Availability		Yes – Landowner intention known through submitted SHLAA 2 form																						
Suitability		Yes - Does not make contribution to open space or Wellworthy Club, used as casual parking area.																						
Achievability		Yes – Economic viability of existing use makes redevelopment a viable option																						
Estimate of Potential		10 Units	Potential Density 66.6 dph																					
Conclusion		A deliverable site within 11-15 years																						

Appendix C – Submitted Included Sites