

Weymouth Neighbourhood Plan Site Options and Assessment Report

Weymouth Town Council

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Quality information

Prepared by	Checked by	Verified by	Approved by
Niamh McDevitt Graduate Planner	Tim Fearn Principal Planner	Una McGaughrin Associate Director	Una McGaughrin Associate Director
Yanny Tsang Senior Town Planner			

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Prepared for: Weymouth Town Council

Prepared by:

Niamh McDevitt
Graduate Planner

M: [REDACTED]

E: [REDACTED]

AECOM Limited
Aldgate Tower
2 Lemn Street
London E1 8FA
United Kingdom
aecom.com

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Abbreviations used in the report

Abbreviation

AONB	Area of Outstanding Natural Beauty
DB	Development Boundary
DLUHC	Department for Levelling-Up, Housing and Communities
dph	Dwellings per hectare
EA	Environment Agency
Ha	Hectare
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
QB	Qualifying Body
SAC	Special Area of Conservation
SHLAA	Strategic Housing Land Availability Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
WTC	Weymouth Town Council

Executive Summary

The Weymouth Neighbourhood Plan, which will cover the whole of the Weymouth Town Council area, is being prepared in the context of the adopted West Dorset, Weymouth and Poole Local Plan and the emerging Local Plan for Dorset. Weymouth is located in south Dorset, approximately 10 miles south of Dorchester, and was designated as a neighbourhood area in July 2020.

The Neighbourhood Area is large, with a population of approximately 53,000, and the built-up area is comprised of a number of distinct settlements. It contains a wide range of significant environmental designations, including Chesil Beach & the Fleet Special Area of Conservation (SAC)/Special Protection Area (SPA)/Ramsar site, the Dorset Area of Outstanding Natural Beauty (AONB), and four Sites of Special Scientific Interest (SSSI), as well as 13 Conservation Areas and a large number of listed buildings.

Weymouth Town Council (WTC) wishes to identify suitable sites for allocation for housing and employment or mixed-use development in the Neighbourhood Plan. Weymouth will be the focus of growth in the emerging Local Plan, which sets out an indicative minimum housing requirement of 3,225 for the neighbourhood area over the period 2021-2038. The Town Council is keen to identify opportunities to deliver affordable housing in order to address the high level of affordable need (between 1,775 and 2,649 new homes) identified in an independent Housing Needs Assessment prepared in October 2021.

This report assesses 61 sites within the neighbourhood area which have been promoted for consideration through the Neighbourhood Plan call for sites (2021-2022) or assessed in the Dorset Council Strategic Housing Land Availability Assessment (SHLAA). Each of the 61 sites has been assessed for its suitability for allocation for both residential development and employment (or mixed-use) development.

The report concludes that three sites are suitable for allocation for residential development, and a further 31 sites are potentially suitable for allocation for housing, subject to the mitigation of identified constraints or confirmation of availability. 27 sites are considered unsuitable for allocation for residential development, including two which are subject to existing residential or mixed-use allocations in the adopted Local Plan.

Four sites are considered suitable for allocation for employment/mixed-use development, and a further 30 sites are potentially suitable for allocation. The remaining 27 sites are considered unsuitable for allocation for employment/mixed-use development, including two which are subject to existing allocations in the adopted Local Plan.

The majority of sites assessed in this report have been promoted for residential development rather than employment or mixed-use development, and therefore their availability for alternate uses should be confirmed before any decisions are taken on site allocations. Similarly, a number of sites in the Dorset SHLAA do not have confirmed availability, and this should be verified through discussions with the relevant landowners.

1. Introduction

- 1.1 AECOM have been commissioned to undertake an independent site appraisal for the Weymouth Neighbourhood Plan on behalf of Weymouth Town Council (WTC). The work undertaken was agreed with the Town Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The Weymouth Neighbourhood Area, which was designated in July 2020, is shown in **Figure 1.1**. The Neighbourhood Area boundary includes the Sutton Poyntz Neighbourhood Area. Sutton Poyntz has a Neighbourhood Plan which was made in May 2020. It is intended that the Weymouth Neighbourhood Plan will replace the Sutton Poyntz Neighbourhood Plan but will retain or update the policies from the made plan.
- 1.4 The Town Council is currently in the process of gathering evidence to support the Neighbourhood Plan and potential site allocations within it. A call for sites process was carried out between September and October 2021 to identify land which would be suitable for allocation. This identified 14 sites, some of which were also identified through the updated Dorset Council Strategic Housing Land Availability Assessment (SHLAA) 2021, which assessed 54 sites within Weymouth.
- 1.5 An indicative minimum housing requirement of 3,225 homes has been provided for Weymouth through the emerging Dorset Local Plan for the period 2021 to 2038, but this figure and the Local Plan period are currently under review as production of the Local Plan has been delayed by approximately two years. Approximately 2,030 of these homes are expected to be delivered on site allocations in the Local Plan. An independent Housing Needs Assessment, prepared by AECOM in October 2021, concluded that affordable housing need in Weymouth ranges between 1,775 and 2,649 new affordable homes. The Town Council is therefore keen to maximise opportunities for the delivery of affordable housing on developments in the Neighbourhood Area.
- 1.6 Weymouth is a seaside town within the Dorset Council administrative area. The Neighbourhood Area contains a wide range of significant environmental designations, including Chesil Beach & the Fleet Special Area of Conservation (SAC)/Special Protection Area (SPA)/Ramsar site, the Dorset Area of Outstanding Natural Beauty (AONB), and four Sites of Special Scientific Interest (SSSI). There are further environmental designations in the surrounding parishes which may be affected by development in Weymouth.
- 1.7 The Neighbourhood Area contains 13 Conservation Areas, and the Dorset and East Devon Coast World Heritage Site extends along Chesil Beach in the south of the neighbourhood area. There are several scheduled monuments, and a large number of listed buildings, with particular concentrations in Weymouth Town Centre and its surroundings, Upwey and Broadway.

1.8 The town is located 22 miles west of Poole and 120 miles south-west of London, and is linked to Dorchester, 9 miles north, via the A354. There are direct rail services to London Waterloo, Christchurch, Bournemouth, Poole, Dorchester, as well as connections from Bath, Bristol and Gloucester and coach services to London.



Figure 1.1 Weymouth Neighbourhood Area (source: Dorset Council)

2. Methodology

- 2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment¹ and Neighbourhood Planning² as well as the Neighbourhood Planning Site Assessment Toolkit³. These all support an approach to site assessment which is based on a site's suitability, availability and achievability.
- 2.2 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task is to identify which sites should be considered as part of the assessment.
- 2.4 For the Weymouth Neighbourhood Plan, sites were identified from two main sources. First, the Dorset Council Strategic Housing Land Availability Assessment (SHLAA) (2021) was reviewed to identify sites within the Neighbourhood Area. The SHLAA identifies and assesses a total of 54 sites in the Neighbourhood Area.
- 2.5 Second, Weymouth Town Council undertook a 'Call for Sites' exercise to enable landowners and developers to promote their land (in whole or in part) for development. The Call for Sites process was held from September 15th to October 27th, 2021. In total the 'Call for Sites' yielded a total of 14 sites (seven of these sites included all or part of SHLAA sites which were previously assessed). This can be seen in further detail in **Table 4.1** below.
- 2.6 Consequently, a total of 61 sites within the Neighbourhood Area have been considered and assessed through this report. These are discussed further in **Chapter 4**.

Task 2: Site Assessment

- 2.7 Sites which had been assessed in the SHLAA were taken through a review process to determine whether the conclusions reached by Dorset Council remained valid in the context of the Neighbourhood Plan. Sites which had not been previously assessed (i.e. those submitted to the Neighbourhood Plan Call for Sites which did not duplicate sites included in the SHLAA) were taken through a separate assessment process.
- 2.8 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National PPG, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2019) and the professional knowledge and judgement of the AECOM team. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

¹ Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

2.9 The pro-forma seeks to capture a range of both quantitative and qualitative information, including:

- General information (such as site location and use; site context and planning history)
- Context (such as whether the site is greenfield / brownfield/ mixed)
- Suitability, including: site characteristics, environmental and heritage considerations, access to community facilities and services, other key considerations
- Availability

Task 3: Site Assessment

2.10 The next task was to complete the SHLAA review and the site proformas. A range of quantitative information can be explored in detail through desk based research. The initial desktop study focussed on identifying high level constraints and opportunities on each site by collating and analysing data from a wide range of sources, including Natural England's Magic Map tool⁴ and Dorset Council's planning policy evidence base documents⁵.

2.11 Following the initial desk study, a site visit to Weymouth was undertaken by members of AECOM's Neighbourhood Planning team in April 2022. The purpose of the site visit was to evaluate sites on the ground in order to assess access and more qualitative characteristics such as views and character, and to clarify issues which emerged from the initial desk study. The site visit is an important opportunity to establish a deeper understanding of the context of the Neighbourhood Area on the ground.

Task 4: Consolidation of results

2.12 A red/amber/green (RAG) 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate in principle as site allocations, 'amber' for sites, which are potentially suitable in full or in part if identified issues can be resolved and 'red' for sites, which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation in the PPG – i.e. the site is suitable, available and achievable.

2.13 The conclusions of the SHLAA were revisited to consider whether these conclusions could have potential to differ in light of the site assessment exercise. The initial SHLAA conclusions are summarised in **Appendix B** to contextualise the AECOM site assessment conclusions.

Task 5: Indicative housing capacity

2.14 The housing capacity figure is the number of homes that can be achieved on each site taking into account Local Plan Policies, the density of the surrounding area and the site specific constraints and opportunities.

⁴ Available at: <https://magic.defra.gov.uk/>

⁵ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/evidence>

- 2.15 If landowners/ developers have put forward a housing figure, this has to be used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 2.16 For sites which were found to be suitable or potentially suitable for residential allocation but for which no capacity has been put forward by the landowner/ promoter, an indicative capacity has been provided to allow for the sites to be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement.
- 2.17 The indicative capacity takes into account the site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), the average densities recommended by the applicable Local Planning Authority and the relevant Local Plan Policies. The calculations also take into account the size of the site, as larger sites are more likely to require other uses and supporting infrastructure to be provided within the site boundary, reducing the area available for residential development.
- 2.18 Although the 2021 Dorset SHLAA does not indicate target densities, minimum theoretical densities were suggested in the methodology for the 2009-10 SHLAA which supports the adopted West Dorset, Weymouth and Portland Local Plan⁶. These densities vary according to the context of the site, with higher densities in town centre locations and lower densities in rural/village locations. **Table 2.1** below shows how the net density is calculated for sites within different contexts.

Table 2.1: AECOM Net Housing Density

Area	Gross to net ratio	Theoretical Density (Town Centre)	Theoretical Density (Suburban)	Theoretical Density (Village/Rural)
Up to 0.4 ha	90%	100	50	30
0.4 ha to 2 ha	80%	100	50	30
2 ha to 10 ha	75%	100	50	30
Over 10 ha	50%	100	50	30

⁶ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/evidence-base/evidence-base-for-adopted-west-dorset-weymouth-portland-local-plan>

3. Policy Context

- 3.1 The Site Assessment takes into account both national and local planning policy and guidance.
- 3.2 National policy is set out in the National Planning Policy Framework (NPPF) (2021)⁷ and is supported by PPG⁸. The NPPF is a high-level document which sets out the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.3 At the Local Plan level, Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and any draft development plan and evidence base should also be taken into account so that Neighbourhood Plan policies are aligned with an emerging Local Plan and not superseded when a new Local Plan is adopted by the local planning authority.
- 3.4 The statutory local authority for Weymouth is Dorset Council. The key documents for the Dorset planning framework include:
- West Dorset, Weymouth and Portland Adopted Local Plan (adopted October 2015)⁹;
 - Dorset Local Plan Options Consultation: Volume 1- Strategy and Topics and Volume 3 – Central Dorset (January 2021)¹⁰;
 - Weymouth Town Centre Masterplan Supplementary Planning Document (adopted September 2015)¹¹;
 - Sutton Poyntz Neighbourhood Plan (made May 2020)¹²; and
 - Bournemouth, Christchurch, Poole and Dorset Waste Plan (adopted December 2019)¹³.
- 3.5 The planning framework is supported by a number of studies and evidence base documents, including the Weymouth and Portland Landscape Character Assessment (2013)¹⁴, West Dorset, Weymouth and Portland Landscape and Heritage Study (2018)¹⁵, the Weymouth Town Centre Conservation Area Appraisal (2012)¹⁶, and the West Dorset, Weymouth and Portland Local Plan Policies Maps Background Document (2015)¹⁷.

⁷ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

⁹ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/west-dorset-weymouth-and-portland-adopted-local-plan>

¹⁰ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/about-the-dorset-council-local-plan-january-2021-consultation>

¹¹ Available at: <https://www.dorsetcouncil.gov.uk/w/weymouth-town-centre-masterplan>

¹² Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-planning-policy/neighbourhood-plans-in-dorset/sutton-poyntz-neighbourhood-plan>

¹³ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-county-council/waste-planning-policy/2019-waste-plan>

¹⁴ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/evidence-base/evidence-base-for-adopted-west-dorset-weymouth-portland-local-plan>

¹⁵ Available at: <https://www.dorsetcouncil.gov.uk/w/landscape-and-heritage-study>

¹⁶ Available at: <https://www.dorsetcouncil.gov.uk/-/conservation-areas-weymouth-and-portland>

¹⁷ Available at: <https://www.dorsetcouncil.gov.uk/-/conservation-areas-weymouth-and-portland>

- 3.6 The policies and conclusions of these documents which are of particular relevance to the site assessment are summarised below.

Planning policy

National Planning Policy Framework (2021)

- 3.7 An overarching aim of the NPPF is to promote sustainable development. **Paragraph 11** states that in order to achieve sustainable development, plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; and mitigate climate change.
- 3.8 **Paragraph 13** states that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should share and direct development that is outside of these strategic policies.
- 3.9 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.10 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.11 **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.12 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (no larger than one hectare) suitable for housing in their area.
- 3.13 **Paragraph 80** emphasises that isolated homes in the countryside should be avoided unless:
- there is an essential need for a rural worker;
 - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
 - the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential dwelling; or
 - the design is of exceptional quality.

- 3.14 **Paragraph 81** states that significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and opportunities for development.
- 3.15 **Paragraph 84** sets out conditions to enable a prosperous rural economy including:
- The growth and expansion of all businesses in rural areas through conversion of existing buildings and well-designed new buildings;
 - Development and diversification of agricultural businesses;
 - Retention and development of accessible local services and community facilities.
- 3.16 **Paragraph 86** stresses the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 3.17 **Paragraph 88** states that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.
- 3.18 **Paragraph 106** supports a mix of uses across an area and within larger scale sites to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.
- 3.19 **Paragraph 119** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.20 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.21 **Paragraph 161** outlines that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.
- 3.22 **Paragraph 163** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in Paragraph 164, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.23 **Paragraph 175** states that plans should distinguish between the hierarchy of international, national and locally designated sites allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

- 3.24 **Paragraph 182** states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 3.25 **Paragraph 199** when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.26 **Paragraph 201** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

West Dorset, Weymouth and Portland Local Plan 2015

- 3.27 The West Dorset, Weymouth and Portland Local Plan was adopted in October 2015 and sets out the type of development and where it will occur. The local plan is the main basis for making decisions on planning applications.
- 3.28 The key policies relevant to development in Weymouth include:
- 3.29 **ENV1 Landscape, Seascape and Sites of Geological Interest** states that development which would harm the character, special qualities or natural beauty of the Dorset Area of Outstanding Beauty or Heritage Coast will not be permitted. Appropriate measures will be required to moderate the adverse effects of development on the landscape and seascape.
- 3.30 **ENV2 Wildlife and Habitats** sets out that development that is likely to have an adverse effect upon internationally, nationally designated, and locally identified wildlife sites, it will not be permitted unless the benefits clearly outweigh the impacts and broader nature conservation interests. Where significant harm to nature conservation interests cannot be avoided, it should be mitigated.
- 3.31 **ENV3 Green Infrastructure Networks** states that development that would cause harm to the green infrastructure network or undermine the reasons for an area's inclusion within the network will not be permitted unless clearly outweighed by other considerations.
- 3.32 **ENV4 Heritage Assets** emphasises that development should conserve and where appropriate enhance the significance. Any harm to the significance of a designated or non-designated heritage asset must be justified and will be weighed against the public benefits of the proposal.
- 3.33 **ENV5 Flood Risk** states that new development or the intensification of existing uses should be planned to avoid risk of flooding where possible.
- 3.34 **ENV8 Agricultural Land and Farming Resilience** outlines that where possible, the councils will steer built development towards areas of poorer quality agricultural land where this is available, except where this would be inconsistent with other policy and sustainability considerations.
- 3.35 **ENV9 Pollution and Contaminated Land** states that development will not be permitted which would result in an unacceptable risk of pollution to ground water,

surface water-bodies and tidal waters. Permission on or adjoining land that is suspected to be contaminated will not be granted unless it can be demonstrated that there is no unacceptable risk to future occupiers of the development, neighbouring uses and the environment from the contamination.

- 3.36 **ENV16 Amenity** outlines that development which is sensitive to noise or unpleasant odour emissions will not be permitted in close proximity to existing sources where it would adversely affect future occupants. Proposals for external lighting schemes should be clearly justified and designed to minimise potential pollution from glare or spillage of light.
- 3.37 **SUS1 The Level of Economic and Housing Growth** states that between 2011 to 2031, provision will be made for a deliverable supply of housing land to accommodate in the region of 15,500 dwellings (775 dwellings a year and around 60 Ha of employment land, with at least 17 Ha in Weymouth and Portland).
- 3.38 **SUS2 Distribution of Development** outlines Weymouth and Dorchester as the highest priority locations for new development. Development in rural areas will be directed to the settlements with defined development boundaries and will take place at an appropriate scale to the size of the settlement.
- 3.39 **SUS3 Adaptation and Re-use of Buildings Outside the Defined Development Boundaries** and **SUS4 The Replacement of Buildings Outside Defined Development Boundaries** state that the adaptation and re-use of rural buildings will be permitted under certain circumstances including for employment and housing. Where the replacement of a building would involve the loss of a heritage asset, or a farm building that makes a positive contribution to the local character, its replacement must be shown to produce substantial planning benefits, such as economic regeneration or environmental enhancement.
- 3.40 **SUS5 Neighbourhood Development Plans** should have due regard to information on local need for new homes, jobs and facilities, for their plan area and any outlying areas which they may serve.
- 3.41 **ECON1 Provision of Employment states that** Employment development will generally be supported: within or on the edge of a settlement; through the intensification or extension of existing premises; as part of a farm diversification scheme; through the re-use or replacement of an existing building; or in a rural location where this is essential for that type of business. Proposals for live-work developments will be supported in locations considered suitable for open market residential development.
- 3.42 **ECON2 Protection of Key Employment Sites** states that within key employment sites applications for B1 (light industrial), B2 (general industrial), B8 (storage and distribution) and other similar uses will be permitted subject to proposals not having a significant adverse impact on surrounding land uses. Retail uses will not generally be supported. Other uses that do not provide direct, on-going local employment opportunities will not be permitted.
- 3.43 **ECON3 Protection of Other Employment Sites** outlines that outside key employment sites, the redevelopment of existing employment sites to an alternative employment use or non-employment use that is in accordance with other planning policies will be permitted where it will not prejudice the efficient and effective use of the remainder of the employment area.

- 3.44 **ECON4 Retail and Town Centre Development** states that proposals for retail and town centre development should be appropriate in type and scale to the particular centre and its catchment population. Development will be expected to maintain an appropriate concentration and mix of retail and other town centre uses in the centre, to protect its vitality and viability. The use of upper floors of premises in the town centre areas for residential or commercial uses will be encouraged subject to the ground floor use not being undermined and, where possible, separate access to the upper floors being provided.
- 3.45 **HOUS2 Affordable Housing Exception Sites** may be permitted on small scale sites provided that: the council is satisfied that the proposal is capable of meeting an identified, current, local need within the town, local parish or group of parishes, which cannot otherwise be met; the scheme is of a character, scale and design appropriate to the location; there are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers.
- 3.46 **HOUS6 Other Residential Development Outside Defined Development Boundaries** states that extensions will be permitted provided that they are subordinate in scale and proportion to the original dwelling and do not harm the character. The replacement of an existing lawful dwelling-house located outside the defined development boundaries will be permitted on a one-for-one basis. New housing for rural workers located outside the defined development boundaries, will be permitted provided that it can be demonstrated that there is an essential need for a worker to live at or near their place of work.
- 3.47 **COM3 The Retention of Local Community Buildings and Structures** outlines that proposals which result in the loss of community buildings or structures will not be permitted unless it can be demonstrated that there is no local need for the facility or that such a facility is no longer likely to be viable and an appropriate alternative community use to meet local needs is not needed or likely to be viable.
- 3.48 **COM5 The Retention of Open Space and Recreational Facilities** states that the change of use of open spaces and recreational facilities will not be permitted unless the proposal will either support or improve the recreational and amenity value of the site; or the proposal would be of sufficient benefit as to outweigh the detriment caused by the loss of the open spaces and recreational facilities or alternative and/or suitable replacement outdoor or indoor provision of equal or better recreational quality or value is provided in a location which is suitable to meet any deficiency in provision; or it can be demonstrated that the open space, buildings or land are surplus to requirements and there is no need for an alternative.
- 3.49 **COM7 Creating a Safe and Efficient Transport Network** encourages development to be located close to sustainable transport modes. Development must not have a severe detrimental effect on road safety, or measures must be introduced to reasonably mitigate potentially dangerous conditions. The delivery of a strategic cycle network and improvements to the public rights of way network will be supported.
- 3.50 The Core Strategy includes a number of policies covering Weymouth. Some of these policies set out guidelines for development within broad areas of the town but are not site-specific policies (Policies WEY1 to WEY8), while others are set out parameters for the future development of individual sites and for the purposes

of this report are considered to be site allocation policies (Policies WEY9 to WEY16 and Policy LITT1).

- 3.51 **WEY1 Weymouth Town Centre Strategy** states that development within the Town Centre Strategy area must retain and enhance the area's rich and distinct local character, have attractive public realm, support a range of traders and create a family friendly night-time economy, create positive and active frontages and manage flood risk. Development of key sites will be guided by a Masterplan as a Supplementary Planning Document.
- 3.52 **WEY2 Town Centre Core and Commercial Road Area** emphasises that the primary shopping area will continue to be the main retail core and land to the west of the primary shopping area will be developed with a mix of complementary uses. Any proposals should not significantly increase the number of late-night entertainment uses in the area.
- 3.53 **WEY3 Station Area and Swannery Car Park** proposes that this area will be developed as a transport hub including a mix of retail, commercial businesses and residential. Attractive pedestrian routes with active frontages will link the Swannery Car park/Station Area with the Town Centre and Seafront.
- 3.54 **WEY4 Custom House Quay and Brewery Waterfront** plans to retain a mix of small-scale restaurants, bars and retail uses. Development should enhance the active waterfront area and the public realm including the removal of unnecessary street furniture and signage and create areas for sitting out.
- 3.55 **WEY5 The Esplanade (South)** aims to reduce crime and anti-social behaviour by ensuring development that will lead to an overall increase in late night entertainment uses is not permitted; The location of potentially un-neighbourly entertainment and related uses and the introduction of residential or tourist accommodation within this area is carefully controlled to ensure that any co-location problems are not exacerbated; Uses that may help support outdoor events to bridge the gap of activity between 5 to 9pm are encouraged.
- 3.56 **WEY6 Ferry Peninsula** should be re-developed to include leisure / tourist-related uses, supported by complementary town centre uses and which may include housing, and including provision for the continued operation of the ferry service.
- 3.57 **WEY7 Westwey Road and North Quay Area** will be re-developed for mixed uses which may include residential, hotel, commercial and small scale retail development so as to create an active street and water front.
- 3.58 **WEY8 Lodmoor Gateway and Country Park Area** states that any development will be expected to be of a high-quality design and relate positively to the adjoining public areas. A comprehensive approach may be required to ensure that development complies with the aims of the Weymouth Town Centre Strategy.
- 3.59 **WEY9 Bingleaves Cove** aims to redevelop the site through an alternative employment use appropriate to a maritime location or through the comprehensive mixed-use re-development of the site to provide community benefits, including sufficient employment uses to ensure no significant loss of potential jobs. Development must be mindful of the surrounding World Heritage Site.

- 3.60 **WEY10 Land at Markham and Little Francis** is allocated for residential development (approximately 320 homes) and public open space and may include an element of employment use appropriate to a residential neighbourhood. In order to address sustainable development issues, the site should be developed in accordance with a masterplan.
- 3.61 **WEY11 Land off Louviers Road** is allocated for residential development. 176 new homes are currently under construction and an application for outline permission for a further 100 homes has also been approved.
- 3.62 **WEY12 Land at Wey Valley** is also allocated for residential development and has the potential to develop around 320 new homes phased over the plan period. In order to address sustainable development issues, the site should be developed in accordance with a masterplan.
- 3.63 **WEY13 Land at the Old Rectory, Lorton Lane** is allocated for housing and could deliver in the region of 39 homes however, any development must enhance the Conservation Area.
- 3.64 **WEY14 Bowleaze Cove** will be restricted to time-limited tourist and leisure related development.
- 3.65 **WEY15 Land at Tumbledown Farm** is allocated for cemetery uses, allotments/ community food provision and ancillary office / workshop / storage space. Development of these uses will only be permitted if it does not undermine the important open gap function, and the nature conservation interests and landscape character of the site are protected and enhanced.
- 3.66 **WEY16 Lorton Valley Nature Park** is allocated as part of the Lorton Valley Nature Park to promote sustainable tourism, management of conservation and heritage interest, enhancement of public access and open spaces and opportunities for volunteer and community involvement.
- 3.67 **LITT1 Littlemoor Urban Extension** is allocated as an urban extension to include new homes, at least 12 ha of employment land, an extended local service centre, public open space and land for a new primary school. While the allocation is not within Weymouth Neighbourhood Plan Area, it is in close proximity to the plan area and the policy states that it could potentially become a northern extension of the Lorton Valley Nature Park (WEY 16) so is worth mentioning.
- 3.68 An extract of the adopted Local Plan policies map is contained in **Figure 3.1**. Due to the size of the neighbourhood area, and the complex range of policies which apply to Weymouth, this is provided for illustration only. For a comprehensive overview of the policies applying to specific areas of Weymouth, the Dorset Council interactive map¹⁸ allows users to view the Local Plan policies at a variety of scales.

¹⁸ Available at: <http://www.planvu.co.uk/wdwp/index.php>

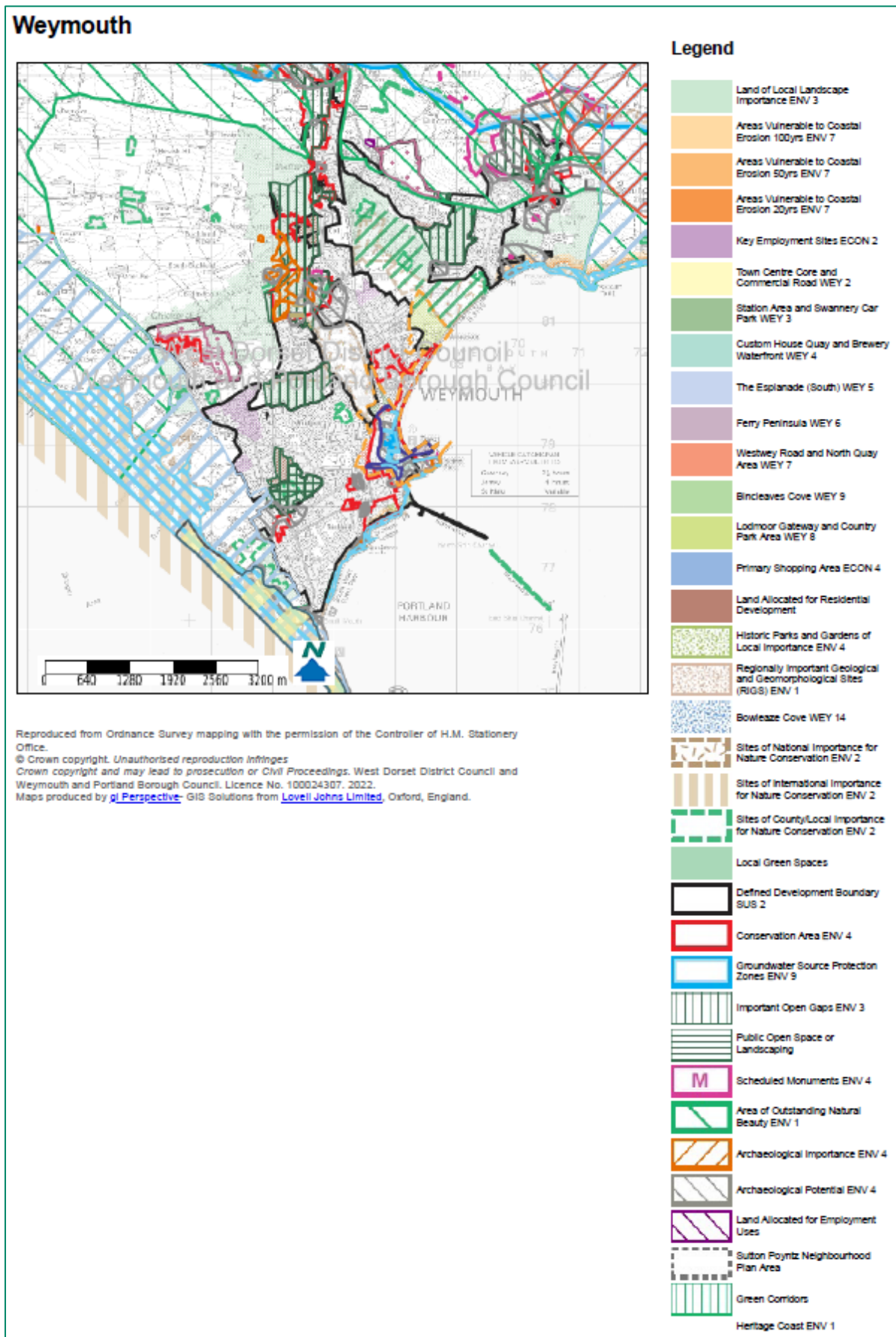


Figure 3.1 West Dorset, Weymouth and Portland Local Plan policies map - Weymouth (source: Dorset Council)

Dorset Local Plan Options Consultation Volume 1 - Strategy and Topics and Volume 2 - Central Dorset (January 2021)

- 3.69 The Dorset Local Plan is being produced by the newly formed Dorset Council unitary authority. The Options Consultation took place between January and March 2021. The most recent Local Development Scheme (October 2022)¹⁹ indicates that pre-submission consultation on the Local Plan is expected to take place in the fourth quarter of 2024, with submission for examination in the first quarter of 2025. Adoption is expected to be in the second quarter of 2026.
- 3.70 Once adopted, the local plan will form part of the development plan alongside the adopted minerals and waste policy documents and any neighbourhood plans that have also been made part of the development plan. The local plan will contain both strategic and non-strategic policies to manage development alongside further non-strategic policies contained in neighbourhood plans.
- 3.71 Although the draft is not adopted policy, it is recommended that consideration is given in Neighbourhood Plans to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan. The draft Local Plan policies can be viewed online using Dorset Council's interactive proposals map²⁰.
- 3.72 A number of policies in the emerging Local Plan replicate policies in the adopted West Dorset, Weymouth and Portland Local Plan and are either identical or similarly worded. These policies are:
- **Emerging Policy DEV8 Reuse of buildings outside settlement** (equivalent to adopted policies SUS3 and SUS4)
 - **Emerging Policy ENV 2 Habitats and Species** (equivalent to adopted policy ENV2 Wildlife and Habitats)
 - **Emerging Policy ENV4 Landscape** (equivalent to adopted policy ENV1)
 - **Emerging Policy ENV5** (equivalent to adopted policy ENV4)
 - **Emerging Policy ENV11 Amenity** (equivalent to adopted policy ENV16)
 - **Emerging Policy ENV13 Flood Risk** (equivalent to adopted policy ENV5)
 - **Emerging Policy HOUS3 Affordable Housing Exception Sites** (equivalent to adopted policy HOUS2)
 - **Emerging Policy HOUS9 Other Residential Development Outside Development Boundaries** (equivalent to adopted policy HOUS6)
 - **Emerging Policy ECON1 Protection of Key Employment Sites** (equivalent to adopted policy ECON2)
 - **Emerging Policy ECON2 Protection of Other Employment Sites** (equivalent to adopted policy ECON3)

¹⁹ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan>

²⁰ Available at:

<https://explorer.geowessex.com/dclp?layers=22070.22083.22079.50&basemap=26&x=378008.83&y=99630.73&epsg=27700&zoom=10>

- **Emerging Policy ECON5 Management of Centres, Primary Shopping Areas and Markets** (equivalent to adopted policy ECON4)
- **Emerging Policy COM3 The Retention of Local Community Buildings and Structures** (equivalent to adopted policy COM3)
- **Emerging Policy WEY2 Weymouth Town Centre Strategy** (equivalent to adopted policy WEY1)
- **Emerging Policy WEY3 Town Centre Core and Commercial Road Area** (equivalent to adopted policy WEY2)

3.73 Other relevant policies include:

3.74 **DEV1 The Housing Requirement and the Need for Employment Land in Dorset** states that provision is made for a deliverable supply of housing land to accommodate a minimum of 30,481 dwellings, a minimum average annual rate of 1,793 dwellings per annum; and a minimum of 131 hectares of employment land in the period 2021 to 2038.

3.75 **DEV3 Growth in the Central Dorset Functional Area** housing growth will be delivered through the major coastal resort of Weymouth, including town centre regeneration and a major urban extension at Littlemoor and through windfall and infilling within existing settlement development boundaries. Employment growth will be delivered through infilling and intensification within existing employment sites and the development of allocated sites at Littlemoor.

3.76 **DEV6 Development at Villages with Development Boundaries in Rural Dorset** states that in rural Dorset, the larger villages such as Sutton Poyntz will be the main focus for development. Within the local plan development boundaries residential and employment will normally be permitted provided that: it accords with any site-specific policies for the expansion of the village in this local plan; or it contributes to meeting the needs of the local area; and it is at an appropriate scale to the size of the settlement.

3.77 **DEV7 Development Outside Local Plan and Neighbourhood Plan Development Boundaries in Rural Dorset** outlines that in rural Dorset beyond the South East Dorset Green Belt and outside any local plan or neighbourhood plan development boundary, development will be strictly controlled, having particular regard to environmental constraints and to the need for the protection of the countryside.

3.78 **DEV9 Neighbourhood Plans** sets out the housing requirement for Weymouth as 3,225, this should be viewed as the minimum requirement and, therefore, can be exceeded.

3.79 **ENV3 Biodiversity and Net Gain** outlines that proposals should avoid harm to biodiversity. If significant harm cannot be avoided proposals must incorporate adequate mitigation or (as a last resort) compensation. Development must deliver a minimum of 10% net gain in biodiversity.

3.80 **ENV12 Pollution Control** states that development proposals which will cause unacceptable on- or off-site risk or harm to human health, the natural environment or living conditions, either individually or cumulatively, will not be permitted.

- 3.81 **HOUS7 Isolated Homes in the Countryside** states that isolated homes in the countryside may be permitted where: the scheme improves the setting and character of the immediate area and/or heritage asset; the scheme has particular regard to minimising its impact on the landscape; and the scheme is of exceptional quality with innovative design.
- 3.82 **ECON3 Hierarchy of Centres and the Sequential Test** highlights that town, district and local centres are the focus for town centre use. New centres will be supported where they are of a scale and type to serve local needs and do not adversely affect the vitality and viability of any centres. Applications for town centre uses that do not pass the sequential test will be refused.
- 3.83 **COM4 Recreation, Sports Facilities and Open Space** states that residential development should make provision for formal and informal recreation facilities on-site. Where it can be evidenced that on-site provision would not be practicable, the council will consider financial contributions to provide and/or enhance existing facilities off site.
- 3.84 **COM7 Creating a Safe, Efficient and Low Carbon Transport Network** outlines that new developments should be located close enough to existing facilities or deliver viable new facilities to make walking and cycling a realistic choice. If viable new facilities cannot be provided, high quality public transport connections should be provided as part of the development.
- 3.85 **COM9 Provision of Infrastructure for Electric and Other Low Emission Vehicles** states that for all residential developments with off-street parking provision, at least 20% of space will be expected to include active charging facilities and for developments of 10 dwellings or less there should be passive infrastructure provision for each dwelling. In all non-residential developments providing 1 or more car parking spaces, ducting should be installed to enable provision of charging facilities. Where 10 or more car parking bays are provided, at least 20% of those bays are required to provide active charging facilities, and passive provision is required for all remaining bays.
- 3.86 **WEY1 Flood Risk and Coastal Erosion Defences** states that development will not be permitted where it would adversely impact on the installation, replacement, renewal or maintenance of existing or proposed flood risk or coastal erosion defences (as outlined in the Weymouth Harbour and Esplanade Flood, Coastal Erosion Risk Management Strategy).
- 3.87 The majority of allocations and area policies set out in the adopted Local Plan have been transferred to the emerging plan. These include the following:

Area policies

- Adopted Policy WEY3 Station area and Swannery Car Park
- Adopted Policy WEY4 Custom House Quay and Brewery Waterfront
- Adopted Policy WEY5 The Esplanade (South)
- Adopted Policy WEY6 Ferry Peninsula
- Adopted Policy WEY7 Westwey Road and North Quay Area
- Adopted Policy WEY8 Lodmoor Gateway and Country Park Area

Site allocations

- Adopted Policy WEY9 Bingleaves Cove
- Adopted Policy WEY10 Land at Markham and Little Francis
- Adopted Policy WEY11 Land off Louviers Road
- Adopted Policy WEY12 Land at Wey Valley
- Adopted Policy WEY15 Land at Tumbledown Farm
- Adopted Policy WEY16 Lorton Valley Nature Park

3.88 The emerging Local Plan also includes additional proposed site allocations, of which the following are within the Weymouth Neighbourhood Area:

3.89 **WEY11 Littlemoor Urban Extension** which was previously mentioned in the adopted plan; however, the amount of employment land has decreased from at least 12 hectares to at least 8 hectares of land. The rest of the allocation remains the same.

3.90 **WEY14 Land South of Wey Valley** is allocated for residential development of about 150 new homes. The site should be developed in accordance with a masterplan.

3.91 **WEY15 Land West of Southill** is proposed for residential development (around 325 new homes), a care home (75 units), open space and strategic landscaping. There will be no built development above the 30 metre contour, in order to preserve the existing skyline.

3.92 **WEY17 Mount Pleasant Business Park** is allocated as a key employment site. The policy states that employment uses along the edges of the site adjacent to residential areas should minimise impact on the amenity of nearby dwellings through the inclusion of appropriate mitigation.

Weymouth Town Centre Masterplan SPD (September 2015)

3.93 The masterplan sets out a long-term regeneration strategy for Weymouth town centre, with a particular focus on the future development of five areas. These areas include a number of individual sites promoted through the Neighbourhood Plan call for sites and the Dorset SHLAA. The strategies for each area are summarised below and displayed in the proposals map at **Figure 3.2**.

3.94 **Commercial Road** covers the area immediately west of the town centre. It runs from Cozens Quay at the southern edge of the site, along the length of Commercial Road, across Westham Bridge to the south of the Swannery car park which forms the northern boundary. The redevelopment of the site would better welcome visitors, and provide an inviting frontage, encouraging users to walk into the town centre. The plan suggests a mix of uses for the site with residential to be considered above ground level to the north and south, mixed use development along the harbourside, focussed on restaurant and café uses on the ground floor, with short stay parking and a bus facility to serve shoppers of Westham Bridge.

3.95 **Harbourside** is located in a prominent position west of the town centre. It runs from the North Quay council offices at the southern edge, along Westway Road to where Corscombe Close abuts the A354. It is separated from the inner harbour

by the A354, which is the main route through to Portland. The site's position overlooking the inner harbour gives scope to provide for significant residential development, employment and commercial and retail uses, as well as community uses. The development should seek to draw people visiting the town centre to wander the harbourside area and extend their time in Weymouth, but not compete with the town centre as a vibrant living, working and leisure area.

- 3.96 **Lodmoor Gateway** is on the eastern edge of Weymouth, overlooking the RSPB Nature Reserve, a designated Site of Special Scientific Interest (SSSI). The site requires a consolidation of uses and refreshment of the public realm to help update the image of the popular family facilities that are on offer in this location. The masterplan proposes to extend the area for built visitor and leisure facilities and allow for any refurbishment of the existing facilities and provision of further wet weather facilities where appropriate.
- 3.97 **The Peninsula** is located to the south-east of the Weymouth Bay beach and Esplanade area and east of the historic harbour. The current role of this site centres around the ferry terminal and Pavilion Theatre Complex public car parking. Given its prime seafront location, close to the centre of Weymouth and its key facilities and destinations, there is an opportunity to make this area a unique destination as a vibrant living, working and leisure area with stunning sea views.
- 3.98 **Station Gateway** forms an entrance point to Weymouth town centre. The station site is severed from the Swannery car park by Radipole Park Drive to the west. To the east there is pedestrian access to the Esplanade. It is an area that has undergone piecemeal development over recent years and has poor pedestrian connections with the town centre and the waterfront area. The site should be developed for mixed uses, with a sizeable proportion of residential units. The mixed-use element should include small retail, office uses and facilities for rail travellers as well as an enterprise centre and transport hub.

Sutton Poyntz Neighbourhood Plan (May 2020)

- 3.99 The Weymouth Neighbourhood Plan area includes the area covered by the Sutton Poyntz Neighbourhood Plan, which was 'made' by Dorset Council in May 2020 following a successful referendum. It has not yet been determined how the Weymouth Neighbourhood Plan will incorporate the policies and objectives of the Sutton Poyntz Neighbourhood Plan, but it is expected that it will respect these objectives.
- 3.100 The objectives of particular relevance to the assessment of site suitability are as follows:
- Promote biodiversity and conserve the natural environment with its wildlife habitats;
 - Retain and enhance important green spaces found in and around the village;
 - Support small-scale opportunities for business and local employment;
 - Protect the character of the village and its buildings of heritage value; and
 - Retain and promote housing which meets the needs of residents.

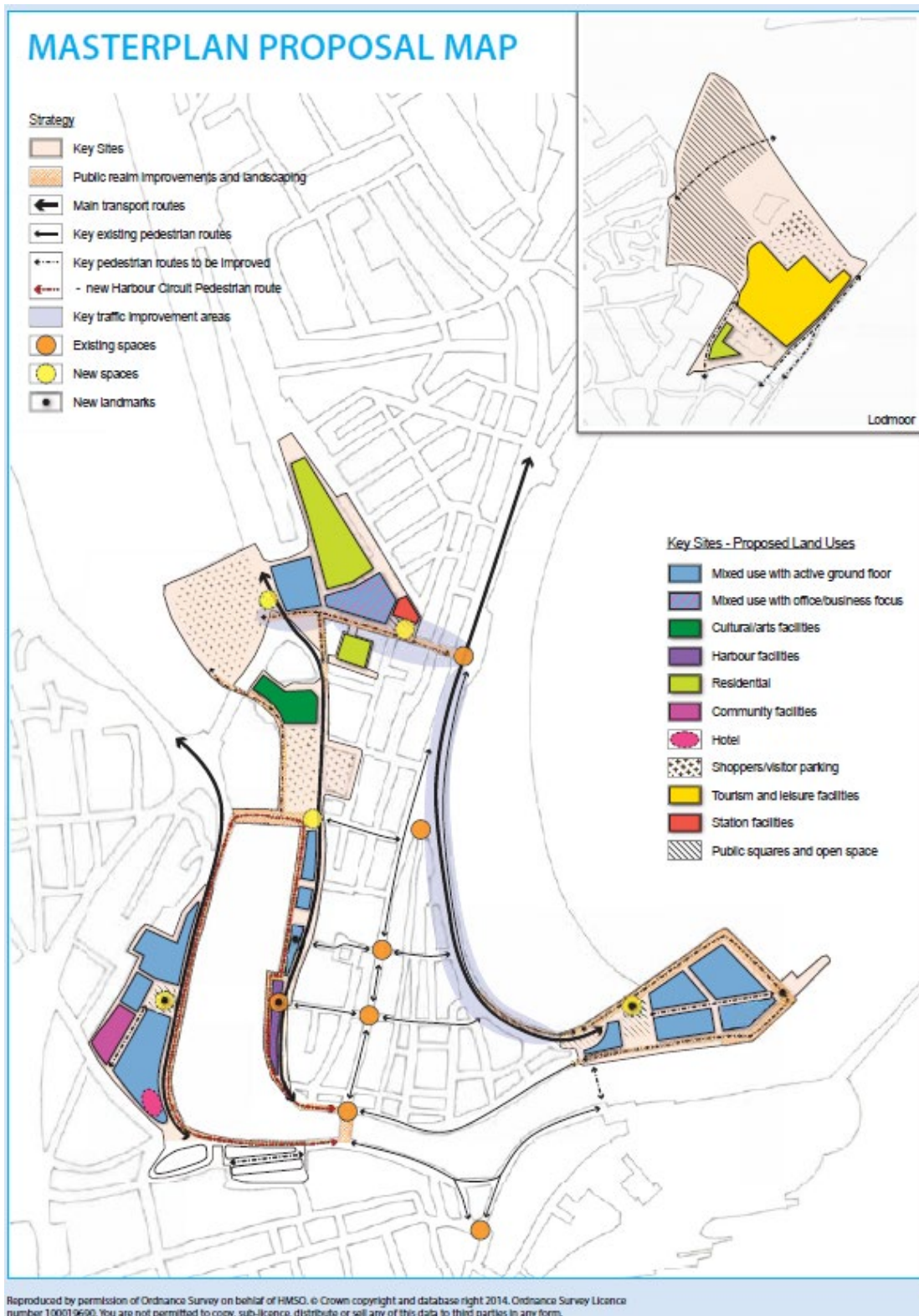


Figure 3.2 Weymouth Town Centre Masterplan SPD proposal map (source: Dorset Council)

Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

3.101 The Waste Plan identifies site for new waste management and provides the planning policy framework for waste management facilities up to 2033.

3.102 **Policy 24 Safeguarding Waste Facilities** states that the loss or impact on safeguarded waste facilities for any purposes other than waste management will be generally considered unacceptable and will be resisted by the Waste Planning Authority unless there would be no adverse impact on the current or future operation of the safeguarded waste facility or one of the circumstances set out in criteria (b) to (d) are met:

- b) redevelopment of the site or loss of the infrastructure would form part of a strategy or a scheme that has wider social and/or economic benefits that outweigh the retention of the site or the infrastructure for waste use; or
- c) a suitable replacement waste management site or infrastructure has been identified and permitted; or
- d) there is no longer an identified need for the facility or site across any form of waste arising in the Plan area.

3.103 This is regardless of whether the change is through redevelopment or change of use and whether it is on the site or within the Waste Consultation Area. The Waste Planning Authority should be consulted on all proposals for non-waste development within the Waste consultation Areas except for identified exceptions set out in Appendix 5 of the adopted Waste Plan.

Local Plan evidence base

3.104 In addition to the policy documents referred to above, the site assessment has also taken into account the following evidence base documents which support the Local Plan:

- Weymouth and Portland Landscape Character Assessment (2013)²¹;
- West Dorset, Weymouth and Portland Landscape and Heritage Study (2018)²²;
- Weymouth Town Centre Conservation Area Appraisal (2012)²³;
- West Dorset, Weymouth and Portland Local Plan Policies Maps Background Document (2015)²⁴;
- Dorset Council SHLAA (2021)²⁵; and
- Level 1 Strategic Flood Risk Assessment (West Dorset and Weymouth & Portland) (2018)²⁶.

²¹ Available at: <https://www.dorsetcouncil.gov.uk/w/evidence-base-for-adopted-west-dorset-weymouth-portland-local-plan>

²² Available at: <https://www.dorsetcouncil.gov.uk/w/landscape-and-heritage-study>

²³ Available at: <https://www.dorsetcouncil.gov.uk/-/conservation-areas-weymouth-and-portland>

²⁴ Available at: <https://www.dorsetcouncil.gov.uk/-/conservation-areas-weymouth-and-portland>

²⁵ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/evidence/land-availability>

²⁶ Available at: <https://www.dorsetcouncil.gov.uk/-/level-1-strategic-flood-risk-assessment-west-dorset-and-weymouth-portland>

4. Site Assessment

- 4.1 In total, 68 sites were identified for assessment, comprising 14 sites promoted through the Neighbourhood Plan Call for Sites and 54 sites assessed in the Dorset Council SHLAA. Once duplicates were removed from consideration, 61 sites were assessed. **Table 4.1** below lists all identified sites (including duplicate/overlapping sites which are highlighted in grey) and provides details of the assessment method used for each site (i.e. pro-forma or review of SHLAA conclusions). The sites are shown in the maps at **Figure 4.1**, **Figure 4.2** and **Figure 4.3**.
- 4.2 The maps in **Figures 4.1** to **4.3** can also be used to view the submitted boundaries by source where sites have come forward through both sources but with different boundaries (e.g. WNP12 and LA/WEYM/022), or where small sites form part of a larger SHLAA submission (e.g. WNP11a/WNP11b and WNP13, which are smaller parcels of LA/WEYM/014 and LA/WEYM/029 respectively).
- 4.3 **Appendix A** contains the site pro-formas for the seven sites which were assessed via this method, and **Appendix B** contains the SHLAA review table for the 54 sites which were previously assessed by Dorset Council. The outcome of the assessments is contained and discussed in Chapter 5 of this report.

Table 4.1 Sites identified for assessment

Site Ref.	Site Name	Site Area (Ha)	Source	SHLAA Reference (if applicable)	Allocated in Adopted / Emerging Plan	Assessment Method
WNP01	Beverley Road. Littlemoor	0.69	Weymouth Town Council Call for Sites 2021	N/A	No	Proforma
WNP02	Budmouth Avenue, Preston	9.5	Weymouth Town Council Call for Sites 2021	LA/WEYM/013: Wyke Oliver Farm (South)	No	SHLAA review
WNP03	Chesterfield Place, Upwey – north	0.83	Weymouth Town Council Call for Sites 2021	N/A	No	Proforma
WNP04	Chesterfield Place, Upwey – south	0.97	Weymouth Town Council Call for Sites 2021	N/A	No	Proforma
WNP05	Jubilee Sidings Extension	0.92	Weymouth Town Council Call for Sites 2021	Largely assessed as LA/WEYM/032: Jubilee Sidings	No	SHLAA review
WNP06	Lodmoor Old Tip	18.6	Weymouth Town Council Call for Sites 2021	N/A	No	Proforma

Site Ref.	Site Name	Site Area (Ha)	Source	SHLAA Reference (if applicable)	Allocated in Adopted / Emerging Plan	Assessment Method
WNP07	Mount Pleasant Old Tip	11.43	Weymouth Town Council Call for Sites 2021	N/A	No	Proforma
WNP08	New Bond Street Shopping Centre, Town Centre	1.17	Weymouth Town Council Call for Sites 2021	LA/WEYM/005: New Bond Street Shopping Centre	No	SHLAA review
WNP09	Nottingham Lane – Garden Area of Weir View Cottage.	0.2	Weymouth Town Council Call for Sites 2021	N/A	No	Proforma
WNP10	Nottingham Lane – Paddock to SW of Weir View Cottage	0.6	Weymouth Town Council Call for Sites 2021	N/A	No	Proforma
WNP11a/ WNP11b	Plaister's Lane, Sutton Poyntz	0.81	Weymouth Town Council Call for Sites 2021	LA/WEYM/014: Puddings Field	No	SHLAA review
WNP12	Redlands Farm	15.4	Weymouth Town Council Call for Sites 2021	Residential Area assessed as LA/WEYM/022: Land at Redlands Farm	No	SHLAA review
WNP13	Westwey House	0.61	Weymouth Town Council Call for Sites 2021	Assessed as part of LA/WEYM/029: Westwey Road (South)	No	SHLAA review
WNP14	Wyke Oliver Farm – north	12.55	Weymouth Town Council Call for Sites 2021	LA/WEYM/012: Wyke Oliver Farm (North)	No	SHLAA review
LA/WEYM/001	Brewers Quay	0.44	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/002	Swannery Car Park	2.16	Dorset SHLAA	N/A	Yes	SHLAA review
LA/WEYM/003	Land South of Beverley Road (East)	11.29	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/004	Damyons Mead (South)	0.42	Dorset SHLAA	N/A	No	SHLAA review

Site Ref.	Site Name	Site Area (Ha)	Source	SHLAA Reference (if applicable)	Allocated in Adopted / Emerging Plan	Assessment Method
LA/WEYM/005	New Bond Street Shopping Centre	1.2	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/006	Westhaven Hospital	0.9	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/007	Land fronting Littlemoor Rd	1.43	Dorset SHLAA	N/A	Yes	SHLAA review
LA/WEYM/008	Land South of Beverley Road (West)	2.52	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/009	Land East of Deutzia Cottage	3.01	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/010	Weymeadow Stables	2.14	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/011	Stone Stiles	1.2	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/012	Wyke Oliver Farm (North)	31.14	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/013	Wyke Oliver Farm (South)	19.68	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/014	Puddings Field	0.75	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/015	Bayard Farm	1.52	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/016	Damyons Mead (North)	0.36	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/017	Land at East Hill Farm	1.05	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/018	Land at The Ridgeway	7.89	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/019	Land North of Ellwell Street	0.41	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/020	Land South of Elwell Street	1.27	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/021	Land at Mountbatten Close	2.0	Dorset SHLAA	N/A	No	SHLAA review

Site Ref.	Site Name	Site Area (Ha)	Source	SHLAA Reference (if applicable)	Allocated in Adopted / Emerging Plan	Assessment Method
LA/WEYM/022	Land at Redlands Farm	6.61	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/023	Castle Hill Farm	3.5	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/024	Land at Lanehouse Rock Road	5.8	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/025	Dorset Vehicle Rentals, Dorchester Road	0.19	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/026	Former QinetiQ Site, Bincelaves	4.80	Dorset SHLAA	N/A	Yes	SHLAA review
LA/WEYM/027	Land adjoining Southill shopping centre	0.15	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/028	Land at the Nothe	0.15	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/029	Westwey Road (South)	2.90	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/030	Bus Depot, King Street	0.45	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/031	Harbourside Car Park, Commercial Road	0.30	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/032	Jubilee Sidings	2.0	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/033	Lakeside Superbowl, St Nicholas Street	0.38	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/034	Land at Commercial Road (car park)	0.35	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/035	Land at Governors Lane (car park)	0.12	Dorset SHLAA	N/A	No	SHLAA review

Site Ref.	Site Name	Site Area (Ha)	Source	SHLAA Reference (if applicable)	Allocated in Adopted / Emerging Plan	Assessment Method
LA/WEYM/036	Post Office Sorting Office	0.96	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/037	The Loop Car Park, Commercial Road	0.30	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/038	Weymouth Bowling Club, Commercial Road	0.39	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/039	Weymouth Railway Station Forecourt	0.54	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/040	Land at Park Street (Car Park)	0.43	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/041	Council Offices, North Quay	0.60	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/042	Former Oyster Farm, Ferrymans Way	0.50	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/043	The Ferrybridge Inn	0.40	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/044	Newberry Gardens Car park	0.24	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/045	Newton's Road Car park	0.22	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/046	Land at Elm Close	0.35	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/047	Tides Centre	0.1	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/048	Pavilion & Ferry Terminal	4.2	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/049	Land rear of Marsh Road	0.2	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/050	Land South of Wessex Roundabout	0.98	Dorset SHLAA	N/A	No	SHLAA review

Site Ref.	Site Name	Site Area (Ha)	Source	SHLAA Reference (if applicable)	Allocated in Adopted / Emerging Plan	Assessment Method
LA/WEYM/051	Land at Chickerell Road	0.09	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/052	Land at Westhaven	0.05	Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/053	Land West of Mount Pleasant Avenue South		Dorset SHLAA	N/A	No	SHLAA review
LA/WEYM/054	Land at Tumbledown Farm		Dorset SHLAA	N/A	No	SHLAA review

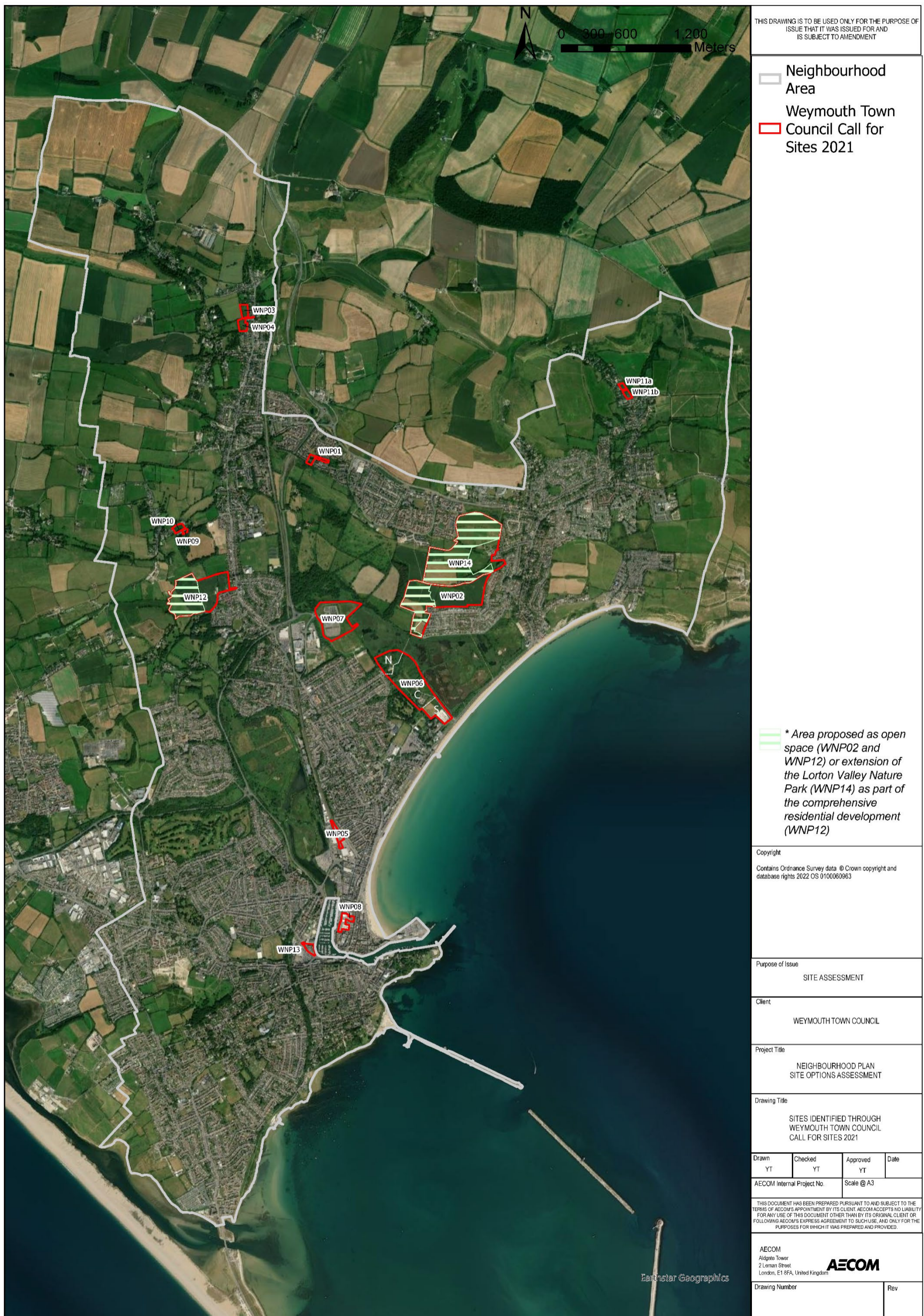


Figure 4.1 Map of all sites identified through Weymouth Town Council Call for Sites 2021 (source: AECOM/Dorset Council)

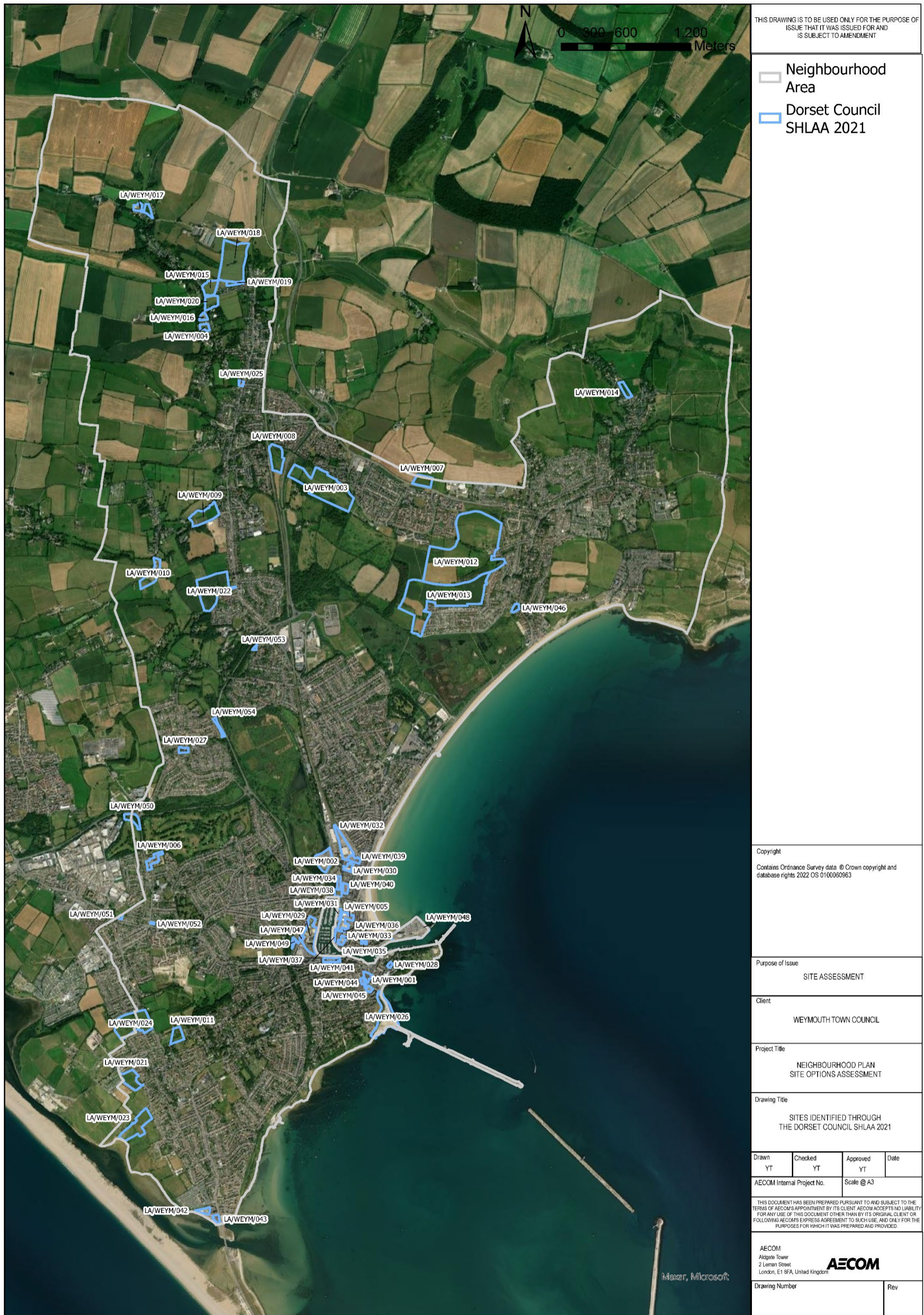


Figure 4.2 Map of all sites identified through the Dorset Council SHLAA 2021 (source: AECOM/Dorset Council)



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- Neighbourhood Area
- Dorset Council SHLAA 2021

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Purpose of Issue
 SITE ASSESSMENT

Client
 WEYMOUTH TOWN COUNCIL

Project Title
 NEIGHBOURHOOD PLAN
 SITE OPTIONS ASSESSMENT

Drawing Title
 SITES IDENTIFIED THROUGH
 THE DORSET COUNCIL SHLAA 2021
 (TOWN CENTRE)

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Figure 4.3 Sites identified in Weymouth Town Centre through the Dorset Council SHLAA 2021 (source: AECOM/Dorset Council)

5. Site Assessment Results

Site Assessment Summary

- 5.1 **Table 5.1** provides a summary of the findings of the assessment of potential development sites within the Weymouth Neighbourhood Area. The table shows two 'traffic light' ratings for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan for residential or employment/mixed-use development. Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site may be appropriate for development and allocation if certain issues can be resolved or constraints mitigated. Sites indicated in grey are existing site allocations in the adopted West Dorset, Weymouth and Portland Local Plan, and are not appropriate for allocation in the Neighbourhood Plan, although they may be suitable for development.
- 5.2 In most cases, the constraints which apply to the residential assessment also apply to the assessment of employment suitability. To avoid unnecessary repetition, constraints which are common to both uses have been summarised within the employment/mixed-use suitability justification.
- 5.3 In summary, the assessment found that of the 61 sites assessed, three of the sites are immediately appropriate for residential allocation, and a further 31 are potentially appropriate for housing allocation subject to mitigation of identified constraints. The remaining 27 (including two sites which are already allocated in the adopted Local Plan) are not appropriate for allocation.
- 5.4 Four of the sites are appropriate for employment or mixed-use allocation, and a further 30 are potentially appropriate. The remaining 27 (including two sites which are already allocated in the adopted Local Plan) are not appropriate for allocation.
- 5.5 The results of the site assessment are shown in the maps in **Figures 5.1** and (residential) and **5.3** (employment/mixed-use). As there is a high concentration of sites in Weymouth town centre, **Figures 5.2** and **5.4** show the residential and employment/mixed-use assessments in this area in more detail.
- 5.6 Indicative residential capacities have been provided for sites found to be suitable or potentially suitable for allocation, in line with the methodology in Chapter 2 of this report (Paragraphs 2.9 to 2.11) or, where applicable, taken from the SHLAA. Where the site is considered unsuitable for allocation for housing, no capacity is given. The indicative capacity of the suitable or potentially suitable sites is 1,347 to 1,406 dwellings.
- 5.7 **Table 5.1** also indicates whether the site is within the existing Development Boundary (DB) set out in the adopted Local Plan. Where suitable or potentially suitable sites are outside the DB, they are likely to be more appropriate for the provision of affordable housing in line with policies SUS2 and HOUS2. Alternatively, the Neighbourhood Plan could propose alterations to the DB in order to include such sites, allowing for a greater mix of tenures.

- 5.8 No employment floorspace capacity is provided as the majority of sites are considered more appropriate for mixed-use development and the floorspace is likely to be dependent on individual proposals.
- 5.9 It is important to note that sites must be available for the proposed use to be allocated in the Neighbourhood Plan. The assessment provides a judgement on the potential suitability of sites from all sources for employment development, but those sites contained in the SHLAA have, to date, only been proposed for housing and it is not clear if they are available for employment or mixed-use development. This should be verified with the landowner/site promoter before any decisions are taken on site allocations.
- 5.10 It should also be noted that a number of sites assessed in the SHLAA have been identified by Dorset Council officers rather than being promoted by the landowner. While some of these are council-owned (e.g. town centre car parks), others are in alternative ownership and have been identified from historic registers of brownfield land and other sources. Their availability is therefore not confirmed, and should be verified with the relevant landowner.

Table 5.1 Site assessment summary

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
WNP01	Beverley Road, Littlemoor	0.69	Y	17	Yellow	<p>The site is potentially suitable for allocation for residential development.</p> <p>There is currently no existing access to the site, but it may be possible to create one through the adjacent site to the east which has a recent outline permission for 17 homes.</p> <p>Development of the site would lead to the loss of undesignated green space, the majority of which falls within an area identified as a Higher Potential Ecological Network in the Local Plan. It may also result in the loss of mature trees within this green space. On the site visit it was observed that the green space is well-used by local residents and dog walkers to access the PRow network to the south.</p> <p>The ground rises quite steeply to the south of the site, and residential development may require earthworks, potentially increasing the costs of development.</p>	Yellow	<p>The site is potentially suitable for allocation for a small amount of commercial development (e.g. local retail or office space) as part of a mixed-use scheme.</p> <p>The local road network is unlikely to be suitable to service an employment-only scheme, and therefore it is likely to be more appropriate for a primarily residential scheme with some retail to meet local needs.</p> <p>Development of the site would lead to the loss of undesignated green space, with potential impacts on a Higher Potential Ecological Network, as well as the possible loss of mature trees within this green space. The topography of the site may result in increased development costs.</p>
WNP03	Chesterfield Place, Upwey – north	0.83	N	N/A	Red	<p>The site is unsuitable for allocation for residential development.</p> <p>The existing access along the unadopted road (included in site boundary) is unsuitable for servicing development of the site, and the proximity of adjacent properties at the junction with Dorchester Road limits the potential for this road to be widened and improved. It is unlikely to be suitable to service the cumulative development of WNP03 and WNP04 without adverse impacts on existing residents.</p> <p>In addition, development of the site has the potential to affect the post-medieval field system and the setting of the Upwey Conservation Area. There is a high degree of intervisibility with the surrounding landscape, and potential for development to have adverse impacts on visual amenity for neighbouring residents. The site currently sits in an Important Open Gap identified in the Local Plan, although this designation is not proposed to be carried forward in the emerging Local Plan.</p> <p>The site forms part of a Higher Potential Ecological Network, and ecological surveys may be required prior to development to assess the potential impact on habitats. It may be possible to preserve the network through retention/strengthening of the hedgerows on the northern and western boundary.</p>	Red	<p>The site is unsuitable for allocation for employment development.</p> <p>The existing access is unsuitable for servicing employment uses, and it is unlikely that it could be appropriately upgraded to accommodate additional traffic, including commercial vehicles.</p> <p>Development of the site has the potential to have adverse impacts on the Conservation Area and on the existing ecological network which includes the site.</p>
WNP04	Chesterfield Place, Upwey – south	0.97	N	N/A	Red	<p>The site is unsuitable for allocation for residential development.</p>	Red	<p>The site is unsuitable for allocation for employment development.</p>

²⁷ Where SHLAA sites are equivalent to Neighbourhood Plan Call for Sites submissions, or include smaller parcels submitted to the Call for Sites, the corresponding Neighbourhood Plan site reference (e.g. WNP02) is given in brackets. Submitted boundaries by source are shown in Figures 4.1 and 4.2.

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>The existing access along the unadopted road (included in site boundary) is unsuitable for servicing development of the site, and there is no obvious potential for upgrade/widening of this gravelled lane due to the proximity of adjacent properties at the junction with Dorchester Road. It is unlikely to be suitable to service the cumulative development of WNP03 and WNP04 without adverse impacts on existing residents. The alternative access from the lane further south is also unsuitable due to its width, which is similarly constrained by neighbouring properties.</p> <p>In addition, development of the site has the potential to affect the post-medieval field system and the setting of the Upwey Conservation Area. The site currently sits in an Important Open Gap identified in the Local Plan, although this designation is not proposed to be carried forward in the emerging Local Plan.</p> <p>The site forms part of a Higher Potential Ecological Network, and development may have adverse effects on habitats, although it may be possible to preserve the network through retention/strengthening of the hedgerows on the northern and western boundary.</p> <p>There is likely to be an adverse impact on visual amenity as the result of development, as there are views across the site towards the rising landform of the Dorset AONB from Miles Gardens, immediately south of the site.</p>		<p>The existing access is unsuitable for servicing employment uses, and it is unlikely that it could be appropriately upgraded to accommodate additional traffic, including commercial vehicles. The other access point, from the lane further south, is similarly constrained by the neighbouring properties and widening would not be possible.</p> <p>Due to the intervisibility between the site and the AONB to the north, the site does have a moderate degree of visual sensitivity, and there is the potential for development to affect the integrity of the existing ecological network.</p>
WNP06	Lodmoor Old Tip	18.6	N	30-50 in south of site (depending on retention of car parking) plus a further 75-90 in centre of site.		<p>The site is potentially suitable for residential development subject to confirmation of availability.</p> <p>There are currently two operational waste sites within the boundary which are safeguarded in the 2019 Waste Plan. The majority of the site falls within the 250m consultation zone for these facilities. Consultation with Dorset Council is required to determine whether development would be acceptable on the site. There is also the potential for ground contamination due to the site's previous use as a tip and there is a former liquid waste facility in the north of the site which is likely to be contaminated. Remediation and ground stabilisation may increase the costs of development.</p> <p>The southern part of the site (shown as "S" in Figures 4.1, 5.1 and 5.3), which comprises a small green space and car park (approx. 2.17 ha.), is likely to be more suitable for development as it is better located for local services and would relate better to the settlement. However, consultation would be required with Dorset Council to determine whether the car park, which serves the beach and the RSPB reserve, would need to be retained.</p>		<p>The site is potentially suitable for employment/mixed-use development subject to confirmation of availability.</p> <p>There are existing tourism and leisure uses nearby, and the site could accommodate similar uses or retail/commercial development in conjunction with a residential-led mixed-use scheme. Given the proximity of the RSPB reserve, surveys may be required to ensure that habitats are not disturbed by additional commercial traffic or noise.</p> <p>Consultation with Dorset Council would be required to determine whether the proposed uses would be acceptable within the 250m waste consultation zone.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>The central and northern parts of the site (shown as “C” and “N” respectively in Figures 4.1, 5.1 and 5.3) provide a link to the RSPB reserve and are noticeably higher than the surrounding area. Development on these parts of the site would be visually prominent and may also result in the loss of habitats. Subject to assessment of ground stability and contamination, discussions with the LPA over the proximity of residential development to active waste facilities, and provision of suitable access and an appropriate buffer to the SSSI, a further 5 ha. in the centre of the site (north of the active waste sites) may be suitable for limited low density (20-25dph) development.</p> <p>The site itself is at low risk of flooding, but there are areas of high flood risk around the boundary of the site. Mitigation is likely to be required to ensure that development does not increase this flood risk.</p>		
WNP07	Mount Pleasant Old Tip	11.43	N	N/A		<p>The site is unsuitable for residential development.</p> <p>It is in a highly exposed location adjacent to the Lorton Valley and is visible from reasonably long distances across the valley, including from Public Rights of Way. Development of the site would create a significant incursion into an otherwise sparsely-settled landscape, with adverse impacts both on landscape character and visual amenity. The Stage 1 Landscape and Heritage Assessment excludes this area from consideration for development due to the potential impact on landscape character and visual amenity.</p> <p>There is temporary planning permission, granted in February 2021 (ref: WP/20/00814/FUL), for mobile accommodation units for rough sleepers on part of the site. The permission expires on 31 January 2028, after which the facilities will be cleared and the site will revert to park and ride use to avoid permanent adverse impacts on visual amenity.</p> <p>The site also falls within an SSSI Impact Risk Zone, requiring consultation with Natural England for any development, and a Habitats Regulation Assessment would also be required for any residential development due to the potential recreational impact on a range of European designations.</p> <p>The site is potentially contaminated as a result of its former use for waste disposal, and the ground is likely to be subject to instability, which could increase the costs of development.</p>		<p>The site is unsuitable for employment development.</p> <p>Although there is retail/employment development to the west, there is a significant change in level between these uses and this site. It is in a highly exposed location adjacent to the Lorton Valley and is visible from reasonably long distances across the valley, including from Public Rights of Way. Development of the site would create a significant incursion into an otherwise sparsely-settled landscape, with adverse impacts both on landscape character and visual amenity.</p> <p>Any development of the site would require consultation with Natural England as it falls within an SSSI Impact Risk Zone.</p> <p>The site is potentially contaminated as a result of its former use for waste disposal, and the ground is likely to be subject to instability, which could increase the costs of development.</p> <p><i>NOTE: The site is used as the car park for a park and ride scheme serving the town centre, although the buses now depart from the supermarket approx. 5 minutes' walk away to the west. The Town Council have proposed revitalising the scheme, with the site offering parking to compensate for the loss of town centre car parks (most of which are being promoted for development), as well as short-term camping/motorhome accommodation. Dorset Council are understood to be seeking funding to bring the site back into full use as a transport hub. There is potential for these uses to be acceptable on the site, subject to any proposals not leading to an increase in built development and to on-going discussions with Dorset Council and transport providers.</i></p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
WNP09	Nottingham Lane – Garden Area of Weir View Cottage	0.2	N	N/A		<p>The site is unsuitable for residential development.</p> <p>Although vehicle access could be established from Nottingham Lane, and the site is within walking distance of local services in Broadway, the lack of footway between the site and Broadway means that pedestrian access is unsuitable. It is unlikely that appropriate pedestrian access could be created without a significant amount of additional land.</p> <p>It is a reasonably enclosed site within the Nottingham Conservation Area and in close proximity to several Grade II listed buildings, although it may be possible to minimise the impact on their setting.</p> <p>The site forms part of an ecological network identified in the Local Plan, and there are several mature trees on the boundary which should be retained due to their potential contribution to biodiversity.</p> <p>The site is not within or adjacent to a settlement boundary. If pedestrian access could be secured in future, the site may become suitable for development, but the type of residential development that would be appropriate on the site would be limited to affordable housing or housing for rural workers, as set out under Local Plan policies HOUS2 and HOUS6.</p>		<p>The site is potentially suitable for employment development.</p> <p>A heritage assessment may be required to assess the potential impact on the setting of nearby heritage assets and the Conservation Area. Mitigation/assessment is likely to be required for the potential impact of development on the ecological network, with the mature trees on the site boundary being retained.</p> <p>Although there is vehicle access, there is currently no footway linking the site to local services in Broadway, and additional land would be required to provide this. Nottingham Lane itself is narrow and may not have capacity to cope with a significant increase in commercial traffic, but the site is small and could potentially accommodate a limited amount of development without creating noticeable traffic issues.</p> <p>The site is not within or adjacent to a settlement boundary, and employment development is therefore likely to be limited to businesses which require a rural location, in accordance with Local Plan policy ECON1.</p>
WNP10	Nottingham Lane – Paddock to SW of Weir View Cottage	0.6	N	N/A		<p>The site is unsuitable for residential development.</p> <p>It is an open, sloping site within the Nottingham Conservation Area and in close proximity to several Grade II listed buildings. It is likely that development of the site would have an adverse impact on the character of the Conservation Area through the removal of a gap in the built-up area. There are also likely to be adverse impacts on the setting of the listed buildings to the north-east, particularly Spa House and Greystones.</p> <p>The site forms part of an ecological network identified in the Local Plan, and development of the site has the potential to affect the functioning of the network. There are several mature trees on the site boundary which should be retained due to their potential contribution to biodiversity.</p> <p>While the existing field access could be improved to provide appropriate vehicular access, there is no footway serving the site and therefore pedestrian access is unsuitable.</p>		<p>The site is unsuitable for employment development.</p> <p>Development of the site is likely to have adverse impacts on both the Conservation Area and nearby listed buildings, and has the potential to affect habitats/biodiversity as well as the functioning of the ecological network.</p> <p>While the existing field access could be improved to provide appropriate vehicular access, there is no footway serving the site and therefore pedestrian access is unsuitable. Nottingham Lane itself is unlikely to be suitable for servicing significant employment development.</p>
LA/WEYM/001	Brewers Quay	0.44	Y	35		<p>The site is suitable for allocation for residential development.</p> <p>Planning permission has been granted for a mixed-use conversion of the existing buildings (Ref: WP/18/00298/FUL) but the work is understood to have stopped and the site is now for sale.</p>		<p>The site is suitable for allocation for employment or mixed-use development.</p> <p>The site is within the designated town centre and the built-up area. It is well related to shops and services in the town centre. Therefore, employment or mixed-use facilities would be</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>The site is within the Conservation Area, and there are several Grade II listed buildings on the site including Former Coopers Shop and Brewers Quay, and in the surrounding area. New development would need to be sympathetic to the setting of these listed buildings and the wider conservation area.</p> <p>As the site is within the town centre, mixed-use development would be more appropriate than a solely residential development, in accordance with Policy ECON4 Retail and Town Centre Development.</p> <p>Due to flood risk, it is recommended that less sensitive uses such as commercial or retail units are provided on the ground floor, with residential units above.</p>		<p>appropriate here, in accordance with Policy ECON4 Retail and Town Centre Development, which encourages ground floor commercial units with residential above.</p> <p>The site has planning permission for mixed-use development (Ref: WP/18/00298/FUL) and work has commenced, but the site is currently for sale, and it is unclear if the scheme with permission will be implemented by a new owner. An allocation could help to shape future development if the extant permission is not implemented.</p>
LA/WEYM/002	Swannery Car Park	2.16	Y	N/A		<p>The site is unsuitable for allocation for residential development.</p> <p>The site is identified in the adopted Local Plan (Policy WEY3) for retention as the principal town centre car park, with limited complementary development to meet community needs. This policy is being carried over into the emerging Local Plan. An allocation for residential development would therefore not be in accordance with the Local Plan.</p> <p>The site is within Flood Zone 3, and the sequential test and exception test would need to be applied before development could take place. There are also TPOs on site, and it is adjacent to a SSSI. Consultation with Natural England would be required for any development above a threshold of 10 residential units.</p>		<p>The site is potentially suitable for allocation for employment.</p> <p>It is identified in the Local Plan as the principal town centre car park, but Policy WEY3 does allow for limited development which complements rather than undermines the primary retail area. This suggests that community, employment or retail uses may be acceptable alongside the car park. The surrounding uses include a mixture of large commercial units and fast-food outlets.</p> <p>Due to the flood risk, the sequential test would need to be applied to the site to ensure there is no alternative site available at lower risk of flooding. Sensitive design would be required for any development due to its prominent location alongside Radipole Lake at one of the key entrance points to the town centre.</p>
LA/WEYM/003	Land South of Beverley Road (East)	11.29	N	N/A		<p>The site is unsuitable for allocation for residential use.</p> <p>The site lies outside the development boundary, is steeply sloping and exposed, and forms part of an area which has been identified as having moderate landscape sensitivity. Development of the site is likely to have a significant adverse impact on landscape character and visual amenity.</p> <p>A network of paths crosses the site, with links to the PRoW network. There are also TPOs on site.</p> <p>Lorton Valley Nature Park, a Site of Special Scientific Interest, is located to the south of the site. The site is within the SSSI Risk Impact Zone for residential development of 10 or more houses outside the existing settlement area.</p>		<p>The site is unsuitable for allocation for employment.</p> <p>The impact of development on landscape character and visual amenity would be significant, and the site's topography is likely to make development challenging.</p> <p>The site is within an SSSI Risk Impact Zone which sets a threshold for consultation with Natural England of 0.2 ha for non-residential development outside the existing settlement such as employment or mixed-use development.</p>
LA/WEYM/004	Damyons Mead (South)	0.42	N	N/A		<p>The site is unsuitable for allocation for residential development.</p> <p>The site is within the AONB, and exceptional circumstances would need to be demonstrated for major development.</p>		<p>The site is unsuitable for allocation for employment.</p> <p>The Local Plan encourages employment development within or adjacent to settlements. The site is not connected to the</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>Although it is enclosed, with limited intervisibility with the wider AONB, it lies within the Upwey Conservation Area and opposite a group of Grade II listed buildings. Development of the site is likely to have an adverse impact on the character of the Conservation Area and the setting of the nearby heritage assets.</p> <p>The site is also outside and not connected to the development boundary, with no suitable pedestrian access and at some distance from local services and public transport.</p> <p>The site is also within Flood Risk Zone 3 and is unsuitable for sensitive uses, including housing.</p>		<p>development boundary, and therefore only employment uses which require a rural location would be acceptable under policy ECON1. However, the flood risk and potential impact of development on designated heritage assets mean that development of the site is unlikely to be appropriate.</p>
LA/WEYM/005 (WNP08)	New Bond Street Shopping Centre	1.2	Y	30		<p>The site is potentially suitable for allocation for residential use. Local Plan Policy WEY3 encourages a mix of uses which complement the primary retail area, including residential use. Given a significant proportion of the site is within Flood Risk Zone 2, residential development on the ground floor is unlikely to be appropriate, but with suitable mitigation measures the site could be developed as a mixed use scheme with residential on upper floors, as encouraged by Policy ECON4.</p> <p>The neighbouring Post Office sorting office has also been promoted through the SHLAA (LA/WEYM/036). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.</p>		<p>The site is suitable for allocation for employment or mixed-use development.</p> <p>The site is within the Town Centre and primary shopping area (ECON4), and is in active use for retail, leisure and parking. It is also within the Town Centre Masterplan area (WEY1), within which retail and leisure development would be appropriate.</p> <p>Mitigation would be required for flood risk, and if the site were developed for a mixed-use scheme, less sensitive uses should be directed toward the lower floors.</p> <p>The neighbouring Post Office sorting office has also been promoted through the SHLAA (LA/WEYM/036). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.</p>
LA/WEYM/006	Westhaven Hospital	0.9	Y	50		<p>The site is potentially suitable for allocation.</p> <p>It is within the development boundary, adjacent to a care home and sheltered accommodation, and in a predominantly residential area. Therefore residential development would be in keeping with the character of the area. It is in active use as a hospital, and consultation with Dorset Council and the NHS trust would be required to determine if it is no longer required for healthcare use.</p> <p>The current hospital is set back from the road and does not appear prominent in views. A mature hedge along Radipole Road provides additional screening, and it is also screened to the north by mature vegetation. If these features were retained, the impact of development on the landscape and visual amenity is likely to be limited.</p> <p>The existing access serves both the hospital and the care home. It may be necessary to provide separate access should the hospital be redeveloped for residential use in order to minimise impact on the residents of the care home.</p>		<p>The site is potentially suitable for allocation.</p> <p>The existing access from Radipole Road is suitable for servicing either employment or mixed-use development, although it may be necessary to provide separate site access to minimise impact on care home residents.</p> <p>The surrounding area is primarily residential, the site is likely to be better suited to a residential-led mixed-use scheme, with employment-led development being directed towards the nearby Granby Industrial Estate. Consultation with Dorset Council and the NHS trust would be required to determine if the site is no longer required for healthcare.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
LA/WEYM/007	Land fronting Littlemoor Rd	1.43	Y	N/A		<p>The site is unsuitable for allocation for residential use.</p> <p>Whilst it may be suitable for development, the site forms part of an urban extension allocated in the adopted Local Plan ((LITT1). This allocation is also being taken forward in the emerging Local Plan (WEY11). The Neighbourhood Plan should not duplicate the allocation, and therefore it would not be appropriate to allocate the site in the Neighbourhood Plan.</p>		<p>The site is unsuitable for allocation for employment.</p> <p>Whilst it may be suitable for development, the site forms part of an urban extension allocated in the adopted Local Plan ((LITT1). This allocation is also being taken forward in the emerging Local Plan (WEY11). The Neighbourhood Plan should not duplicate the allocation, and therefore it would not be appropriate to allocate the site in the Neighbourhood Plan.</p>
LA/WEYM/008	Land South of Beverley Road (West)	2.52	N	N/A		<p>The site is unsuitable for allocation for residential use.</p> <p>There is no existing vehicular access to the site, and to create access would require land outside the site boundary.</p> <p>It is steeply sloping, and groundworks have the potential to significantly increase the costs of development. Due to the site's topography, any development would appear prominent, with significant adverse effects on landscape character and visual amenity.</p> <p>There are high voltage power lines crossing the site which would require relocation or which would limit the developable area, and the SHLAA identifies a potential risk of contamination which would require further investigation and possible remediation. The site is also subject to the effects of noise arising from the railway to the west and the A354 to the east.</p>		<p>The site is unsuitable for allocation for employment.</p> <p>Although the site is within close proximity to Upwey station and the A354, there is no vehicular access to the site which could serve employment development. It would not be possible to create one without additional land, and the site's topography would make the provision of access difficult. Any development of the site is likely to have a significant adverse impact on landscape character and visual amenity.</p>
LA/WEYM/009	Land East of Deutzia Cottage	3.01	N	N/A		<p>The site is unsuitable for allocation.</p> <p>The site is outside but adjacent to the defined development boundary and is defined as having geological and local landscape interest, with TPOs on the boundary.</p> <p>The site makes a significant contribution to the gap between Upwey and Nottingham. The land on the opposite side of Nottingham Lane is allocated in the Local Plan (Policy WEY12) and the allocation highlights the importance of avoiding convergence between the two settlements through the provision of a green buffer. It is unlikely that a similar buffer could be provided on this site due to its open nature.</p> <p>The site is adjacent to the Nottingham Conservation Area with several Grade II listed buildings to the west. Development is likely to have an adverse impact on the setting of these buildings and the entrance to the Conservation Area.</p> <p>The northern edge of the site, alongside the River Wey, is within Flood Zone 2, although this only affects a small part of the site.</p>		<p>The site is unsuitable for allocation.</p> <p>Whilst the Local Plan supports employment development within or adjacent to development boundaries, any development of the site is likely to have significant adverse impact on landscape character, the Nottingham Conservation Area and designated heritage assets, and would lead to convergence between Upwey and Nottingham.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						The existing field access would require upgrade to service development, and there is a footway linking the site to Dorchester Road and local services.		
LA/WEYM/010	Weymeadow Stables	2.14	N	N/A		<p>The site is unsuitable for allocation for residential use.</p> <p>The site falls within the Gas Pipeline Safeguarding Corridor, where built development within the safeguarding zone is generally resisted subject to advice from the National Grid and the Health and Safety Executive.</p> <p>The site is outside and not connected to the development boundary. It is in an unsustainable location away from local services and public transport, and there is no suitable pedestrian access due to the lack of footway along Harbour Hill. The existing vehicular access may also require upgrade/modification.</p> <p>It is adjacent to the Nottingham Conservation Area and is defined as having geological and local landscape significance, and there is potential for development to have an adverse impact on landscape character and heritage assets, although mitigation is likely to be possible.</p> <p>A small portion of the site is within flood zone 2.</p>		<p>The site is unsuitable for allocation for employment.</p> <p>The site is outside and unconnected to the development boundary, and therefore only employment uses which require a rural location would be acceptable under policy ECON1. Part of the site is in use as equestrian stables, and its continued operation for this or a similar use would be in accordance with the Local Plan, but would not require a site allocation.</p> <p>However, the existing access along Harbour Hill is unsuitable for servicing additional employment development, and there may be adverse effects on landscape character and the Nottingham Conservation Area.</p>
LA/WEYM/011	Stone Stiles	1.2	N	N/A		<p>The site is unsuitable for allocation for residential use.</p> <p>The site is outside but adjacent to the development boundary. It is steeply sloping and in an elevated position, and development of the site is likely to be visually intrusive, with significant landscape impact. Although land just to the north is allocated in the Local Plan (WEY10), the allocation states that development should be restricted to the lower lying areas north of Cockles Lane, with the higher ground immediately north of this site being retained as open space. Development would result in the loss of existing vegetation and potential habitats.</p> <p>To the south of the site is part of the Wyke Regis Conservation Area, and the adjacent cemetery features a Grade II listed building (Wyke Regis War Memorial) at its entrance.</p> <p>The site is also within the Impact Risk Zone of the Fleet SPAC/SAC/Ramsar/SSSI, requiring consultation with Natural England due to the potential impact on these sensitive environmental designations.</p> <p>The SHLAA states that the existing access through the southern side of the site from Wyke Road is likely to require modification or re-location as the access point is located close to a mini roundabout.</p>		<p>The site is unsuitable for allocation for employment.</p> <p>The existing access is unlikely to be suitable to sustain service vehicles for employment use and would require modification or re-location. It is unlikely that employment development on this site could avoid significant adverse impacts on landscape character due to the elevated position of the site.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
LA/WEYM/012 (WNP14)	Wyke Oliver Farm (North)	31.14	N	112-135		<p>The site is potentially suitable for allocation for residential development.</p> <p>The rising land to the north of Littlemoor Road is designated as part of the AONB. Development on the northern part of the site is likely to affect the setting of the AONB due to its elevated topography, whilst development of the southern part of the site would have a significant adverse impact on the landscape character of the Lorton Valley and on visual amenity, including for those using the Public Rights of Way which run close to the site. The Call for Sites submission proposes development of approx. 6ha. surrounding the existing farm, with reduced potential for landscape impact, and this part of the site may be suitable for development at a density of 25-30dph.</p> <p>The site is also outside but connected to the development boundary for Weymouth and under local and national policy it would be more appropriate for affordable housing on an exception site. It sits in an Important Open Gap defined under Policy ENV3 of the adopted Local Plan, although this designation is not proposed to be carried forward in the emerging Local Plan.</p> <p>The existing access would not be suitable for serving development of the whole site, and alternative access from Littlemoor Road would require additional land not within the site boundary. However, the existing access may be suitable for development at the scale proposed in the Call for Sites submission – this should be discussed with the highways authority.</p> <p>The western edge of the site falls within the Gas Pipeline Safeguarding Corridor, where built development within the safeguarding zone is generally resisted subject to advice from the National Grid and the Health and Safety Executive.</p> <p>A small amount of the site is within Flood Zone 2.</p>		<p>The site is unsuitable for allocation for employment development.</p> <p>Development of the mound to the north of the site would be inappropriate due to potential impact on the AONB, and employment development of the remainder of the site would result in isolated employment uses in a sensitive landscape. The existing access to the site is also unsuitable for servicing employment uses.</p>
LA/WEYM/013 (WNP02)	Wyke Oliver Farm (South)	19.68	N	56		<p>The site is potentially suitable for allocation for residential use.</p> <p>The site slopes noticeably towards the north, but is more level immediately north of the residential development on Brackendown Avenue. It comprises agricultural fields adjacent to the development boundary. The adopted Local Plan identifies it as having geological and local landscape interest, as well as forming part of an important gap. However, these designations are not proposed to be carried forward into the emerging Local Plan, and (subject to discussions with the Local Planning Authority) there is potential for part of the two fields north of Brackendown Avenue (approx. 2.5 ha.) to be</p>		<p>The site is unsuitable for allocation for employment development.</p> <p>The site is outside the development boundary and the potential access roads are unsuitable for commercial traffic as they are all culs-de-sac which pass through residential areas. It is likely that employment development would have significant adverse impacts on the nearby SSSI and on local landscape character.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>developed at low density without adverse landscape impacts as they are more enclosed by the site's topography.</p> <p>Development of the fields to the west of the site would result in significant adverse impacts on landscape character and visual amenity as they are exposed to long range views, including from the nature reserve and SSSI to the south and the Public Rights of Way which cross the site.</p> <p>A small amount of the site is within flood zone 2 and a site level sequential test may be needed before development could occur on this part of the site.</p> <p>Although access could be taken from Budmouth Avenue or the residential streets south of the site, these are all long and narrow culs-de-sac which are unlikely to have capacity to serve development of the whole site, and it is unlikely that the proposed capacity of 250 dwellings could be achieved without significant highways improvements. Consultation with the highways authority would be required.</p>		
LA/WEYM/014 (WNP11a & WNP11b)	Puddings Field	0.75	N	N/A		<p>The site is unsuitable for allocation for residential development.</p> <p>It is a greenfield site within the AONB. Development of the site is likely to affect the setting of the AONB, and the scale and extent of development on this site should be limited subject to demonstrated exceptional circumstances. It also lies wholly within the Sutton Poyntz Conservation Area and development would be subject to Sutton Poyntz NP Policy H&P1.</p> <p>The made Sutton Poyntz Neighbourhood Plan identifies the site as lying within a key view splay from West Hill towards the village. While Policy H&P3 of the Neighbourhood Plan does allow for sensitive development within these splays, it is unlikely that the site could be developed without adverse impact on landscape character and visual amenity as it provides long range views towards the higher ground of the AONB. Two smaller parcels of the site have been submitted separately to the NP call for sites (WNP11a and WNP11b), but the same landscape considerations apply to these parcels.</p> <p>The site is proposed for small-scale affordable housing development. While national and local policy permits affordable housing on exception sites outside the development boundary, this is subject to the development being in sustainable locations. There are no nearby local services, no public transport links, and no suitable pedestrian access due to the lack of footway along the narrow Plaisters Lane.</p>		<p>The site is unsuitable for allocation for employment.</p> <p>Employment development is likely to have adverse impacts on settlement and landscape character within the AONB, and may also affect the character of the Conservation Area. Plaisters Lane is unlikely to have capacity to accommodate a significant increase in commercial traffic.</p>
LA/WEYM/015	Bayard Farm	1.52	N	N/A		<p>The site is unsuitable for allocation for residential use.</p>		<p>The site is unsuitable for allocation for employment.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>It is entirely within the AONB and occupies a sensitive corner site within the Upwey Conservation Area, providing an important break between the residential development along Church Street and the terraces further east along Elwell Street. It rises noticeably towards the north, with views across the site to the higher ground of the AONB. There are also Grade II listed buildings in close proximity.</p> <p>It is unlikely that development of the site could avoid adverse effects on the character and appearance of the conservation area and on landscape character.</p> <p>There is no suitable pedestrian access to the site, and it is in an unsustainable location away from services and public transport.</p> <p>The site is within flood zone 2 and would require a site level sequential test.</p>		<p>Development of the site would have adverse impacts on the Conservation Area, landscape character and the AONB, and the existing access to the site is unsuitable for servicing an increase in commercial traffic. While employment development for business that require a rural location may be supported under Policy ECON1 of the adopted Local Plan, the visual and heritage impact of development on this site would make development inappropriate.</p>
LA/WEYM/016	Damyons Mead (North)	0.36	N	N/A		<p>The site is unsuitable for allocation.</p> <p>The site is within the Upwey Conservation Area and there is a terrace of five Grade II listed buildings to the south east on the opposite side of Church Street. Development of the site is likely to have an adverse impact on the character of the Conservation Area and potentially on the setting of the listed buildings.</p> <p>The site is outside and unconnected to the defined development boundary, with no suitable pedestrian access and at some distance from local services and public transport.</p> <p>It lies within the AONB and is defined as having local landscape interest, although it is screened from the AONB by mature vegetation. The scale and extent of development in the AONB is limited, subject to the demonstration of exceptional circumstances. Approximately half the site is within Flood Risk Zone 2, and a site level sequential test would be required.</p>		<p>The site is unsuitable for allocation for employment.</p> <p>The Local Plan encourages employment development within or adjacent to settlements. The site is not connected to the development boundary, and therefore only employment uses which require a rural location would be acceptable under policy ECON1. However, the flood risk and the potential impact of development on designated heritage assets and landscape character mean that development of the site is unlikely to be appropriate.</p>
LA/WEYM/017	Land at East Hill Farm	1.05	N	N/A		<p>The site is unsuitable for allocation for residential development.</p> <p>It is outside and unconnected to the development boundary, adjacent to Upwey Conservation Area and within the AONB, with poor access to services and public transport and no suitable pedestrian access.</p> <p>The eastern part of the site is in a highly sensitive location at the junction of Gould's Hill and Friar Waddon Road, with views out of the settlement towards open countryside. Development of this part of the site would have a significant adverse impact on settlement character, landscape character, visual amenity and designated heritage assets.</p>		<p>The site is unsuitable for allocation for employment.</p> <p>The eastern part of the site is unsuitable for development due to the potential visual, landscape and heritage impact. The western part of the site is in active employment use. However, it is not connected to services or facilities and is outside the defined development boundary which would limit its potential for additional employment development, other than for businesses which require a rural location. Given it is already an employment site, it would not be necessary to allocate it for this use.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>The agricultural/industrial buildings on the western part of the site are in active employment use. The redevelopment of this part of the site for residential use would therefore not be in accordance with national policy on development in the countryside.</p> <p>The SHLAA identifies the potential for ground contamination due to the number of farm and industrial buildings on site. This would require further investigation and potential remediation.</p>		
LA/WEYM/018	Land at The Ridgeway	7.89	N	N/A		<p>The site is unsuitable for allocation for residential use.</p> <p>The site is highly exposed, lying on a steep slope within the AONB. It is visible from some distance and development of the site would have significant adverse impacts on landscape character.</p> <p>There is a terrace of Grade II listed buildings to the south of the site facing onto Elwell Street. The site is also described as having archaeological importance. It would be difficult to avoid adverse effects on the character and appearance of the Conservation Area.</p> <p>There is no access to the site, and it would not be possible to create a suitable access from Elwell Road to serve a site of this size.</p>		<p>The site is unsuitable for allocation for employment.</p> <p>No suitable access could be created to serve employment uses, and the site's prominent location would lead to unacceptable landscape impact and harm to the character and setting of the Upwey Conservation Area.</p>
LA/WEYM/019	Land North of Elwell Street	0.41	N	N/A		<p>The site is unsuitable for allocation for residential development.</p> <p>The site is adjacent to the defined development boundary. It is in the AONB, and exceptional circumstances would need to be demonstrated in order to justify development.</p> <p>It is also within the Upwey Conservation Area, which is characterised by ribbon development along Elwell Street. It is likely that development of the site would have an adverse impact on the Conservation Area and the listed buildings on Elwell Street. The site is in an area of archaeological importance.</p> <p>Although the site has existing access, it would require upgrading and it may be difficult to provide two-way access alongside a footway.</p>		<p>The site is unsuitable for allocation for employment development.</p> <p>Although employment development adjacent to existing settlements may be supported under policy ECON1, it is unlikely that such development could avoid adverse impacts on the Conservation Area and listed buildings noted in the conclusions on residential suitability. The existing access is currently unsuitable for servicing employment uses, and is likely to restrict the site's capacity.</p>
LA/WEYM/020	Land South of Elwell Street	1.27	N	N/A		<p>The site is unsuitable for allocation for residential development.</p> <p>It is outside and not adjacent to the defined development boundary, and provides an important visual break in the built up area. Development of the site is likely to have a significant impact on settlement character. Although it is not in the AONB, it is adjacent</p>		<p>The site is unsuitable for allocation for employment development.</p> <p>Development of the site for employment use is likely to have a significant adverse impact on landscape, as well as on the character of the settlement and the Conservation Area.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>It is also within the Upwey Conservation Area, and development is likely to have an adverse impact on the Conservation Area and the listed buildings on Elwell Street.</p> <p>There is a high risk of surface water flooding along the field drain which runs east-west across the site, as well as areas of medium-high flood risk along Church Street near the site entrance.</p> <p>The existing access, at the junction of Church Street and Elwell Street is unsuitable for servicing new development due to poor visibility. A new access could be created, although this would involve the loss of hedgerows and potential habitats.</p>		
LA/WEYM/021	Land at Mountbatten Close	2.0	N	N/A		<p>The site is unsuitable for allocation for residential development. It lies outside the settlement boundary and occupies a prominent hilltop position. Development of the site would be visually intrusive when viewed from the south, including from the PRoW network and Chesil Beach. This is likely to have significant adverse impacts on landscape character in a sensitive coastal location.</p> <p>The site is also within the Impact Risk Zone of the Fleet SPA/SAC/Ramsar/SSSI, and consultation with Natural England would be required due to the potential impact on these sensitive environmental designations. The site may fall within the SAC catchment which may therefore require nutrient neutrality, potentially affecting the viability of the site for development.</p> <p>There is potential for development of the site to have an adverse impact on the setting of nearby heritage assets, including the Grade II listed Burgundy House and Wyke Castle to the south-east.</p> <p>The existing site access from Westhill Road would require a significant upgrade, and it is unclear whether two-way access could be provided between the adjacent properties. Alternative access could be established from Mountbatten Close, but this would require consultation with the highways authority to ensure there is sufficient capacity to serve a site of this size.</p>		<p>The site is also unsuitable for allocation for employment development.</p> <p>Although employment development adjacent to existing settlements may be supported under policy ECON1, it is unlikely that such development on this site could avoid significant adverse impacts on landscape character. Consultation with Natural England would be required due to the potential impact of development on significant environmental designations. The existing access is currently unsuitable for servicing employment uses.</p>
LA/WEYM/022 (WNP12)	Land at Redlands Farm	6.61	N	150		<p>The site is potentially suitable for allocation for residential development, subject to identified constraints being addressed.</p> <p>The SHLAA concludes that the site is unsuitable on the grounds of its location outside the development boundary and the potential impact of development on the landscape and an important open gap. However, the site is proposed for allocation for 150 homes in the emerging Local Plan, with a requirement for landscaping to mitigate the impact, indicating</p>		<p>The site is potentially suitable for allocation for employment use.</p> <p>It is adjacent to the development boundary, and employment uses in this location may be supported under adopted Policy ECON1, although the proximity to existing residential development is likely to limit the type of uses which would be appropriate on the site.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>this is not an insurmountable constraint, and the emerging Local Plan does not propose to carry forward the open gap designation. The site has also been promoted through the Neighbourhood Plan call for sites with additional land to the north and west (approx. 9.8 ha) proposed as public open space.</p> <p>The two larger fields to the west of the site alongside the access lane are open to the surrounding landscape, but it may be possible to minimise landscape impact by concentrating development on the more enclosed field to the east, behind the existing dwellings on Dorchester Road.</p> <p>The existing access is narrow and in poor condition, and is not currently capable of serving development on the site, but the site boundary includes land leading directly onto Dorchester Road which would allow for the access to be widened and improved. The Call for Sites submission indicates an alternative access could be provided through the Land at Wey Valley site which is being developed immediately to the north.</p> <p>The site is proposed for allocation for 150 dwellings in the emerging Local Plan (Policy WEY14). The Neighbourhood Plan should not duplicate the allocation, and therefore it would only be suitable if it were not allocated in the adopted Local Plan.</p>		<p>Mitigation would need to be provided for the impact of development on the surrounding landscape. This could be reduced by concentrating any development on the easternmost field.</p> <p>Access would need to be upgraded to provide access for commercial vehicles, as the current lane is narrow and in poor condition.</p> <p>If the site were developed for housing, it could incorporate small-scale commercial uses (e.g. retail or office development) which complements residential uses.</p> <p>The site is proposed for allocation in the emerging Local Plan (Policy WEY14). The Neighbourhood Plan should not duplicate the allocation, and therefore it would only be suitable if it were not allocated in the adopted Local Plan.</p>
LA/WEYM/023	Castle Hill Farm	3.5	N	N/A		<p>The site is unsuitable for allocation for residential development. It lies outside the settlement boundary and is in an exposed position. It slopes southwards to meet the coast at the South West Coast Path, and development would be extremely prominent when viewed from the PRoW network and Chesil Beach. Development of the site would have significant adverse impacts on landscape character in an extremely sensitive location.</p> <p>The site is adjacent to the Fleet SPAC/SAC/Ramsar/SSSI, and consultation with Natural England would be required due to the potential impact on these sensitive environmental designations. The southern boundary of the site is at high risk of coastal flooding, and there is a risk of surface water flooding on the lower parts of the site. The site falls within an SAC catchment which may require nutrient neutrality. Securing nutrient neutrality as part of planning permission may affect the viability of the site for development.</p> <p>It is also adjacent to the Dorset and East Devon Coast World Heritage Site, and there is potential for development of the site to have an adverse impact on the setting of the World Heritage</p>		<p>The site is also unsuitable for allocation for employment development.</p> <p>Although employment development adjacent to existing settlements may be supported under policy ECON1, it is unlikely that such development on this site could avoid significant adverse impacts on landscape character. Consultation with Natural England would be required due to the potential impact of development on significant environmental designations.</p> <p>Employment development is also likely to have adverse impacts on the setting of the World Heritage Site and the adjacent Grade II listed Wyke Castle. The existing access is currently unsuitable for servicing employment uses, and without significant upgrade this is likely to restrict the site's capacity.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>Site and of the Grade II listed Wyke Castle which is immediately adjacent to the site.</p> <p>The existing site access (Pirate's Lane) is narrow and unsuitable for servicing a site of this size. It would require a significant upgrade, as well as improvements at the junction with Westhill Road, which is outside the site boundary.</p>		
LA/WEYM/024	Land at Lanehouse Rock Road	5.8	N	N/A		<p>The site is unsuitable for allocation for residential development. It lies outside the settlement boundary in an exposed hillside position. Development would be visible from a considerable distance. The site is designated both as an Important Local Gap and a Land of Local Landscape Importance under Policy ENV3 of the adopted Local Plan. Development would lead to coalescence between Wyke Regis and Lanehouse, with adverse impacts on settlement and landscape character, and on long range views to the north-west.</p> <p>The site is also within the Impact Risk Zone of the Fleet SPA/SAC/Ramsar/SSSI, and consultation with Natural England would be required due to the potential impact on these sensitive environmental designations. It may fall within the SAC catchment and may therefore require nutrient neutrality.</p> <p>The site is accessible directly from Lanehouse Rocks Road. The SHLAA suggests the change in level may make access difficult here, although this is not an insurmountable constraint. It may also be possible to establish access from Overlands Road in the south of the site.</p>		<p>The site is unsuitable for allocation for employment development.</p> <p>Although employment development adjacent to settlement boundaries may be supported under Policy ECON1, it is unlikely that such development could avoid a significant adverse impact on landscape and settlement character. Consultation with Natural England would be required due to the potential impact on the Fleet SPA/SAC/Ramsar/SSSI.</p> <p>The existing access could be upgraded to service employment development. The alternative access option (from Overlands Road) is unlikely to be suitable for commercial traffic due to the surrounding residential development and proximity to a play area.</p>
LA/WEYM/025	Dorset Vehicle Rentals, Dorchester Road	0.19	Y	6		<p>The site is potentially suitable for allocation for residential use. It is within the settlement boundary and well-related to the existing residential area, with good access to local services and public transport.</p> <p>Sensitive design would be required to avoid adverse impacts on the setting of the adjacent Upwey Conservation Area, although it is well screened from nearby listed buildings to the south and north-west.</p> <p>The site is currently a vehicle rental business which appears to occupy a former filling station. It is likely that ground remediation would be required before it could be developed for residential use, potentially increasing the cost of development.</p>		<p>The site is potentially suitable for allocation for employment or mixed-used development.</p> <p>It is within the settlement boundary and is in existing employment use, with good access to services and the road network. Development would need to be sensitively designed in order to minimise or avoid impacts on the adjacent Conservation Area and nearby listed buildings.</p> <p>Depending on the type of employment use being considered, ground remediation works may be required due to the site's apparent former use as a filling station.</p>
LA/WEYM/026	Former QinetiQ Site, Bingleaves	4.80	Y	N/A		<p>The site is unsuitable for allocation for residential development. Whilst it may be suitable for development, the site is allocated in the West Dorset, Weymouth and Portland Local Plan (Policy WEY9) for employment or mixed-use development, and the</p>		<p>The site is unsuitable for allocation for employment or mixed-use development.</p> <p>Whilst it may be suitable for development, the site is allocated in the West Dorset, Weymouth and Portland Local Plan (Policy</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>allocation is being carried forward into the emerging Local Plan (also Policy WEY9). The Neighbourhood Plan should not duplicate this allocation.</p> <p>The site is subject to a live application for outline planning permission for a comprehensive mixed-use development (P/OUT/2022/00852) including 189 homes, a 65-bed care home, and leisure, commercial and restaurant floorspace.</p> <p>There are some areas at risk of surface water flooding which would require mitigation, and a small part of the site is in Flood Zone 2. The site is also at risk of coastal erosion and ground remediation may be required due to its previous use.</p> <p>The site is adjacent to the World Heritage Site and two Conservation Areas (Belle Vue Road and Weymouth Town Centre), and sensitive design would be required to minimise adverse impacts on their setting. The potential impact of development on the Portland Harbour Shore SSSI, which extends into the west of the site, would require assessment.</p>		<p>WEY9) for employment or mixed-use development, and the allocation is being carried forward into the emerging Local Plan (also Policy WEY9). The Neighbourhood Plan should not duplicate this allocation.</p> <p>It is subject to an outline application for a comprehensive mixed-use scheme.</p>
LA/WEYM/027	Land adjoining Southill shopping centre	0.41	Y	15		<p>The site is suitable for allocation for residential development. It is well-located for local services, being adjacent to a small shopping parade and within walking distance of a primary school and community centre.</p> <p>The site consists of a car park and a green space with mature trees. Development of the whole site may result in loss of local amenity, but it would be possible to retain the green space and limit development to the car park (approx. 0.2ha).</p> <p>Parts of the site are at risk of surface water flooding and mitigation would be required.</p>		<p>The site is suitable for allocation for employment or mixed-use development.</p> <p>Given its location, the uses which would be appropriate on the site are limited, but it could accommodate uses such as office or retail which are complementary to the surrounding residential area. A mixed-use scheme would be possible, although the site is slightly sloping and surrounded by low-rise development, therefore building heights are likely to be limited.</p> <p>Mitigation would be required for the surface water flood risk in the north of the site, and the green space fronting Radipole Road, including the mature trees, should be retained.</p>
LA/WEYM/028	Land at the Nothe	0.15	Y	8		<p>The site is suitable for allocation for residential development. It is a reasonably central location with good access to local services and adjacent to two open spaces (Nothe Gardens and the Weymouth Peace Garden). It is in the Town Centre Conservation Area, and there are a number of listed buildings close to the site, including the Grade II listed Coastguard Cottages on the opposite side of Barrack Road. While there is some existing screening provided by the trees and vegetation, sensitive design would be required to limit impact on heritage assets and local amenity.</p>		<p>The site is suitable for allocation for mixed-use development.</p> <p>Barrack Road is unlikely to have capacity to service a significant increase in commercial traffic, and careful design would be required to limit the impact of development on nearby heritage assets and green spaces.</p> <p>A small-scale residential-led mixed use scheme with a small amount of retail/office floorspace is likely to be more appropriate in this location than a purely commercial development.</p>
LA/WEYM/029 (includes WNP13)	Westwey Road (South)	2.90	Y	90		<p>The site is potentially suitable for allocation for residential development as part of a mixed-use scheme.</p> <p>The site is within an area identified in the West Dorset, Weymouth and Portland Local Plan (Policy WEY7) as a</p>		<p>The site is potentially suitable for allocation for employment/mixed-use development.</p> <p>The site is identified in the West Dorset, Weymouth and Portland Local Plan (Policy WEY7) as a suitable location for</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>suitable location for mixed-use development. This policy is being carried forward into the emerging Local Plan (Policy WEY8). A residential-only scheme for the whole site would not be in accordance with this policy.</p> <p>There are some parts of the site alongside the harbour within Flood Zones 2 and 3, although it benefits from flood defences. Residential development should be directed away from these areas.</p> <p>Part of the site was formerly in use as a gas distribution centre, and it is likely that remediation works will be required due to potential ground contamination. There is also an electricity sub-station on site which may reduce the developable area due to the need for clearance around sub-surface power infrastructure.</p> <p>The site is in a prominent harbourside location adjacent to the Town Centre Conservation Area, and sensitive design would therefore be required to avoid adverse impact on the setting of the Conservation Area and on visual amenity.</p> <p>Westwey House, at the southern end of the site, has been submitted separately to the Neighbourhood Call for sites for residential, care home or office development (ref: WNP13). The area covered by this site is shown with a dashed boundary in Figures 5.1 to 5.4. This could result in the loss of employment land, although it may be acceptable under Local Plan Policy ECON3. However, a mixed-use allocation of the whole site, in accordance with Policy WEY7, would allow for the identified constraints to be addressed more comprehensively through a site-wide masterplan.</p>		<p>mixed-use development. This policy is being carried forward into the emerging Local Plan (Policy WEY8).</p>
LA/WEYM/030	Bus Depot, King Street	0.45	Y	60		<p>The site is potentially suitable for allocation for residential development.</p> <p>The site falls within the area covered by Policy WEY3 in the adopted Local Plan which seeks to develop the station area as a transport hub with complementary mixed-use development. The policy is being carried forward into the emerging Local Plan (also Policy WEY3). This indicates that mixed-use development, including residential, would be appropriate on the site.</p> <p>The majority of the site is within Flood Zone 3, and therefore development would only be appropriate subject to the sequential test and a site-level exception test.</p> <p>The site is in use as a bus garage, and it may be subject to ground contamination which requires remediation before the site could be developed.</p>		<p>The site is potentially suitable for allocation for employment development.</p> <p>The site falls within the area covered by Policy WEY3 in the adopted Local Plan which seeks to develop the station area as a transport hub with complementary mixed-use development. The policy is being carried forward into the emerging Local Plan (also Policy WEY3). This indicates that mixed-use development, including residential, would be appropriate on the site.</p> <p>Before the site could be developed, the sequential test and a site-level exception test would be required due to the high flood risk. Remediation may be required for ground contamination linked to its current use.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
LA/WEYM/031	Harbourside Car Park, Commercial Road	0.30	Y	25		<p>The site is potentially suitable for allocation for residential development.</p> <p>The entire site is in Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. It is likely that sensitive uses (including residential) would need to be avoided on the ground floor. Flood defences may be required.</p> <p>The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and therefore a mixed-use scheme may be more appropriate than a solely residential development.</p> <p>The site is in a prominent harbourside location and is within the Town Centre Conservation Area. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity.</p>		<p>The site is potentially suitable for allocation for employment/mixed-use development.</p> <p>The entire site is in Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. Flood defences may be required.</p> <p>The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and a mixed-use development with commercial/retail on the ground floor with residential would be appropriate.</p> <p>The site is in a prominent harbourside location and is within the Town Centre Conservation Area. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity.</p>
LA/WEYM/032 (WNP05)	Jubilee Sidings	2.0	Y	80		<p>The site is potentially suitable for allocation for residential development.</p> <p>The site falls within the area covered by Policy WEY3 in the adopted Local Plan which seeks to develop the station area as a transport hub with complementary mixed-use development. The policy is being carried forward into the emerging Local Plan (also Policy WEY3). This indicates that mixed-use development, including residential, would be appropriate on the site.</p> <p>The site includes a large amount of car parking, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site. It occupies former railway sidings, and part of the site is in use as a filling station. There is potential for ground contamination associated with these uses. Railway tracks run along the western site boundary, although these do not appear to be in use.</p> <p>It is adjacent to the railway and a large retail park, as well as the main road. Mitigation may be required for noise related to these neighbouring uses.</p> <p>The northern part of the site has also come forward through the call for sites (ref: WNP5), and this part of the site would also be suitable as a standalone housing site with appropriate mitigation.</p>		<p>The site is potentially suitable for allocation for employment or mixed-use development.</p> <p>The site falls within the area covered by Policy WEY3 in the adopted Local Plan which seeks to develop the station area as a transport hub with complementary mixed-use development. The policy is being carried forward into the emerging Local Plan (also Policy WEY3). This indicates that employment or mixed-use development would be appropriate on the site, subject to the mitigation of the potential contamination and the loss of car parking.</p>
LA/WEYM/033	Lakeside Superbowl, St Nicholas Street	0.38	Y	30		<p>The site is potentially suitable for allocation for residential development.</p>		<p>The site is potentially suitable for allocation for employment/mixed-use development.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>Approx. 50% of the site is in Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before this part of the site could be developed.</p> <p>The site is within the Town Centre Conservation Area, with a terrace of Grade II listed buildings to the east on St Thomas Street. Sensitive design is required to ensure minimise impact on heritage assets, and it likely that building heights would be restricted to two or three storeys.</p> <p>There is a sub-station close to the site boundary alongside the western access road, and appropriate safeguarding areas may be required in the vicinity of underground cables.</p> <p>The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and a mixed-use development with commercial/retail on the ground floor and residential above may be appropriate in this location.</p>		<p>Approx. 50% of the site is in Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before this part of the site could be developed.</p> <p>The site is within the area covered by adopted Policy WEY2, and a mixed-use development with commercial/retail on the ground floor and residential above may be appropriate in this location. Mitigation would be required for the potential impact on nearby heritage assets and the Conservation Area.</p>
LA/WEYM/034	Land at Commercial Road (car park)	0.35	Y	28		<p>The site is potentially suitable for allocation for residential development.</p> <p>Approx. 80% of the site is in Flood Zone 3, and the remainder is in Flood Zone 2. The sequential test and a site-level exception test would need to be applied before the site could be developed. Sensitive uses (e.g. residential) may be limited to upper floors.</p> <p>The site is within the Town Centre Conservation Area, with a cluster of Grade II listed buildings to the north-east on Commercial Road and Bath Street. Sensitive design is required to ensure minimise impact on heritage assets.</p> <p>The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and a mixed-use development with commercial/retail on the ground floor and residential above may be appropriate in this location.</p> <p>The site includes a large amount of car parking, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p> <p>The bowling green to the south has also been promoted through the SHLAA (LA/WEYM/038). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.</p>		<p>The site is potentially suitable for allocation for employment/mixed-use development.</p> <p>Approx. 80% of the site is in Flood Zone 3, and the remainder is in Flood Zone 2. The sequential test and a site-level exception test would need to be applied before the site could be developed.</p> <p>The site is within the Town Centre Conservation Area, with a cluster of Grade II listed buildings to the north-east on Commercial Road and Bath Street. Sensitive design is required to ensure minimise impact on heritage assets.</p> <p>The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and a mixed-use development with commercial/retail on the ground floor and residential above may be appropriate in this location.</p> <p>The bowling green to the south has also been promoted through the SHLAA (LA/WEYM/038). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.</p>
LA/WEYM/035	Land at Governors Lane (car park)	0.12	Y	18		<p>The site is potentially suitable for allocation for residential development.</p> <p>Although it is in a central location with good access to local services and public transport, it is within the area covered by Policy WEY5, which seeks to limit the amount of residential</p>		<p>The site is potentially suitable for allocation for employment/mixed-use development.</p> <p>Although it is in a central location with good access to local services and public transport, it is within the area covered by Policy WEY5, which seeks to limit the amount of residential</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>accommodation in the Esplanade area. The site's suitability for residential development should therefore be discussed with the Local Planning Authority.</p> <p>The site is within the Town Centre Conservation Area, and adjacent to three Grade II listed buildings, with several more in close proximity on East Street. Sensitive design is required to ensure minimise impact on heritage assets.</p> <p>The site is currently in use as a car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p>		<p>accommodation in the Esplanade area. The site's suitability for mixed-use development should therefore be discussed with the Local Planning Authority. This policy also seeks to restrict new late night entertainment and related uses, including drinking establishments and hot food takeaways.</p> <p>The site is within the Town Centre Conservation Area, and adjacent to three Grade II listed buildings, with several more in close proximity on East Street. Sensitive design is required to ensure minimise impact on heritage assets.</p> <p>The site is currently in use as a car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p>
LA/WEYM/036	Post Office Sorting Office	0.96	Y	64		<p>The site is potentially suitable for allocation for residential development.</p> <p>Around 25% of the site is in Flood Zone 3, and a further 25% in Flood Zone 2. The sequential test and a site-level exception test would need to be applied before these parts of the site could be developed.</p> <p>It is in a central location with good access to services and public transport, and is within the area covered by Policy WEY2, which encourages a mix of uses in the town centre. It may therefore be suitable for a mixed-use scheme with ground floor commercial uses and residential above.</p> <p>It is within the Town Centre Conservation Area, and although it is surrounded by relatively modern development, there is some potential for development of the site to affect the setting of several Grade II listed buildings to the east at the junction of St Thomas Street and St Alban Street. Sensitive design would therefore be required.</p> <p>Mitigation for noise/disturbance may be required due to the neighbouring use which include a cinema and multi-storey car park.</p> <p>The neighbouring car park, shopping centre and cinema complex has also been promoted through the SHLAA (LA/WEYM/005). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.</p>		<p>The site is potentially suitable for allocation for employment development.</p> <p>Around 25% of the site is in Flood Zone 3, and a further 25% in Flood Zone 2. The sequential test and a site-level exception test would need to be applied before these parts of the site could be developed.</p> <p>Mixed use development in line with Policy WEY2 is likely to be appropriate on the site, subject to mitigation of the identified flood risk and to sensitive design reflecting its location within the Conservation Area and in close proximity to Grade II listed buildings.</p> <p>The neighbouring car park, shopping centre and cinema complex has also been promoted through the SHLAA (LA/WEYM/005). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.</p>
LA/WEYM/037	The Loop Car Park, Commercial Road	0.30	Y	24		<p>The site is potentially suitable for allocation for residential development.</p> <p>The entire site is in Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. It is likely that sensitive</p>		<p>The site is potentially suitable for allocation for employment/mixed-use development.</p> <p>Mixed-use development of the site would be in accordance with Policy WEY2, although due consideration would need to be given to the identified constraints, including the high risk of flooding, the potential loss of car parking spaces, and the need</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>uses (including residential) would need to be avoided on the ground floor. Flood defences may be required.</p> <p>The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and therefore a mixed-use scheme may be more appropriate than a solely residential development.</p> <p>The site is in a prominent harbourside location and is within the Town Centre Conservation Area. There is no harbourside development on the western side of Commercial Road, and development of the site would be out of character in this location, with potential adverse impacts on the Conservation Area and on visual amenity. The site is in an area of archaeological importance.</p> <p>The site is currently in use as a car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p> <p>New residential or tourist accommodation in this area would also require a Habitats Regulation Assessment to understand the potential impacts of recreational disturbance on Chesil & the Fleet SAC and Chesil Beach & the Fleet SPA.</p>		<p>for sensitive design reflecting the site's position within the Conservation Area and in a prominent harbourside location. At the time of the site visit, part of the car park was in use as a temporary/informal boatyard, and employment uses which complement the marina may be more appropriate on the site.</p>
LA/WEYM/038	Weymouth Bowling Club, Commercial Road	0.39	Y	32		<p>The site is potentially suitable for allocation for residential development.</p> <p>The majority of the site falls within Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. It is likely that sensitive uses (including residential) would need to be avoided on the ground floor.</p> <p>The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and a mixed-use development with commercial/retail on the ground floor and residential above may be more appropriate in this location.</p> <p>The site is adjacent to the Radipole Lake SSSI. All planning applications (except householder) would need to be consulted with Natural England. New residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>The site is currently used as a Bowling Green. Its loss will need to be considered in accordance with Policy COM5 of the adopted Local Plan (and emerging Policy COM4) on the change of use of green spaces and recreational facilities.</p>		<p>The site is potentially suitable for allocation for employment/mixed-use development.</p> <p>Mixed-use development of the site would be in accordance with Policy WEY2, potentially with employment uses on the ground floor with residential above. Due consideration would need to be given to the identified constraints, including the high risk of flooding, the potential loss of recreational facilities, and the need for sensitive design reflecting the site's position within the Conservation Area and in a prominent harbourside location.</p> <p>The site is adjacent to the Radipole Lake SSSI. All planning applications (except householder) would need to be consulted with Natural England.</p> <p>The car park to the south has also been promoted through the SHLAA (LA/WEYM/034). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>The site is in a prominent harbourside location and is within the Town Centre Conservation Area. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity. The site is in an area of archaeological importance.</p> <p>The car park to the north has also been promoted through the SHLAA (LA/WEYM/034). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.</p>		
LA/WEYM/039	Weymouth Railway Station Forecourt	0.54	Y	N/A		<p>The site is unsuitable for allocation for residential use.</p> <p>Although residential development as part of a mixed-use scheme may be acceptable under adopted Policy WEY3, the site provides an important gateway function at the entrance to the station. It has planning permission for reconfiguration of the station forecourt and associated public realm works, and therefore a residential allocation would be in conflict with this active permission, which was being implemented at the time of the site visit.</p> <p>The entire site falls within Flood Zones 2 and 3. Flood defences may be required, and sensitive uses should not be located on the ground floor.</p> <p>New residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p>		<p>The site is unsuitable for allocation for employment use.</p> <p>Although a mixed-use scheme may be acceptable under adopted Policy WEY3, the site provides an important gateway function at the entrance to the station. It has planning permission for reconfiguration of the station forecourt and associated public realm works, and therefore a residential allocation would be in conflict with this active permission.</p> <p>The entire site falls within Flood Zones 2 and 3. Flood defences may be required, and sensitive uses should not be located on the ground floor.</p>
LA/WEYM/040	Land at Park Street (Car Park)	0.43	Y	50		<p>The site is potentially suitable for allocation for residential development.</p> <p>The site falls within the SSSI Impact Risk Zone. Proposals for more than 10 dwellings would require consultation with Natural England. New residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>More than half of the site falls within Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before these parts could be developed. It is likely that sensitive uses (including residential) would need to be avoided on the ground floor.</p> <p>The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and a mixed-use development with commercial/retail on the ground</p>		<p>The site is potentially suitable for allocation for employment/mixed-use development.</p> <p>Mixed-use development of the site would be in accordance with Policy WEY2, potentially with employment uses on lower floors with residential above. Due consideration would need to be given to the identified constraints, including the high risk of flooding, the potential loss of parking spaces, and the need for sensitive design reflecting the site's position within the Conservation Area and in a prominent harbourside location.</p> <p>The site falls within the SSSI Impact Risk Zone. Consultation with Natural England may be required depending on the proposed land use and capacity.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>floor and residential above may be more appropriate in this location.</p> <p>The site is in a prominent harbourside location and is within the Town Centre Conservation Area. It is also in close proximity to a number of Grade II listed buildings. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity. The site is in an area of archaeological importance.</p> <p>Development of the site is likely to lead to the loss of car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p>		
LA/WEYM/041	Council Offices, North Quay	0.60	Y	72		<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is identified in the West Dorset, Weymouth and Portland Local Plan (Policy WEY7) as a suitable location for mixed-use development. This policy is being carried forward into the emerging Local Plan (also Policy WEY9).</p> <p>The site is in a prominent harbourside location and is within the Town Centre Conservation Area. It is also in close proximity to a number of Grade II listed buildings. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity. The site is in an area of archaeological importance.</p> <p>Although the site is level, it backs onto a steep slope, and the historic retaining wall south of the site is likely to require significant stabilisation works, which may increase development costs.</p> <p>The site falls within the SSSI Impact Risk Zone although the proposed capacity does not trigger the need to consult Natural England. New residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>Part of the site falls within Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before these parts could be developed.</p>		<p>The site is potentially suitable for allocation for employment/mixed-use development.</p> <p>Mixed-use development in accordance with adopted Policy WEY7 (and emerging Policy WEY9) is likely to be supported, subject to appropriate consideration of the identified constraints, including the high risk of flooding, the potential impact of development on nearby listed buildings, and the need for sensitive design reflecting the site's position within the Conservation Area.</p> <p>The site falls within the SSSI Impact Risk Zone. Its development may need to be consulted with Natural England depending on the proposed land use and capacity.</p>
LA/WEYM/042	Former Oyster Farm, Ferrymans Way	0.50	Y	30		<p>The site is potentially suitable for allocation for residential development subject to confirmation of availability</p> <p>The site is an employment site (café and marine contractor) located within the built-up area and settlement boundary of Weymouth. It is not safeguarded as an important employment site. Its existing access could be potentially upgraded to</p>		<p>The site is potentially suitable for allocation for mixed-use development subject to confirmation of availability.</p> <p>The site's redevelopment for alternative employment uses would be supported under Policy ECON3 of the adopted Local Plan, although it would not require allocation to remain in employment use.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>support new development. Its redevelopment for alternative uses may be supported under Policy ECON3 of the adopted Local Plan, although the site may be potentially contaminated due to its existing use and remediation may be required.</p> <p>The site is adjacent to the Fleet SPA/SAC/Ramsar/SSSI. It falls within the SSSI Impact Risk Zone. All planning applications (except householder) would need to be consulted with Natural England to ascertain whether its development would adversely affect the integrity of the habitat sites, and as it falls within the catchment of the SAC nutrient neutrality may be required. New residential/tourist accommodation in this area will also require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>The site is also adjacent to the Dorset and East Devon Coast World Heritage Site and Heritage Coast. Development would need to respect its landscape setting and the setting of the World Heritage Site. The site is in an area of archaeological importance.</p> <p>As the site has not been promoted by the landowner/developer, it is not clear whether the site may be available for residential development. Further confirmation of availability would be required if the site is to be allocated in the Neighbourhood Plan.</p>		<p>All planning applications would need to be consulted with Natural England to ascertain whether the proposed development would adversely affect the integrity of the habitat sites, and any mixed-use schemes which include residential/tourist accommodation in this area will also require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>The site is also adjacent to the Dorset and East Devon Coast World Heritage Site and Heritage Coast. Development would need to respect its landscape setting and the setting of the World Heritage Site.</p> <p>As the site has not been promoted by the landowner/developer, it is not clear whether the site may be available for employment or mixed use redevelopment. Further confirmation of availability would be required if the site is to be allocated in the Neighbourhood Plan.</p>
LA/WEYM/043	The Ferrybridge Inn	0.40	Y	29 (from outline permission)		<p>The site is potentially suitable for allocation for residential development</p> <p>The site is adjacent to the Fleet SPA/SAC/Ramsar/SSSI. It falls within the SSSI Impact Risk Zone. All planning applications (except householder) would need to be consulted with Natural England to ascertain whether its development will adversely affect the integrity of the habitat sites. New residential/tourist accommodation in this area will also require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>The site is also adjacent to the Dorset and East Devon Coast World Heritage Site and Heritage Coast. Development would need to respect its landscape setting and the setting of the World Heritage Site. The site is in an area of archaeological importance.</p> <p>As the site has already been granted planning permission for residential and a restaurant/cafe, it is not necessary to allocate it in the neighbourhood plan, although doing so could shape future development if the extant permission is not</p>		<p>The site is potentially suitable for allocation for employment / mixed-use development subject to confirmation of availability.</p> <p>The site is adjacent to the Fleet SPA/SAC/Ramsar/SSSI. It falls within the SSSI Impact Risk Zone. All planning applications (except householder) would need to be consulted with Natural England to ascertain whether its development will adversely affect the integrity of the habitat sites.</p> <p>The site is also adjacent to the Dorset and East Devon Coast World Heritage Site and Heritage Coast. Development would need to respect its landscape setting and the setting of the World Heritage Site. The site is in an area of archaeological importance.</p> <p>As the site already has planning permission, it is not necessary to allocate it in the neighbourhood plan, although doing so could shape future development if the extant permission is not implemented. Further confirmation of the site's availability for mixed use and employment development would be required if it is to be allocated in the Neighbourhood Plan.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						implemented. Demolition has already taken place, and it appeared on the site visit that the permission was being implemented.		
LA/WEYM/044	Newberry Gardens Car park	0.24	Y	18		<p>The site is potentially suitable for allocation for residential development subject to confirmation of availability</p> <p>The site is a brownfield located within the built-up area and settlement boundary of Weymouth. The existing access could be potentially upgraded to support the proposed development.</p> <p>The site is located within the Town Centre Conservation Area and is surrounded by a number of Grade II listed buildings. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity. The site is in an area of archaeological importance.</p> <p>Development of the site is likely to lead to the loss of parking, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p> <p>In line with Policy WEY4 which supports the retention of a mix of uses at the Custom House Quay and Brewery Waterfront area to enhance the active waterfront and the public realm, the site may be more suitable for mixed use development.</p> <p>As the site has not been promoted by the landowner/developer, it is not clear whether the site may be available for residential development. Further confirmation of availability would be required if the site is to be allocated in the Neighbourhood Plan.</p>		<p>The site is potentially suitable for allocation for employment/mixed development subject to confirmation of availability</p> <p>The site is a brownfield located within the built-up area and settlement boundary of Weymouth. Policy WEY4 supports the retention of a mix of small-scale restaurants, bars and retail uses in this area to enhance the active waterfront area and the public realm of this area. Therefore mixed use development may be suitable at location, subject to mitigation of heritage and archaeological constraints identified.</p> <p>Development of the site is likely to lead to the loss of parking, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p> <p>As the site has not been promoted by the landowner/developer, it is not clear whether the site may be available for mixed use / employment development. Further confirmation of availability would be required if the site is to be allocated in the Neighbourhood Plan.</p>
LA/WEYM/045	Newton's Road Car park	0.22	Y	18		<p>The site is potentially suitable for allocation for residential development</p> <p>The site is a brownfield located within the built-up area and settlement boundary of Weymouth. The existing access could be potentially upgraded to support the proposed development.</p> <p>The site is located within the Town Centre Conservation Area and is surrounded by a number of Grade II listed buildings. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity. The site is in an area of archaeological importance.</p> <p>Development of the site is likely to lead to the loss of car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p> <p>In line with Policy WEY4 which supports the retention of a mix of uses at the Custom House Quay and Brewery Waterfront area to enhance the active waterfront and the public realm, the site may be more suitable for mixed use development.</p>		<p>The site is potentially suitable for allocation for employment/mixed development subject to confirmation of availability</p> <p>The site is a brownfield located within the built-up area and settlement boundary of Weymouth. The site falls within the Custom House Quay and Brewery Waterfront area. Policy WEY4 supports the retention of a mix of small-scale restaurants, bars and retail uses in this area to enhance the active waterfront area and the public realm. Development of the site would need to be considered in relation to the heritage and archaeological constraints identified.</p> <p>Development of the site is likely to lead to the loss of car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p> <p>As the site has not been promoted by the landowner/developer for mixed use/ employment development, it is not clear whether the site may be available. Further confirmation of</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						However, as the site has already been granted planning permission for 18 residential units and construction has commenced, it is not necessary to allocate it in the neighbourhood plan, although doing so could demonstrate support for development in this location.		availability would be required if the site is to be allocated in the Neighbourhood Plan for mixed use / employment development.
LA/WEYM/046	Land at Elm Close	0.35	Y	1-2		<p>The site is potentially suitable for allocation for residential development.</p> <p>Approximately 20% of the site is in Flood Zone 2 and development should avoid this part of the site. Mitigation would be required for the high risk of surface water flooding.</p> <p>There are TPOs along the southern edge of the site, and any development would need to ensure that no harm is done to the protected trees on the boundary.</p> <p>The site is currently bisected by a footpath. The area north of this footpath is low-lying and unlikely to be developable due to its size, shape and risk of flooding. The southern part of the site could accommodate a limited amount of development.</p>		<p>The site is potentially suitable for allocation for employment/mixed-use development.</p> <p>Subject to appropriate mitigation of flood risk and to design which avoids harm to the TPOs on the southern boundary of the site, there is potential for limited local retail or office development serving the surrounding residential area. This could be delivered alongside residential development, or as a standalone employment scheme.</p>
LA/WEYM/047	Tides Centre	0.1	Y	3		<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is identified in the West Dorset, Weymouth and Portland Local Plan (Policy WEY7) as a suitable location for mixed-use development. This policy is being carried forward into the emerging Local Plan (also Policy WEY9).</p> <p>A small part of the site is in Flood Zone 2, and therefore the sequential test and a site-level exception test would need to be applied before this part could be developed.</p> <p>New residential/tourist accommodation in this area requires a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>The site is currently used as a Children’s Centre. Development of the site may lead to the loss of a community facility of social value.</p>		<p>The site is potentially suitable for allocation for mixed-use/employment development</p> <p>The site is identified in the West Dorset, Weymouth and Portland Local Plan (Policy WEY7) as a suitable location for mixed-use development. This policy is being carried forward into the emerging Local Plan (also Policy WEY9).</p> <p>Development of the site would need to be considered in relation to the flood risk constraints and the loss of social infrastructure.</p>
LA/WEYM/048	Pavilion & Ferry Terminal	4.2	Y	30		<p>The site is potentially suitable for allocation for residential development as part of a mixed-use scheme.</p> <p>The site is identified in the adopted Local Plan (WEY6) as part of an area for redevelopment to include leisure/tourism, complementary town centre uses and housing. This policy is also being taken forward in the emerging Local Plan (WEY6). However, there is an outline application for mixed-use development of the site which does not include housing.</p>		<p>The site is potentially suitable for allocation for employment development.</p> <p>The site is identified in the adopted Local Plan (WEY6) as part of an area for redevelopment to include leisure/tourism, complementary town centre uses and housing. This policy is also being taken forward in the emerging Local Plan (WEY6). However, there is an outline application for mixed-use</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>The site is partly within the Weymouth Town Centre Conservation Area and is in close proximity to a number of Grade II* and Grade II listed buildings. Development of the site should be sensitively designed to protect the character and setting of the existing townscape and landscape.</p> <p>The site is located within SSSI Impact Risk Zone but the proposed use does not trigger the need to consult Natural England. New residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>Parts of the site are within Flood Zone 2 and 3. The sequential test and a site-level exception test would need to be applied before these parts of the site could be developed</p> <p>A small part of the site is also subject to high risk of surface water flooding which would need to be appropriately mitigated.</p> <p>Development of the site is likely to lead to the loss of car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p>		<p>development of the site and it would not be necessary to allocate the site for these uses if the application is approved.</p> <p>Development of the site should contain appropriate mitigation for identified constraints in relation to heritage, impacts to environmental designations, flood risk and the loss of parking space.</p>
LA/WEYM/049	Land rear of Marsh Road	0.2	Y	6		<p>The site is potentially suitable for allocation for residential development</p> <p>The site is located within the built-up area and development boundary of Weymouth. It is previously developed and currently used as a garage. The site may be potentially contaminated due to its existing use.</p> <p>The site is served by an existing access which is approximately 5m wide. It is not known whether this access could be potentially upgraded to support residential development given its narrow width and the lack of adequate visibility splays. Part of the existing terraced housing facing Marsh Road is included within the site boundary. It is not known whether the terraces might be proposed for demolition to facilitate access to the development. Further consultation with the relevant Highways Authority would be required.</p> <p>New residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>A small part of the site at the access point is in Flood Zone 2 . The sequential test and a site-level exception test would need to be applied before these parts of the site could be developed.</p>		<p>The site is potentially suitable for allocation for employment or mixed use development</p> <p>The site is located within the built-up area and development boundary of Weymouth. It is previously developed and currently used as a garage. It is potentially suitable for allocation for employment or mixed use development subject to appropriate mitigation of the identified access and flood risk constraints. Policy ECON3 of the adopted Local Plan supports the redevelopment of existing employment sites to an alternative employment use or non-employment use that is in accordance with other planning policies will be permitted where it will not prejudice the efficient and effective use of the remainder of the employment area.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						In addition, the site is largely subject to high risk of surface water flooding which would need to be appropriately mitigated.		
LA/WEYM/050	Land South of Wessex Roundabout	0.98	N	50		<p>The site is potentially suitable for allocation for residential development subject to mitigation of identified constraints, policy changes (including the extension of the settlement boundary and removal of the site from safeguarded employment uses) and joint consideration with Chickerell Town Council</p> <p>The site is adjacent though outside of the adopted development boundary. It is adjacent to the built-up area and connected to the existing employment land nearby. An access could be potentially facilitated through Radipole Lane and Chickerell Link Road with considerations of the site's proximity to the Wessex Roundabout.</p> <p>The site is in close proximity to the Radipole Lake SSSI and falls within the SSSI Impact Risk Zone. All planning applications (except householder) would need to be consulted with Natural England. New residential or tourist accommodation in this area would also require a Habitats Regulation Assessment to understand the potential impacts of recreational disturbance on Chesil & the Fleet SAC and Chesil Beach & the Fleet SPA.</p> <p>The site falls within the Chickerell Wildlife Corridor. Development of the site would need to ensure that the function of Corridor will not be adversely impacted in accordance with Policy CNP4 of the made Chickerell Neighbourhood Plan.</p> <p>The western part of the site is protected for employment use. A policy change would be required should the site is to be allocated for residential use.</p> <p>The site is subject to low to medium risk of surface water flooding. Appropriate mitigation, such as the introduction of SuDs, would be required.</p> <p>Part of the site is located in the adjacent Neighbourhood Area of Chickerell. If the site is to be fully allocated in this Neighbourhood Plan, it would need to be considered jointly with Chickerell Town Council.</p>		<p>The site is potentially suitable for allocation for employment development subject to mitigation of identified constraints and joint consideration with Chickerell Town Council</p> <p>The site is adjacent though outside of the adopted development boundary. It is adjacent to the built-up area and connected to the existing employment land nearby. An access could be potentially facilitated through Radipole Lane and Chickerwell Link Road with considerations of the site's proximity to the Wessex Roundabout.</p> <p>The western part of the site is protected as a key employment site in the adopted Local Plan (Policy ECON2) and would not need to be allocated in the Neighbourhood Plan. The remaining area could be potentially suitable for allocation for employment development subject to mitigation of environmental and surface water flooding constraints identified.</p> <p>Part of the site is located in the adjacent Neighbourhood Area of Chickerell. If the site is to be fully allocated in this Neighbourhood Plan, it would need to be considered jointly with Chickerell Town Council.</p>
LA/WEYM/051	Land at Chickerell Road	0.09	Y	3		<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is located within the built-up area and development boundary. It is adjacent to an existing bus stop and is well related to residential dwellings and other facilities nearby. An access could be potentially facilitated from Chickerell Road</p>		<p>The site is potentially suitable for allocation for mixed use development.</p> <p>The site is located within the development boundary and an access could be potentially facilitated from Chickerell Road. Mixed use development may be appropriate at this location</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>although this would require careful design with regards to the highways safety and the location of the existing bus stop.</p> <p>The site is currently used an open space. The loss of open space would need to be considered in relation to Policy COM5 of the adopted Local Plan and Policy COM4 of the emerging Local Plan which generally resists the change of use of open spaces unless the proposal meets the stated criteria in relation to the improvement and replacement of the recreational and amenity value of the site and/or demonstration that it is surplus to existing requirements.</p> <p>The site contains some semi-mature trees to the western boundary. This may need to be retained or reprovided subject to further arboricultural assessments.</p> <p>The site is subject to low to medium risk of surface water flooding. Development of the site would require appropriate mitigation through design (such as the use of SuDs).</p>		subject to mitigation of constraints in relation to the loss of open space, access, trees and risk of surface water flooding.
LA/WEYM/052	Land at Westhaven	0.05	Y	2		<p>The site is potentially suitable for allocation for residential development.</p> <p>The site is located within the development boundary and an access could be potentially facilitated from Westhaven.</p> <p>The site is currently used as a public open space. Policy COM5 of the adopted Local Plan and Policy COM4 of the emerging Local Plan resists the change of use of open spaces unless the proposal meets the stated criteria in relation to the improvement and replacement of the recreational and amenity value of the site and/or demonstration that it is surplus to existing requirements. Development of the site would need to demonstrate that one of these criteria could be met.</p> <p>The site consists of semi-mature trees. Further arboricultural assessments would be required to understand their significance and whether these trees might need to be protected.</p> <p>The site is narrow, with a width of approximately 13m. While development of the site could be potentially possible, careful design would be required to ensure that it is in keeping with the surrounding character and would not compromise the amenity of existing and/or new residents.</p>		<p>The site is potentially suitable for allocation for mixed use development.</p> <p>The site is located within the development boundary and an access could be potentially facilitated from Westhaven. It is well related to nearby shops and services in the local centre. Mixed use development may be appropriate at this location subject to mitigation of constraints in relation to the loss of open space, trees and site size.</p>
LA/WEYM/053	Land West of Mount Pleasant Avenue South	0.09	Y	N/A		<p>The site is unsuitable for allocation for residential development</p> <p>The site consists of semi-mature and mature trees, in which some are protected under the Tree Preservation Order which would need to be retained.</p>		<p>The site is unsuitable for allocation for employment/mixed-use development</p> <p>The site consists of semi-mature and mature trees, in which some are protected under the Tree Preservation Order which would need to be retained.</p>

Site Ref ²⁷	Address/site name	Gross site area (Ha)	Within existing DB?	Residential capacity (indicative number of homes)	Residential RAG rating	Justification	Employment RAG rating	Justification
						<p>The site is also described as having archaeological importance.</p> <p>The entire site falls within the Gas Pipeline Safeguarding Corridor, where built development within the safeguarding zone is generally resisted subject to advice from the National Grid and the Health and Safety Executive. Dorset Council has confirmed that the site is considered unsuitable for development on this basis.</p>		<p>The site is also described as having archaeological importance.</p> <p>The entire site falls within the Gas Pipeline Safeguarding Corridor, where built development within the safeguarding zone is generally resisted subject to advice from the National Grid and the Health and Safety Executive. Dorset Council has confirmed that the site is considered unsuitable for development on this basis.</p>
LA/WEYM/054	Land at Tumbledown Farm	0.35	N	N/A		<p>The site is unsuitable for allocation for residential development.</p> <p>The site falls within the Gas Pipeline Safeguarding Corridor, where built development within the safeguarding zone is generally resisted subject to advice from the National Grid and the Health and Safety Executive. Dorset Council has confirmed that the site is considered unsuitable for development on this basis.</p> <p>The site is largely identified as a Priority Habitat (Deciduous Woodland). Development of the site would lead to unavoidable loss of priority habitats contrary to Paragraph 179 and 180 of the NPPF.</p> <p>The site is also within the Impact Risk Zone of the Radipole Lake SSSI. Any proposals on the site for new residential development would need to be consulted with Natural England. A Habitats Regulations Assessment would also be required to understand the potential impacts on recreational disturbance on the Chesil & the Fleet SAC and the Chesil Beach and The Fleet SPA.</p> <p>The site is narrow, with the width ranging from 11 to 25 metres (without considering the roots of nearby mature trees). Residential development on the site is likely to impact the residential amenity of nearby properties.</p> <p>The site is adjacent to but outside the adopted and proposed development boundary. It is in close proximity to key services and facilities.</p>		<p>The site is unsuitable for allocation for employment development.</p> <p>Although employment development adjacent to settlement boundaries may be supported under Policy ECON1, it is unlikely that such development could avoid a significant adverse impact on residential amenity and biodiversity.</p> <p>It also lies within the Gas Pipeline Safeguarding Corridor, within which built development is generally resisted. Dorset Council has confirmed that the site is considered unsuitable for development on this basis.</p>

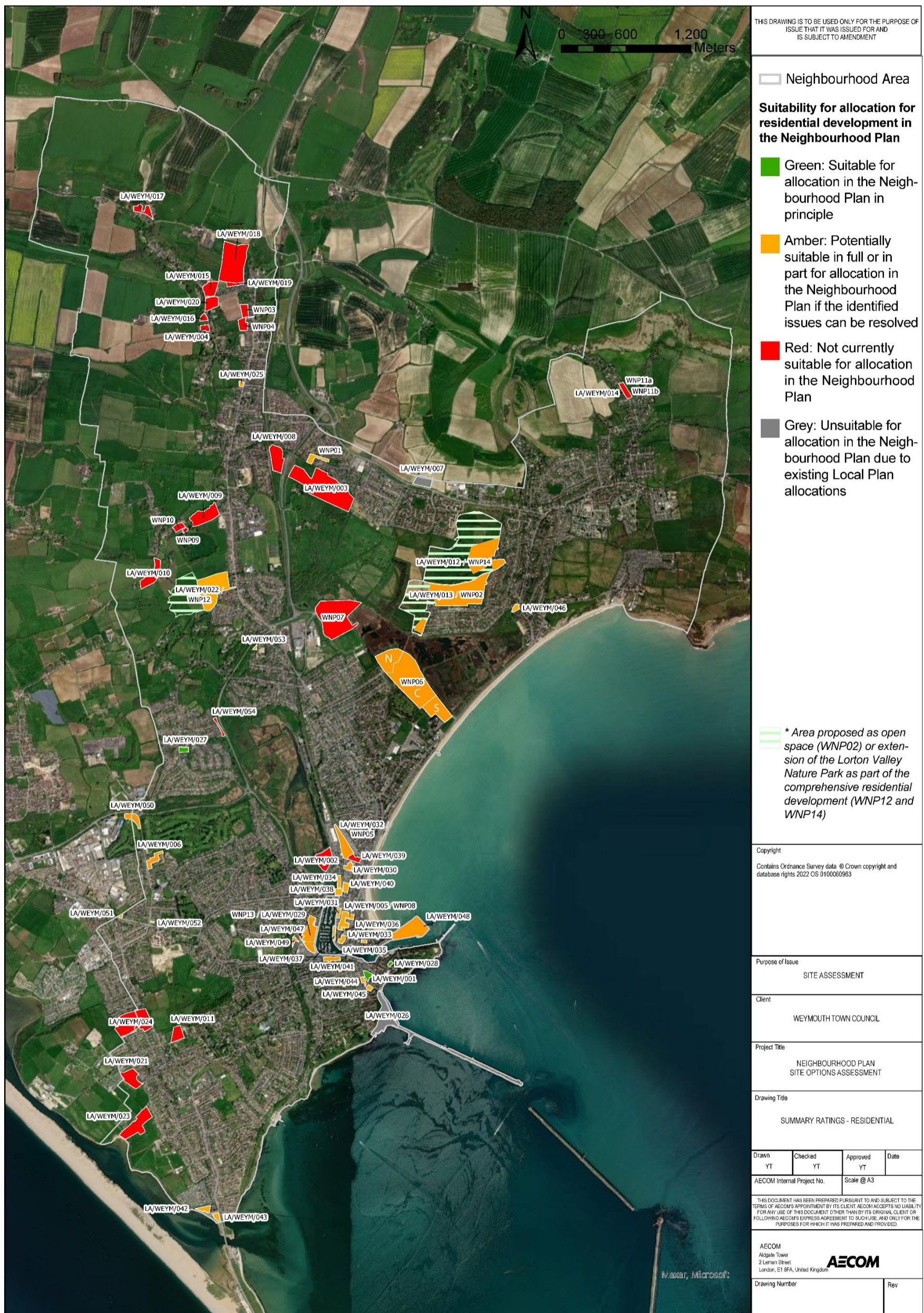


Figure 5.1 Site suitability map – residential (source: AECOM/Dorset Council)

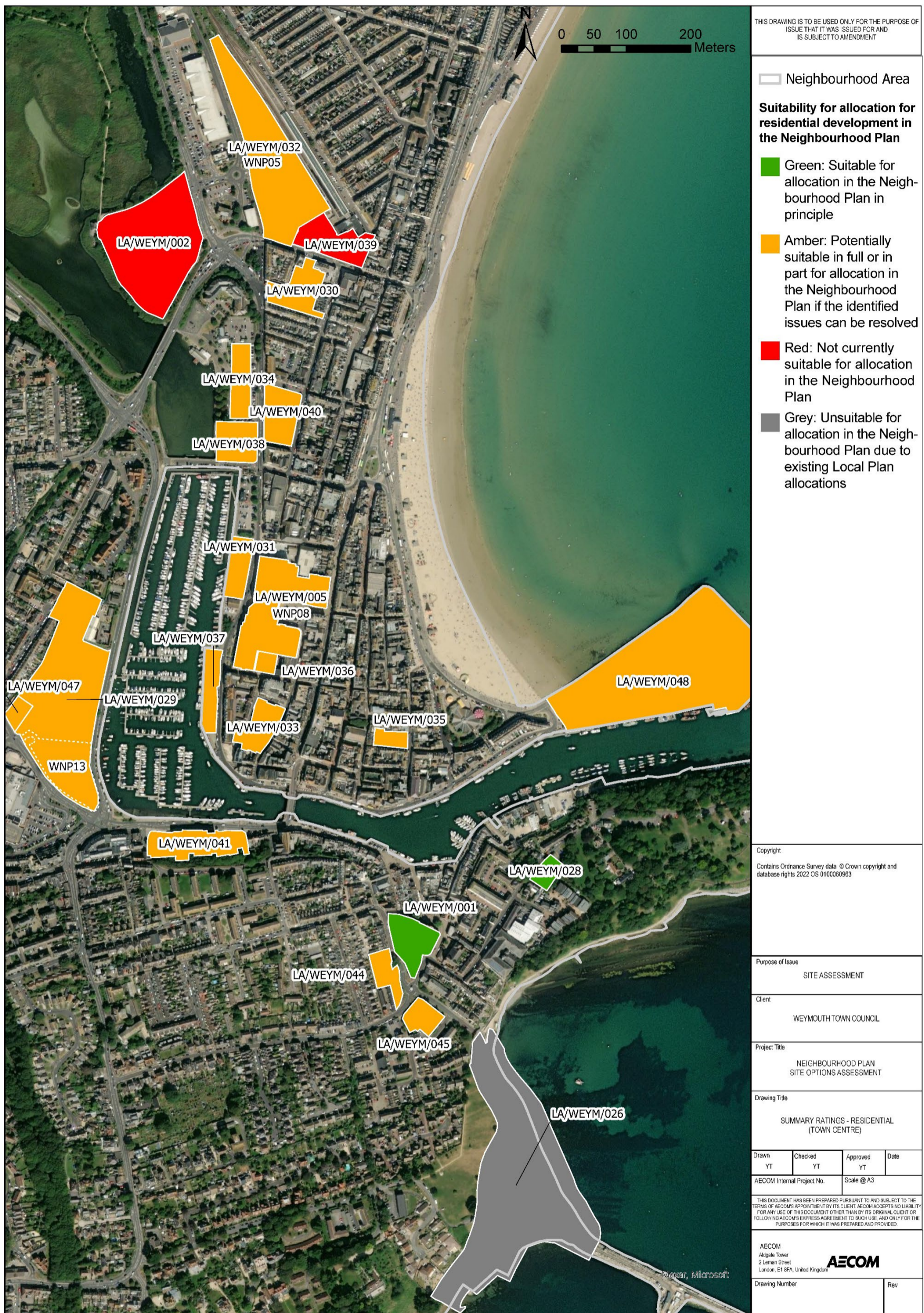


Figure 5.2 Weymouth Town Centre site suitability map – residential (source: AECOM/Dorset Council)

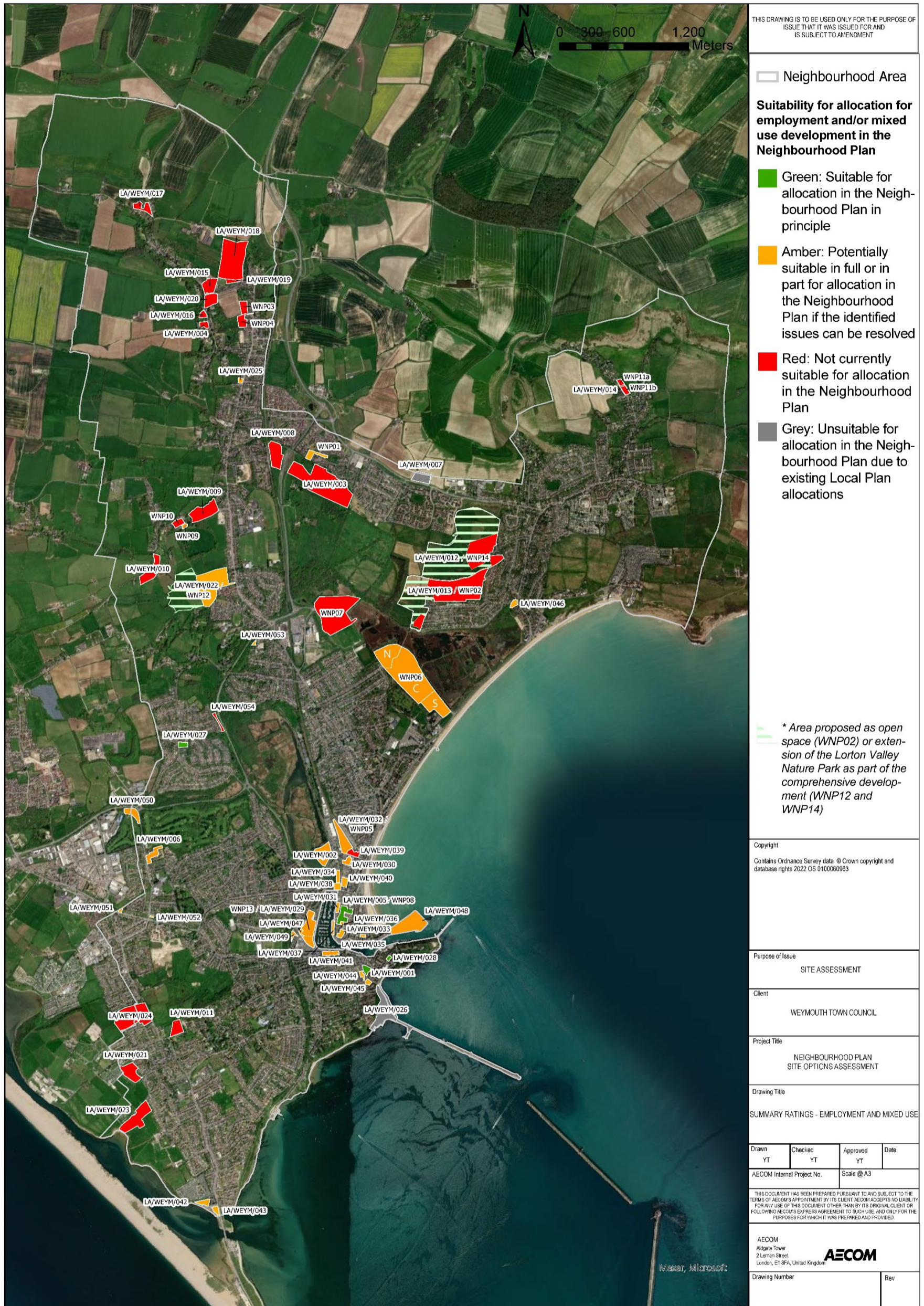


Figure 5.3 Site suitability map - employment/mixed-use (source: AECOM/Dorset Council)

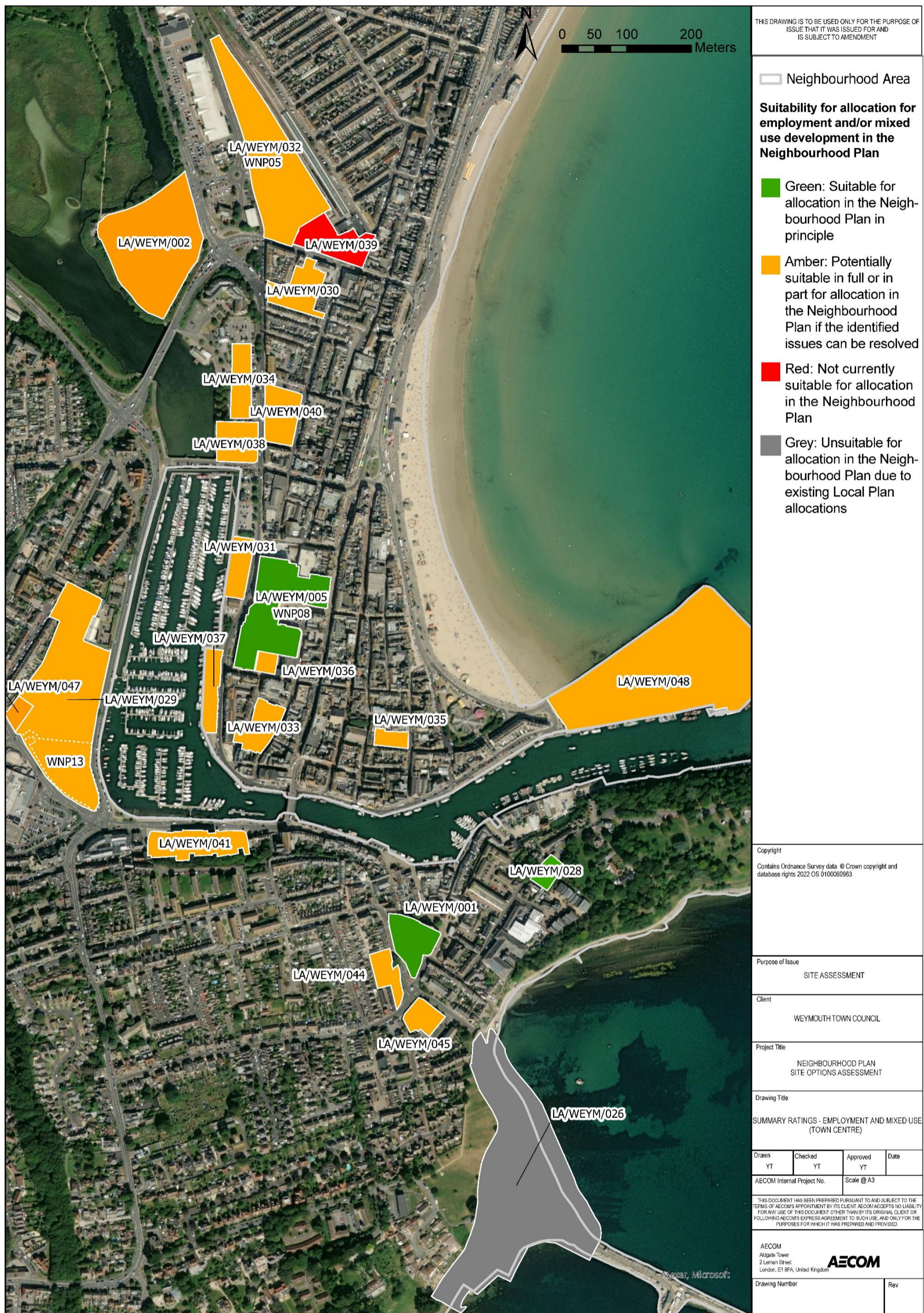


Figure 5.4 Weymouth Town Centre site suitability map – employment / mixed use (source: AECOM/Dorset Council)

6. Conclusions

Site Assessment Conclusions – residential

6.1 Of the 61 sites assessed, three sites are considered suitable for allocation for residential development in the Neighbourhood Plan. These sites are:

- LA/WEYM/001 - Brewers Quay
- LA/WEYM/027 - Land adjoining Southill Shopping Centre
- LA/WEYM/028 - Land at the Nothe

6.2 A further 31 sites are considered potentially suitable for residential allocation subject to identified constraints being addressed. These sites are:

- WNP01 - Beverley Road, Littlemoor
- WNP06 - Lodmoor Old Tip
- LA/WEYM/005 - New Bond Street Shopping Centre
- LA/WEYM/006 - Westhaven Hospital
- LA/WEYM/012 – Wyke Oliver Farm North (WNP14)
- LA/WEYM/013 - Wyke Oliver Farm South (WNP02 Budmouth Avenue, Preston)
- LA/WEYM/022 - Redlands Farm (WNP12)
- LA/WEYM/025 - Dorset Vehicle Rentals, Dorchester Road
- LA/WEYM/029 - Westwey Road (South) (includes WNP13 Westwey House)
- LA/WEYM/030 - Bus Depot, King Street
- LA/WEYM/031 - Harbourside Car Park, Commercial Road
- LA/WEYM/032 - Jubilee Sidings (WNP05 Jubilee Sidings Extension)
- LA/WEYM/033 - Lakeside Superbowl, St Nicholas Street
- LA/WEYM/034 - Land at Commercial Road (car park)
- LA/WEYM/035 - Land at Governors Lane (car park)
- LA/WEYM/036 - Post Office Sorting Office
- LA/WEYM/037 - The Loop Car Park, Commercial Road
- LA/WEYM/038 - Weymouth Bowling Club, Commercial Road
- LA/WEYM/040 - Land at Park Street (Car Park)
- LA/WEYM/041 - Council Offices, North Quay
- LA/WEYM/042 - Former Oyster Farm, Ferrymans Way
- LA/WEYM/043 - The Ferrybridge Inn

- LA/WEYM/044 - Newberry Gardens Car park
- LA/WEYM/045 - Newton's Road Car park
- LA/WEYM/046 - Land at Elm Close
- LA/WEYM/047 - Tides Centre
- LA/WEYM/048 - Pavilion & Ferry Terminal
- LA/WEYM/049 - Land rear of Marsh Road
- LA/WEYM/050 - Land South of Wessex Roundabout
- LA/WEYM/051 - Land at Chickerell Road
- LA/WEYM/052 - Land at Westhaven

6.3 The remaining 27 sites are considered unsuitable for residential allocation. This includes two sites (LA/WEYM/007 and LA/WEYM/026) which, although they may be suitable for development, are already allocated in the adopted West Dorset, Weymouth and Portland Local Plan and which would therefore be inappropriate for allocation in the Neighbourhood Plan.

Site Assessment Conclusions – employment/mixed-use

6.4 The assessment of suitability for employment/mixed-use allocation has identified that four sites are suitable for allocation in the Neighbourhood Plan. These sites are:

- LA/WEYM/001 - Brewers Quay
- LA/WEYM/005 - New Bond Street Shopping Centre
- LA/WEYM/027 - Land adjoining Southill Shopping Centre
- LA/WEYM/028 - Land at the Nothe

6.5 A further 30 sites are considered potentially suitable for employment/mixed-use allocation subject to identified constraints being addressed. These sites are:

- WNP01 - Beverley Road, Littlemoor
- WNP06 - Lodmoor Old Tip
- WNP09 - Nottingham Lane – Garden Area of Weir View Cottage (employment only)
- LA/WEYM/002 - Swannery Car Park
- LA/WEYM/006 - Westhaven Hospital
- LA/WEYM/022 - Redlands Farm ((WNP12)
- LA/WEYM/025 - Dorset Vehicle Rentals, Dorchester Road
- LA/WEYM/029 - Westwey Road (South) (includes WNP13 Westwey House)
- LA/WEYM/030 - Bus Depot, King Street
- LA/WEYM/031 - Harbourside Car Park, Commercial Road
- LA/WEYM/032 - Jubilee Sidings (WNP05 Jubilee Sidings Extension)
- LA/WEYM/033 - Lakeside Superbowl, St Nicholas Street

- LA/WEYM/034 - Land at Commercial Road (car park)
- LA/WEYM/035 - Land at Governors Lane (car park)
- LA/WEYM/036 - Post Office Sorting Office
- LA/WEYM/037 - The Loop Car Park, Commercial Road
- LA/WEYM/038 - Weymouth Bowling Club, Commercial Road
- LA/WEYM/040 - Land at Park Street (Car Park)
- LA/WEYM/041 - Council Offices, North Quay
- LA/WEYM/042 - Former Oyster Farm, Ferrymans Way
- LA/WEYM/043 - The Ferrybridge Inn
- LA/WEYM/044 - Newberry Gardens Car park
- LA/WEYM/045 - Newton's Road Car park
- LA/WEYM/046 - Land at Elm Close
- LA/WEYM/047 - Tides Centre
- LA/WEYM/048 - Pavilion & Ferry Terminal
- LA/WEYM/049 - Land rear of Marsh Road
- LA/WEYM/050 - Land South of Wessex Roundabout
- LA/WEYM/051 - Land at Chickerell Road
- LA/WEYM/052 - Land at Westhaven

6.6 The remaining 27 sites are considered unsuitable for employment/mixed-use allocation. This includes two sites (LA/WEYM/007 and LA/WEYM/026) which, although they may be suitable for development, are already allocated in the adopted West Dorset, Weymouth and Portland Local Plan and which would therefore be inappropriate for allocation in the Neighbourhood Plan.

Site Assessment Conclusions – other uses

6.7 In addition to the residential and employment assessments, WTC are interested in the potential for site WNP07 (Mount Pleasant Old Tip) to act as a transport hub for the town, including a relocated bus depot and electric vehicle hire, as well as providing a site for temporary tourism accommodation (e.g. camping and motorhome parking). The site is currently used as a car park which is connected to the town's park and ride scheme and there is only one permanent structure on site. It is not known to be available for development although Dorset Council are understood to be exploring funding opportunities to turn the site into an integrated transport hub. It is not considered suitable for either residential or employment development due to landscape and visual amenity impact of introducing additional buildings onto the site, but these alternative uses could be accommodated on the site without significant change to its existing form. Discussion would be required with Dorset Council (the landowner) and transport providers to understand the site's potential, and it could be included in the Neighbourhood Plan as a community project or aspiration.

Next Steps

6.8 Should Weymouth Town Council decide to allocate a site or sites, the next steps will be for the Town Council to select the sites for allocation in the Neighbourhood Plan, based on:

- the findings of this site assessment;
- an assessment of viability;
- community consultation and consultation with landowners;
- confirmation of site availability for the proposed use;
- discussions with Dorset Council;
- any other relevant evidence that becomes available; and
- other considerations such as the appropriate density of the proposed sites to reflect local character.

Other Considerations

Viability

6.9 As part of the site selection process, it is recommended that the Town Council discusses site viability with Dorset Council and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

6.10 34 of the 61 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed use development. 27 of these sites have the potential to accommodate 10 or more dwellings and if the sites were proposed as market housing, they would be required to include a proportion of affordable housing²⁸. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes²⁹), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.



6.11 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

²⁸ see NPPF para 63-65

²⁹ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Appendix A Site assessment proformas

WNP01

1. Site Details	
Site Reference / Name	WNP01
Site Address / Location	Beverley Road, Littlemoor
Gross Site Area (Hectares)	0.69
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Undesignated open space
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	17 homes
Site identification method / source	Weymouth Town Council Call for Sites 2021
Planning history	No planning application on the site, but adjacent site was granted outline permission in December 2021 for the erection of 17 no. dwellings with associated access (Ref: WP/19/00993/OUT)
Neighbouring uses	Residential to the north, east and west with greenfield to the south
	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes, The site falls within a SSSI Impact Risk Zone. As it is within the settlement boundary, consultation with Natural England would be required for residential development of 50 or more units.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No impact on identified non-statutory environmental designations

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes / No

No

2. Assessment of Suitability

<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk - the site is wholly within Flood Zone 1.</i></p>
<p>Site is at risk of surface water flooding? See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p><i>Low Risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. The site is identified by Dorset Council as part of the existing and high potential ecological networks. Further ecological assessments would be required to understand the functioning the network and identify appropriate measures to avoid, mitigate and/or compensate, and where possible, to enhance or create habitats through the appropriate Green Infrastructure provision.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping or uneven</i></p>

2. Assessment of Suitability

<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No existing access - potential to create access</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>Unknown – none visible on site visit.</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	400-800	>1200	>1200	1600-3900	>800	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity. Although the land immediately south of the site is classified in the Landscape and Heritage Study as having moderate sensitivity, the site itself is contained by mature vegetation at the to the south, limiting its exposure to the wider landscape.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity. The site slopes upwards to the south, and it provides a clear break in the built up area when viewed from adjacent residential streets and properties. Although there is limited intervisibility with the surrounding landscape, development of the site would result in the loss of part of an undesignated open space serving the existing dwellings. The site boundary is restricted to the upper slopes of this open space, and so any development would be visually intrusive.

2. Assessment of Suitability

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> / <i>Some impact, and/or mitigation possible</i> / <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact on designated heritage assets.</p>
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<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> / <i>Some impact, and/or mitigation possible</i> / <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site</p>
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Planning Policy Constraints

<p>Is the site in the Green Belt? <i>Yes</i> / <i>No</i> / <i>Unknown</i></p>	<p>No</p>
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<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p>No</p>
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<p>Are there any other relevant planning policies relating to the site?</p>	
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<p>Is the site: <i>Greenfield</i> / <i>A mix of greenfield and previously developed land</i> / <i>Previously developed land</i></p>	<p>Greenfield</p>
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<p>Is the site within, adjacent to or outside the existing built up area? <i>Within</i> / <i>Adjacent to and connected to</i> / <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
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<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within</i> / <i>Adjacent to and connected to</i> / <i>Outside and not connected to</i></p>	<p>Within the existing settlement boundary</p>
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<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes</i> / <i>No</i> / <i>Unknown</i></p>	<p>No</p>
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2. Assessment of Suitability

<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	No
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3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	Unknown
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	17 homes
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p>Other key information</p>	N/A
<p>Are there any known viability issues? <i>Yes / No</i></p>	Unknown – topography may increase development costs

<p>Residential rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Amber</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation for residential development.</p> <p>There is currently no existing access to the site, but it may be possible to create one through the adjacent site to the east which has a recent outline permission for 17 homes.</p> <p>Development of the site would lead to the loss of undesignated green space, the majority of which falls within an area identified as a Higher Potential Ecological Network in the Local Plan. It may also result in the loss of mature trees within this green space. On the site visit it was observed that the green space is well-used by local residents and dog walkers to access the PRow network to the south.</p> <p>The ground rises quite steeply to the south of the site, and residential development may require earthworks, potentially increasing the costs of development.</p>

<p>Employment rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Amber</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation for a small amount of commercial development (e.g. local retail or office space) as part of a mixed-use scheme.</p> <p>The local road network is unlikely to be suitable to service an employment-only scheme, and therefore it is likely to be more appropriate for a primarily residential scheme with some retail to meet local needs.</p> <p>Development of the site would lead to the loss of undesignated green space, with potential impacts on a Higher Potential Ecological Network, as well as the possible loss of mature trees within this green space. The topography of the site may result in increased development costs.</p>

WNP03

1. Site Details	
Site Reference / Name	WNP03
Site Address / Location	Chesterfield Place, Upwey – north
Gross Site Area (Hectares)	0.83
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	17 homes (proposed)
Site identification method / source	Weymouth Town Council Call for Sites 2021
Planning history	Outline application for the demolition of existing outbuildings and the erection of 17no. Dwellings with associated access road, parking and landscaping (Ref: WP/19/00496/OUT) – Appeal Dismissed
Neighbouring uses	Residential to the east and south, greenfield to the west and north



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / *partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No. The site is within a SSSI Impact Risk Zone however the proposed uses do not trigger the requirement to consult Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / *partly or adjacent* / *Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No impact on identified non-statutory environmental designations

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes / No

No

2. Assessment of Suitability

<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk – the site is wholly within Flood Zone 1.</i></p>
<p>Site is at risk of surface water flooding? See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p><i>Low Risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. The site is identified by Dorset Council as part of the existing and high potential ecological networks. Further ecological assessments would be required to understand the functioning the network and identify appropriate measures to avoid, mitigate and/or compensate, and where possible, to enhance or create habitats through the appropriate Green Infrastructure provision.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Flat or relatively flat</i></p>

2. Assessment of Suitability

<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No – while the site boundary includes the existing gravelled access lane, and there is a gate into the site, the lane is narrow, with limited capacity for additional traffic. There is no potential for this lane to be widened due to the boundaries of adjacent properties.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No existing access – potential to create access</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No existing access – potential to create access</p>
<p>Are there any Public Rights of Way (ProW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No, however the site is adjacent to the Public Rights of Way (S1/82).</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>Unknown – none visible on site visit</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	<400	>1200	>1200	>3900	<400	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity. Although there is no landscape assessment for the site, it is contained by residential development on two sides, and by low hedgerows to the north and west. The site could potentially accommodate some change in conjunction with additional screening on its open sides.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

High sensitivity. The site has limited screening on the north and western edges, leading to a high degree of intervisibility with the AONB to the north, as well as the listed buildings on Elwell Street. Development of the site is also likely to have an adverse impact on visual amenity for the residents of the properties to the east.

2. Assessment of Suitability

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> / <i>Some impact, and/or mitigation possible</i> / <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and/or mitigation possible. The site is located within the Upwey Conservation Area and may make a positive contribution to the setting of designated heritage assets. Further heritage assessments would be required to understand its potential impacts and identify the appropriate mitigation required.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> / <i>Some impact, and/or mitigation possible</i> / <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact but mitigation possible. Dorset HER Records indicate the presence of multiple post-medieval monuments (Upwey, field system) within the site. Further heritage assessments would be required to understand the significance of these monuments and identify potential mitigation required.</p>

Planning Policy Constraints

<p>Is the site in the Green Belt? <i>Yes</i> / <i>No</i> / <i>Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield</i> / <i>A mix of greenfield and previously developed land</i> / <i>Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within</i> / <i>Adjacent to and connected to</i> / <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within</i> / <i>Adjacent to and connected to</i> / <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes</i> / <i>No</i> / <i>Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	No
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3. Assessment of Availability

<p>Is the site available for development?</p> <p>Yes / No / Unknown</p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p>Yes / No / Unknown</p>	Unknown
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p>Other key information</p>	N/A
<p>Are there any known viability issues?</p> <p>Yes / No</p>	No

<p>Residential rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Red</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The existing access along the unadopted road (included in site boundary) is unsuitable for servicing development of the site, and the proximity of adjacent properties at the junction with Dorchester Road limits the potential for this road to be widened and improved. It is unlikely to be suitable to service the cumulative development of WNP03 and WNP04 without adverse impacts on existing residents.</p> <p>In addition, development of the site has the potential to affect the post-medieval field system and the setting of the Upwey Conservation Area. There is a high degree of intervisibility with the surrounding landscape, and potential for development to have adverse impacts on visual amenity for neighbouring residents. The site currently sits in an Important Open Gap identified in the Local Plan, although this designation is not proposed to be carried forward in the emerging Local Plan.</p> <p>The site forms part of a Higher Potential Ecological Network, and ecological surveys may be required prior to development to assess the potential impact on habitats. It may be possible to preserve the network through retention/strengthening of the hedgerows on the northern and western boundary.</p>

<p>Employment rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Red</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation for employment development.</p> <p>The existing access is unsuitable for servicing employment uses, and it is unlikely that it could be appropriately upgraded to accommodate additional traffic, including commercial vehicles.</p> <p>Development of the site has the potential to have adverse impacts on the Conservation Area and on the existing ecological network which includes the site.</p>

WNP04

1. Site Details

Site Reference / Name	WNP04
Site Address / Location	Chesterfield Place, Upwey – south
Gross Site Area (Hectares)	0.97
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield with a number of old agricultural buildings
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	17 homes
Site identification method / source	Weymouth Town Council Call for Sites 2021
Planning history	<p>Outline application for the erection of 18 no. dwellings with associated access road, parking & landscaping (Ref: WP/18/00832/OUT) - Application Refused</p> <p>Outline application for the demolition of existing outbuildings and the erection of 17no. Dwellings with associated access road, parking and landscaping (Ref: WP/19/00496/OUT) - Appeal Dismissed</p>
Neighbouring uses	Residential to the east, leisure (play park) to the south, greenfield to the west and north



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No. The site is within a SSSI Impact Risk Zone however the proposed uses do not trigger the requirement to consult Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No impact on identified non-statutory environmental designations

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes / No

No

2. Assessment of Suitability

<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk - the site is wholly within Flood Zone 1.</i></p>
<p>Site is at risk of surface water flooding? See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p><i>Low Risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. The site is identified by Dorset Council as part of the existing and high potential ecological networks. Further ecological assessments would be required to understand the functioning the network and identify appropriate measures to avoid, mitigate and/or compensate, and where possible, to enhance or create habitats through the appropriate Green Infrastructure provision.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping or uneven</i></p>

2. Assessment of Suitability

<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No - while the site boundary includes the existing gravelled access lane, but this does not currently provide access to the developable area of the site. The lane is narrow, with limited capacity for additional traffic. There is no potential for this lane to be widened due to the boundaries of adjacent properties. Alternative access could be taken from the unadopted lane to the south, but this is narrow and unlikely to be suitable for servicing a site of this size, and it is not within the site boundary.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No existing access - potential to create access</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No existing access - potential to create access</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No, however the site is adjacent to the Public Rights of Way (S1/83).</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>Play park to the south of the site, if this is retained or enhanced within the development then it will not result in the loss of social, amenity and community value.</p>

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	<400	>1200	>1200	>3900	<400	400-800

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity. Although there is no landscape assessment for the site, it is contained by residential development to the east, and by hedgerows on the other three sides. Development is unlikely to have a significant impact on the wider landscape.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity. Although the site is somewhat enclosed by dwellings and hedgerows, there is a reasonable degree of intervisibility with the surrounding landscape, particularly looking north across the site from Miles Gardens. Development of the site would intrude on this view, but the site is low-lying in comparison to the higher land beyond, which would limit the visual impact of any development.

2. Assessment of Suitability

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact and/or mitigation possible. The site is located within the Upwey Conservation Area and may make a positive contribution to the setting of designated heritage assets. Further heritage assessments would be required to understand its potential impacts and identify the appropriate mitigation required.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact but mitigation possible. Dorset HER Records indicate the presence of multiple post-medieval monuments (Upwey, field system) within the site. Further heritage assessments would be required to understand the significance of these monuments and identify potential mitigation required.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

N/A

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

Within / Adjacent to and connected to / Outside and not connected to

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

Within / Adjacent to and connected to / Outside and not connected to

Adjacent to and connected to the existing settlement boundary

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

2. Assessment of Suitability

<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No
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3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development</p> <p>(0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p>Other key information</p>	N/A
<p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	Unknown

<p>Residential rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Red</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The existing access along the unadopted road (included in site boundary) is unsuitable for servicing development of the site, and there is no obvious potential for upgrade/widening of this gravelled lane due to the proximity of adjacent properties at the junction with Dorchester Road. It is unlikely to be suitable to service the cumulative development of WNP03 and WNP04 without adverse impacts on existing residents. The alternative access from the lane further south is also unsuitable due to its width, which is similarly constrained by neighbouring properties.</p> <p>In addition, development of the site has the potential to affect the post-medieval field system and the setting of the Upwey Conservation Area. The site currently sits in an Important Open Gap identified in the Local Plan, although this designation is not proposed to be carried forward in the emerging Local Plan.</p> <p>The site forms part of a Higher Potential Ecological Network, and development may have adverse effects on habitats, although it may be possible to preserve the network through retention/strengthening of the hedgerows on the northern and western boundary.</p> <p>There is likely to be an adverse impact on visual amenity as the result of development, as there are views across the site towards the rising landform of the Dorset AONB from Miles Gardens, immediately south of the site.</p>

<p>Employment rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Red</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for allocation for employment development.</p> <p>The existing access is unsuitable for servicing employment uses, and it is unlikely that it could be appropriately upgraded to accommodate additional traffic, including commercial vehicles. The other access point, from the lane further south, is similarly constrained by the neighbouring properties and widening would not be possible.</p> <p>Due to the intervisibility between the site and the AONB to the north, the site does have a moderate degree of visual sensitivity, and there is the potential for development to affect the integrity of the existing ecological network.</p>

WNP06

1. Site Details	
Site Reference / Name	WNP06
Site Address / Location	Lodmoor Old Tip
Gross Site Area (Hectares)	18.60
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Car park, waste facilities, greenfield/scrubland
Land use being considered	Residential, Leisure and Business incl Retail & Services
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown – promoted by WTC
Site identification method / source	Weymouth Town Council Call for Sites 2021
Planning history	N/A
Neighbouring uses	Residential to the west, greenfield surrounding the remainder of the site



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes. The site is adjacent to Lodmoor SSSI. It is within the Impact Risk Zone for the SSSI in which all applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures would trigger the requirement to consult Natural England on its likely risks.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Adjacent. The site is adjacent to Lodmoor Country Park. Further assessments would be required to understand the proposals' impact on the Country's Park recreational value.

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes / No

The Weymouth Household Recycling Centre and Lodmoor Composting site are both within the site boundary and are safeguarded waste sites in the 2019 Waste Plan. The majority of the site falls within the 250m waste consultation area associated with these facilities.

2. Assessment of Suitability

<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low risk. The majority of the site is within Flood Zone 1. However, Flood Zone 3 extends around the perimeter of the entire site and covers all of the existing access roads.</p>
<p>Site is at risk of surface water flooding? See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low risk. The site is largely free of surface water flooding, although there are some small areas of medium risk associated around the perimeter and along existing field drains.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Part of the site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>Yes.</i> A small part of the site contains reedbeds. The adjacent RSPB reserve to the east is largely made up of Priority Habitats (Coastal and Floodplain Grazing Marsh / Reedbeds). In addition, the entire site is identified by Dorset Council as part of the existing and high potential ecological networks. Further ecological assessments would be required to understand the functioning the network and identify appropriate measures to avoid, mitigate and/or compensate, and where possible, to enhance or create habitats through the appropriate Green Infrastructure provision.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Physical Constraints

<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	Yes
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	Yes
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	Yes
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	Yes, the site is crossed by the Public Rights of Way (S1/34).
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	Unknown
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	No
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	Possible contamination according to group
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Yes. The site contains a household recycling centre.
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	Potentially yes as this site is currently used as a recycling centre

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	>800	>1200	>1200	<1600	400-800	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity. The site is within the sparsely populated landscape of the Lorton Valley, and there is potential for development to have an adverse impact on landscape character. The size of the site, and changes in level may allow for some development to take place with appropriate mitigation.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity. The site is large and visual sensitivity varies across the site, with higher sensitivity along the boundaries, particularly the eastern and western boundaries where it abuts the Lorton Valley Nature Park and RSPB Lodmoor, but also to the north where it is visible from higher ground within the Lorton Valley. It is likely the visual impacts of development could be mitigated with sensitive landscaping and the provision of appropriate buffers.

Heritage Constraints

2. Assessment of Suitability

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact on designated heritage assets. The site is not in close proximity to designated heritage assets and have limited visual or functional relationship with designated heritage assets in this part of Weymouth.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact but mitigation possible. Dorset HER Records indicate the presence of multiple post-medieval monuments within the site, including:</p> <ul style="list-style-type: none"> • The Embankment and water pipes, Lodmoor, Weymouth and Portland • Ford, Lodmoor, Weymouth • Stepping Stones, Lodmoor, Weymouth • Embankment, Beachdown Way, Weymouth • Cricket ground, Overcombe, Weymouth and Portland • Weymouth Bay, WWII beach defence <p>Further heritage assessments would be required to understand the significance of these monuments and identify potential mitigation required.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>The Weymouth Household Recycling Centre and Lodmoor Composting site are both within the site boundary and are safeguarded waste sites in the 2019 Waste Plan. The majority of the site falls within the 250m waste consultation area associated with these facilities.</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Mix of greenfield and PDL</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>

2. Assessment of Suitability

<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Potential contamination due to active and historic waste facilities on site.</p>
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>30-50 on southern part of site (subject to retention of car parking) with a possible 75-90 additional dwellings in central part of site (north of waste facilities)</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Are there any known viability issues? Yes / No</p>	<p>Potential contamination due to active and historic waste facilities on site.</p>
<p>Residential rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Amber</p>

Summary of justification for rating

The site is potentially suitable for residential development subject to confirmation of availability.

There are currently two operational waste sites within the boundary which are safeguarded in the 2019 Waste Plan. The majority of the site falls within the 250m consultation zone for these facilities. Consultation with Dorset Council is required to determine whether development would be acceptable on the site. There is also the potential for ground contamination due to the site's previous use as a tip and there is a former liquid waste facility in the north of the site which is likely to be contaminated. Remediation and ground stabilisation may increase the costs of development.

The southern part of the site, which comprises a small green space and car park (approx. 2.17 ha.), is likely to be more suitable for development as it is better located for local services and would relate better to the settlement. However, consultation would be required with Dorset Council to determine whether the car park, which serves the beach and the RSPB reserve, would need to be retained.

The central and northern parts of the site provide a link to the RSPB reserve and are noticeably higher than the surrounding area. Development on these parts of the site would be visually prominent and may also result in the loss of habitats. Subject to assessment of ground stability and contamination, discussions with the LPA over the proximity of residential development to active waste facilities, and provision of suitable access and an appropriate buffer to the SSSI, a further 5 ha. in the centre of the site (north of the active waste sites) may be suitable for limited low density (20-25dph) development.

The site itself is at low risk of flooding, but there are areas of high flood risk around the boundary of the site. Mitigation is likely to be required to ensure that development does not increase this flood risk.

<p>Employment rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Amber</p>
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for employment/mixed-use development.</p> <p>There are existing tourism and leisure uses nearby, and the site could accommodate similar uses or retail/commercial development in conjunction with a residential-led mixed-use scheme. Given the proximity of the RSPB reserve, surveys may be required to ensure that habitats are not disturbed by additional commercial traffic or noise.</p> <p>Consultation with Dorset Council would be required to determine whether the proposed uses would be acceptable within the 250m waste consultation zone.</p>

WNP07

1. Site Details	
Site Reference / Name	WNP07
Site Address / Location	Mount Pleasant Old Tip
Gross Site Area (Hectares)	11.43
SHLAA/SHELAA Reference (if applicable)	N/A
LPA Site assessment Conclusions	N/A
Existing land use	Car parking and temporary homeless shelter
Land use being considered	Transport, Leisure, Business.
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A – site promoted by WTC
Site identification method / source	Weymouth Town Council Call for Sites 2021
Planning history	Erect retail development comprising five units (Use Classes A1, A3 and A5) with associated car parking, servicing arrangements, landscaping and groundworks (Variation of condition 2 of planning approval WP/19/00778/FUL - Relocation of attenuation pond) (Ref: P/VOC/2022/00471) - Out for Consultation Erect extension to provide additional 1,495 sq m Use Class B8 and E floor space together with associated parking area and landscaping works (Ref: P/FUL/2021/04953) - Out for Consultation
Neighbouring uses	Greenfield to the north, east and south and commercial / retail to the west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes, The sites falls within a SSSI Impact Risk Zone where all applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures would trigger the requirement to consult Natural England on its likely risks. Natural England has also noted that new residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA. The site is adjacent to the Lodmoor SSSI.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No impact on identified non-statutory environmental designations

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes / No

No

2. Assessment of Suitability

<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk- the site is predominantly within Flood Zone 1 but a small part of the site along the eastern boundary is within Flood Zone 3.</i></p>
<p>Site is at risk of surface water flooding? See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p><i>Low Risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p><i>No. The site is not identified as the best and most versatile agricultural land.</i></p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>No identified habitats.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Flat or relatively flat</i></p>

2. Assessment of Suitability

<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	Yes
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	Yes
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	Yes
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	Unknown
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	No
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	Possible contamination according to group
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	Potentially yes as the site is currently used as parking for the nearby Park and Ride, as well as temporary homeless accomodation.

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	<400	>1200	400-1200	1600-3900	>800	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity. Although the site itself has been levelled to create a car park and has few valued features, it sits within the sparsely settled landscape of the Lorton Valley and is undeveloped on three sides. Development of the site, particularly along its eastern edge, would represent a significant incursion into this landscape.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

High sensitivity. The site is flat and open, with views across into the Lorton Valley and to the higher ground to the east. There are long range views into the site from the PRow network south of Littlemoor and from the residential streets which extend into the valley north of the Lodmoor Nature Reserve.

2. Assessment of Suitability

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact on designated heritage assets. The site is not in close proximity to designated heritage assets and has limited visual or functional relationship with designated heritage assets in this part of Weymouth.</p>
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<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact but mitigation possible. Dorset HER Records indicate the presence of multiple post-medieval to second world war monuments (Radipole, bomb crates) within the site. Further heritage assessments would be required to understand the significance of these monuments and identify potential mitigation required.</p>
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Planning Policy Constraints

<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
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<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p>No</p>
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<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
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<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Mostly PDL with some greenfield</p>
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<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
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<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
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<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
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2. Assessment of Suitability

<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No
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3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Potential contamination
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	Potential contamination due to former use, and potential ground instability.

<p>Residential rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Red</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for residential development.</p> <p>It is in a highly exposed location adjacent to the Lorton Valley and is visible from reasonably long distances across the valley, including from Public Rights of Way. Development of the site would create a significant incursion into an otherwise sparsely-settled landscape, with adverse impacts both on landscape character and visual amenity. The Stage 1 Landscape and Heritage Assessment excludes this area from consideration for development due to the potential impact on landscape character and visual amenity.</p> <p>The site also falls within an SSSI Impact Risk Zone, requiring consultation with Natural England for any development, and a Habitats Regulation Assessment would also be required for any residential development due to the potential recreational impact on a range of European designations.</p> <p>The site is potentially contaminated as a result of its former use for waste disposal, and the ground is likely to be subject to instability, which could increase the costs of development.</p>

<p>Employment rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Red</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for employment development.</p> <p>Although there is retail/employment development to the west, there is a significant change in level between these uses and this site. It is in a highly exposed location adjacent to the Lorton Valley and is visible from reasonably long distances across the valley, including from Public Rights of Way.</p> <p>Development of the site would create a significant incursion into an otherwise sparsely-settled landscape, with adverse impacts both on landscape character and visual amenity. Any development of the site would require consultation with Natural England as it falls within an SSSI Impact Risk Zone.</p> <p>The site is potentially contaminated as a result of its former use for waste disposal, and the ground is likely to be subject to instability, which could increase the costs of development.</p> <p>NOTE: The site is used as the car park for a park and ride scheme serving the town centre, although the buses now depart from the supermarket approx. 5 minutes' walk away to the west. The Town Council have proposed revitalising the scheme, with the site offering parking to compensate for the loss of town centre car parks (most of which are being promoted for development), as well as short-term camping/motorhome accommodation. There is potential for these uses to be acceptable on the site, subject to any proposals not leading to an increase in built development and to discussions with Dorset Council and transport providers.</p>

WNP09

1. Site Details	
Site Reference / Name	WNP09
Site Address / Location	Nottingham Lane – Garden Area of Weir View Cottage.
Gross Site Area (Hectares)	0.20
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield (residential garden)
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Weymouth Town Council Call for Sites 2021
Planning history	Erect 30no two, three and four bedroom houses and purpose-built community facility, with associated works to the public highway, to include carriageway widening and the provision of a pedestrian footpath (Outline) (Ref: WP/15/00016/OUT) - Application Withdrawn Enlargement of extension previously confirmed as being 'permitted development' for which listed building consent was previously approved under application no. WP/14/00026/LBC on 06 March 2014 to include the addition of a new front porch on the northern elevation (Ref: WP/14/00504/FUL) - permission Granted
Neighbouring uses	Residential and greenfield scattered through the north, east and west of the site, woodland and apartments to the south



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No. The site is within a SSSI Impact Risk Zone however the proposed capacity does not trigger the requirement to consult Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No impact on identified non-statutory environmental designations

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes / No

No

2. Assessment of Suitability

<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk - the site is wholly within Flood Zone 1.</i></p>
<p>Site is at risk of surface water flooding? See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p><i>Low Risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p><i>No. The site is not identified as the best and most versatile agricultural land.</i></p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. The site is identified by Dorset Council as part of the existing ecological network. Further ecological assessments would be required to understand the functioning the network and identify appropriate measures to avoid, mitigate and/or compensate, and where possible, to enhance or create habitats through the appropriate Green Infrastructure provision.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Flat or relatively flat</i></p>

2. Assessment of Suitability

<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No existing access - potential to create access</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No existing access - potential to create access</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No existing access - potential to create access</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	400-1200	>1200	400-1200	<1600	>800	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity. The site is small and enclosed, with no valued landscape features. It could accommodate limited development without adverse landscape impact.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity. Although the site is visible from the road, it is relatively well contained by vegetation and buildings. Development of the site would not adversely impact identified views.

2. Assessment of Suitability

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact and/or mitigation possible. The site is located within the Nottingham Conservation Area and is in close proximity to a number of Grade II listed buildings including Deutzia Cottage. The site may have a positive contribution to the setting of these identified designated heritage assets. Further heritage assessments would be required to understand its potential impacts and identify the appropriate mitigation required.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact. No identified non-designated heritage assets within or in close proximity to the site.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

N/A

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

Within / Adjacent to and connected to / Outside and not connected to

Outside and not connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

Within / Adjacent to and connected to / Outside and not connected to

Outside and not connected to the existing settlement boundary

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

2. Assessment of Suitability

<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	No
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3. Assessment of Availability

<p>Is the site available for development?</p> <p>Yes / No / Unknown</p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p>Yes / No / Unknown</p>	Unknown
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Are there any known viability issues?</p> <p>Yes / No</p>	No

<p>Residential rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Red</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for residential development.</p> <p>Although vehicle access could be established from Nottingham Lane, and the site is within walking distance of local services in Broadway, the lack of footway between the site and Broadway means that pedestrian access is unsuitable. It is unlikely that appropriate pedestrian access could be created without a significant amount of additional land.</p> <p>It is a reasonably enclosed site within the Nottingham Conservation Area and in close proximity to several Grade II listed buildings, although it may be possible to minimise the impact on their setting.</p> <p>The site forms part of an ecological network identified in the Local Plan, and there are several mature trees on the boundary which should be retained due to their potential contribution to biodiversity.</p> <p>The site is not within or adjacent to a settlement boundary. If pedestrian access could be secured in future, the site may become suitable for development, but the type of residential development that would be appropriate on the site would be limited to affordable housing or housing for rural workers, as set out under Local Plan policies HOUS2 and HOUS6.</p>
<p>Employment rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Amber</p>

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for employment development.</p> <p>A heritage assessment may be required to assess the potential impact on the setting of nearby heritage assets and the Conservation Area. Mitigation/assessment is likely to be required for the potential impact of development on the ecological network, with the mature trees on the site boundary being retained.</p> <p>Although there is vehicle access, there is currently no footway linking the site to local services in Broadway. and additional land would be required to provide this. Nottingham Lane itself is narrow and may not have capacity to cope with a significant increase in commercial traffic, but the site is small and could potentially accommodate a limited amount of development without creating noticeable traffic issues.</p> <p>The site is not within or adjacent to a settlement boundary, and employment development is therefore likely to be limited to businesses which require a rural location, in accordance with Local Plan policy ECON1.</p>
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WNP10

1. Site Details

Site Reference / Name	WNP10
Site Address / Location	Nottingham Lane –Paddock to SW of Weir View Cottage
Gross Site Area (Hectares)	0.60
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing/paddock
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Weymouth Town Council Call for Sites 2021
Planning history	Erect 30no two, three and four bedroom houses and purpose-built community facility, with associated works to the public highway, to include carriageway widening and the provision of a pedestrian footpath (Outline) (Ref: WP/15/00016/OUT) - Application Withdrawn Enlargement of extension previously confirmed as being 'permitted development' for which listed building consent was previously approved under application no. WP/14/00026/LBC on 06 March 2014 to include the addition of a new front porch on the northern elevation (Ref: WP/14/00504/FUL) - permission Granted
Neighbouring uses	A mix of residential and greenfield surrounding the property



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No. The site is within a SSSI Impact Risk Zone however the proposed capacity does not trigger the requirement to consult Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No impact on identified non-statutory environmental designations

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes / No

No

2. Assessment of Suitability

<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk- the site is predominantly within Flood Zone 1 but a small part of the site along the northern boundary is within Flood Zone 2 and 3.</p>
<p>Site is at risk of surface water flooding? See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk - less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>No. The site is not identified as the best and most versatile agricultural land.</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is identified by Dorset Council as part of the high potential ecological network. Further ecological assessments would be required to understand the functioning the network and identify appropriate measures to avoid, mitigate and/or compensate, and where possible, to enhance or create habitats through the appropriate Green Infrastructure provision.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>

2. Assessment of Suitability

<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No existing access - potential to create access</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No existing access - potential to create access</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No existing access - potential to create access</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>Power line on the northwest corner of the site</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	400-1200	>1200	400-1200	<1600	>800	<400

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity. The site is contained by its topography and has no notable landscape features. It could accommodate limited development without adverse landscape impact.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity. The site is reasonably well contained to the south and east by vegetation and the landform, and there are no views across it to the wider landscape. However, there are open views of the site from the Nottingham Lane, and it contributes to the rural character of Nottingham by providing a break in the built-up area. Development of the site could have an adverse impact on settlement character.

2. Assessment of Suitability

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and/or mitigation possible. The site is located within the Nottingham Conservation Area and is in close proximity to a number of Grade II listed buildings including Aprils Cottage, Deutzia Cottage, Greystones with Wall and Gateway, Riverview Cottage Stayer Cottage, Railings to east and south east of Spa House and Spa House. The site may have a positive contribution to the setting of these identified designated heritage assets, and it forms an open gap in the scattered development of the eastern part of Nottingham. Further heritage assessments would be required to understand its potential impacts and identify the appropriate mitigation required.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact. No identified non-designated heritage assets within or in close proximity to the site.</p>

Planning Policy Constraints

<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	Potential relocation of power line
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Are there any known viability issues? <i>Yes / No</i></p>	Potential relocation of power line

<p>Residential rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Red</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for residential development.</p> <p>It is an open, sloping site within the Nottingham Conservation Area and in close proximity to several Grade II listed buildings. It is likely that development of the site would have an adverse impact on the character of the Conservation Area through the removal of a gap in the built-up area. There are also likely to be adverse impacts on the setting of the listed buildings to the north-east, particularly Spa House and Greystones.</p> <p>The site forms part of an ecological network identified in the Local Plan, and development of the site has the potential to affect the functioning of the network. There are several mature trees on the site boundary which should be retained due to their potential contribution to biodiversity.</p> <p>While the existing field access could be improved to provide appropriate vehicular access, there is no footway serving the site and therefore pedestrian access is unsuitable.</p>

<p>Employment rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Red</p>
<p>Summary of justification for rating</p>	<p>The site is unsuitable for employment development.</p> <p>Development of the site is likely to have adverse impacts on both the Conservation Area and nearby listed buildings, and has the potential to affect habitats/biodiversity as well as the functioning of the ecological network.</p> <p>While the existing field access could be improved to provide appropriate vehicular access, there is no footway serving the site and therefore pedestrian access is unsuitable.</p> <p>Nottingham Lane itself is unlikely to be suitable for servicing significant employment development.</p>

Appendix B SHLAA Review Table

The SHLAA conclusions provided in this section are brief extracts of the suitability, availability and achievability assessments produced by Dorset Council and should be read in conjunction with the full assessments published at:

<https://wa.dorsetcouncil.gov.uk/SHLAAWebsite/pages/Search.aspx>

LA/WEYM/001 Brewers Quay	
Site Reference	LA/WEYM/001
Site Address	Brewers Quay
Gross Site Area (Hectares)	0.44
SHLAA conclusions	
Conclusion	<p>A developable site.</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Officer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	35 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	Yes – site has planning permission for a mixed-use conversion of the existing buildings (Ref: WP/18/00298/FUL). The permission was implemented but work is understood to have stopped and the site is now for sale.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – assessment of flood risk omits to mention that part of the site is in Flood Zone 3
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes, although the flood risk information requires updating

Neighbourhood Plan Site Assessment conclusion - residential

The site is suitable for allocation for residential development. Planning permission has been granted for a mixed-use conversion of the existing buildings (Ref: WP/18/00298/FUL) but the work is understood to have stopped and the site is now for sale.

The site is within the Conservation Area, and there are several Grade II listed buildings on the site including Former Coopers Shop and Brewers Quay, and in the surrounding area. New development would need to be sympathetic to the setting of these listed buildings and the wider conservation area.

As the site is within the town centre, mixed-use development would be more appropriate than a solely residential development, in accordance with Policy ECON4 Retail and Town Centre Development.

Due to flood risk, it is recommended that less sensitive uses such as commercial or retail units are provided on the ground floor, with residential units above.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is suitable for allocation for employment or mixed-use development.

The site is within the designated town centre and the built-up area. It is well related to shops and services in the town centre. Therefore, employment or mixed-use facilities would be appropriate here, in accordance with Policy ECON4 Retail and Town Centre Development, which encourages ground floor commercial units with residential above.

The site has planning permission for mixed-use development (Ref: WP/18/00298/FUL) and work has commenced, but the site is currently for sale, and it is unclear if the scheme with permission will be implemented by a new owner. An allocation could help to shape future development if the extant permission is not implemented.

LAWEYM/002 Swannary Car Park

Site Reference	LAWEYM/002
Site Address	Swannery Car Park
Gross Site Area (Hectares)	2.16
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Officer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	67 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – SHLAA states that the site is not affected by flooding, but the site is within Flood Zone 3.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes
Neighbourhood Plan Site Assessment conclusion - residential	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is identified in the adopted Local Plan (Policy WEY3) for retention as the principal town centre car park, with limited complementary development to meet community needs. This policy is being carried over into the emerging Local Plan. An allocation for residential development would therefore not be in accordance with the Local Plan.</p> <p>The site is within Flood Zone 3, and the sequential test and exception test would need to be applied before development could take place. There are also TPOs on site, and it is adjacent to a SSSI. Consultation with Natural England would be required for any development above a threshold of 10 residential units.</p>

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is potentially suitable for allocation for employment.

It is identified in the Local Plan as the principal town centre car park, but Policy WEY3 does allow for limited development which complements rather than undermines the primary retail area. This suggests that community, employment or retail uses may be acceptable alongside the car park. The surrounding uses include a mixture of large commercial units and fast-food outlets.

Due to the flood risk, the sequential test would need to be applied to the site to ensure there is no alternative site available at lower risk of flooding. Sensitive design would be required for any development due to its prominent location alongside Radipole Lake at one of the key entrance points to the town centre.

LAWEYM/003 Land South of Beverley Road (East)

Site Reference	LAWEYM/003
Site Address	Land South of Beverley Road (East)
Gross Site Area (Hectares)	11.29
SHLAA conclusions	
Conclusion	<p>An exposed site - development likely to appear prominent and obtrusive along the ridge line or the northern or southern slopes. An unsuitable site.</p> <p>Suitability: An exposed site - development likely to appear prominent and obtrusive along the ridge line or the northern or southern slopes.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is unsuitable for allocation for residential use.

The site lies outside the development boundary, is steeply sloping and exposed, and forms part of an area which has been identified as having moderate landscape sensitivity. Development of the site is likely to have a significant adverse impact on landscape character and visual amenity.

A network of paths crosses the site, with links to the PRoW network. There are also TPOs on site.

Lorton Valley Nature Park, a Site of Special Scientific Interest, is located to the south of the site. The site is within the SSSI Risk Impact Zone for residential development of 10 or more houses outside the existing settlement area..

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is unsuitable for allocation for employment.

The impact of development on landscape character and visual amenity would be significant, and the site's topography is likely to make development challenging.

The site is within an SSSI Risk Impact Zone which sets a threshold for consultation with Natural England of 0.2 ha for non-residential development outside the existing settlement such as employment or mixed-use development.

LA/WEYM/004 Damyons Mead (South)

Site Reference	LA/WEYM/004
Site Address	Damyons Mead (South)
Gross Site Area (Hectares)	0.42
SHLAA conclusions	
Conclusion	<p>Development likely to give rise to adverse effects on landscape character and the character and appearance of the conservation area. 88.10% within flood zone 2. An unsuitable site.</p> <p>Suitability: Development likely to give rise to adverse effects on landscape character and the character and appearance of the conservation area. 88.10% within flood zone 2</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is unsuitable for allocation for residential development.

The site is within the AONB, and exceptional circumstances would need to be demonstrated for major development. Although it is enclosed, with limited intervisibility with the wider AONB, it lies within the Upwey Conservation Area and opposite a group of Grade II listed buildings. Development of the site is likely to have an adverse impact on the character of the Conservation Area and the setting of the nearby heritage assets.

The site is also outside and not connected to the development boundary, with no suitable pedestrian access and at some distance from local services and public transport.

The site is also within Flood Risk Zone 3 and is unsuitable for sensitive uses, including housing.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is unsuitable for allocation for employment.

The Local Plan encourages employment development within or adjacent to settlements. The site is not connected to the development boundary, and therefore only employment uses which require a rural location would be acceptable under policy ECON1. However, the flood risk and potential impact of development on designated heritage assets mean that development of the site is unlikely to be appropriate.

LAWEYM/005 New Bond Street Shopping Centre

Site Reference	LAWEYM/005
Site Address	New Bond Street Shopping Centre
Gross Site Area (Hectares)	1.2
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: Parts of the site are defined as primary shopping frontage in Weymouth's primary shopping area. These parts of the site would not be suitable for re-development with homes given their contribution to the towns vitality and viability (taking account of relevant planning policy). The multi-storey car park (0.3ha), on the sites western side, is a suitable site. 73.63% within flood zone 2.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	30 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential use.

Local Plan Policy WEY3 encourages a mix of uses which complement the primary retail area, including residential use. Given a significant proportion of the site is within Flood Risk Zone 2, residential development on the ground floor is unlikely to be appropriate, but with suitable mitigation measures the site could be developed as a mixed use scheme with residential on upper floors, as encouraged by Policy ECON4.

The neighbouring Post Office sorting office has also been promoted through the SHLAA (LA/WEYM/036). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is suitable for allocation for employment or mixed-use development.

The site is within the Town Centre and primary shopping area (ECON4), and is in active use for retail, leisure and parking. It is also within the Town Centre Masterplan area (WEY1), within which retail and leisure development would be appropriate.

Mitigation would be required for flood risk, and if the site were developed for a mixed-use scheme, less sensitive uses should be directed toward the lower floors.

The neighbouring Post Office sorting office has also been promoted through the SHLAA (LA/WEYM/036). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.

LA/WEYM/006 Westhaven Hospital

Site Reference	LA/WEYM/006
Site Address	Westhaven Hospital
Gross Site Area (Hectares)	0.9
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: The site is located in a defined development boundary. A suitable site. Availability: Owner identified Achievability: Development would be viable in this location</p>
Housing Yield	50 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation.

It is within the development boundary, adjacent to a care home and sheltered accommodation, and in a predominantly residential area. Therefore residential development would be in keeping with the character of the area. It is in active use as a hospital, and consultation with Dorset Council and the NHS trust would be required to determine if it is no longer required for healthcare use.

The current hospital is set back from the road and does not appear prominent in views. A mature hedge along Radipole Road provides additional screening, and it is also screened to the north by mature vegetation. If these features were retained, the impact of development on the landscape and visual amenity is likely to be limited.

The existing access serves both the hospital and the care home. It may be necessary to provide separate access should the hospital be redeveloped for residential use in order to minimise impact on the residents of the care home.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation.

The existing access from Radipole Road is suitable for servicing either employment or mixed-use development, although it may be necessary to provide separate site access to minimise impact on care home residents.

The surrounding area is primarily residential, the site is likely to be better suited to a residential-led mixed-use scheme, with employment-led development being directed towards the nearby Granby Industrial Estate. Consultation with Dorset Council and the NHS trust would be required to determine if the site is no longer required for healthcare.

LAWEYM/007 Land fronting Littlemoor Rd

Site Reference	LAWEYM/007
Site Address	Land fronting Littlemoor Rd
Gross Site Area (Hectares)	1.43
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: Part of a larger allocated housing site for a mixed use development (including homes, employment land, facilities/services and supporting infrastructure). A suitable site. Availability: Officer Identified Achievability: Development would be viable in this location</p>
Housing Yield	35 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes, the site is already allocated in the adopted and emerging Local Plans.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	No
Neighbourhood Plan Site Assessment conclusion - residential	<p>The site is unsuitable for allocation for residential use.</p> <p>Whilst it may be suitable for development, the site forms part of an urban extension allocated in the adopted Local Plan ((LITT1). This allocation is also being taken forward in the emerging Local Plan (WEY11). The Neighbourhood Plan should not duplicate the allocation, and therefore it would not be appropriate to allocate the site in the Neighbourhood Plan.</p>

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is unsuitable for allocation for employment.

Whilst it may be suitable for development, the site forms part of an urban extension allocated in the adopted Local Plan ((LITT1). This allocation is also being taken forward in the emerging Local Plan (WEY11). The Neighbourhood Plan should not duplicate the allocation, and therefore it would not be appropriate to allocate the site in the Neighbourhood Plan.

LAWEYM/008 Land South of Beverley Road (West)

Site Reference	LAWEYM/008
Site Address	Land South of Beverley Road (West)
Gross Site Area (Hectares)	2.52
SHLAA conclusions	
Conclusion	<p>An exposed site - development likely to appear prominent and obtrusive along the ridge line or the northern or southern slopes. An unsuitable site.</p> <p>Suitability: An exposed site - development likely to appear prominent and obtrusive along the ridge line or the northern or southern slopes.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is unsuitable for allocation for residential use.

There is no existing vehicular access to the site, and to create access would require land outside the site boundary.

It is steeply sloping, and groundworks have the potential to significantly increase the costs of development. Due to the site's topography, any development would appear prominent, with significant adverse effects on landscape character and visual amenity.

There are high voltage power lines crossing the site which would require relocation or which would limit the developable area, and the SHLAA identifies a potential risk of contamination which would require further investigation and possible remediation. The site is also subject to the effects of noise arising from the railway to the west and the A354 to the east.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is unsuitable for allocation for employment.

Although the site is within close proximity to Upwey station and the A354, there is no vehicular access to the site which could serve employment development. It would not be possible to create one without additional land, and the site's topography would make the provision of access difficult. Any development of the site is likely to have a significant adverse impact on landscape character and visual amenity.

LAWEYM/009 Land East of Deutzia Cottage

Site Reference	LAWEYM/009
Site Address	Land East of Deutzia Cottage
Gross Site Area (Hectares)	3.01
SHLAA conclusions	
Conclusion	<p>Significant impacts on rural character and the open quality of the landscape in this area would make the site unsuitable for residential development. An unsuitable site.</p> <p>Suitability: Significant impacts on rural character and the open quality of the landscape in this area would make the site unsuitable for residential development.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
Employment Yield	0
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is unsuitable for allocation.

The site is outside but adjacent to the defined development boundary and is defined as having geological and local landscape interest, with TPOs on the boundary.

The site makes a significant contribution to the gap between Upwey and Nottingham. The land on the opposite side of Nottingham Lane is allocated in the Local Plan (Policy WEY12) and the allocation highlights the importance of avoiding convergence between the two settlements through the provision of a green buffer. It is unlikely that a similar buffer could be provided on this site due to its open nature.

The site is adjacent to the Nottingham Conservation Area with several Grade II listed buildings to the west. Development is likely to have an adverse impact on the setting of these buildings and the entrance to the Conservation Area.

The northern edge of the site, alongside the River Wey, is within Flood Zone 2, although this only affects a small part of the site.

The existing field access would require upgrade to service development, and there is a footway linking the site to Dorchester Road and local services.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is unsuitable for allocation.

Whilst the Local Plan supports employment development within or adjacent to development boundaries, any development of the site is likely to have significant adverse impact on landscape character, the Nottingham Conservation Area and designated heritage assets, and would lead to convergence between Upwey and Nottingham.

LA/WEYM/010 Weymeadow Stables

Site Reference	LA/WEYM/010
Site Address	Weymeadow Stables
Gross Site Area (Hectares)	2.14
SHLAA conclusions	
Conclusion	<p>Detached from the western edge of Weymouth's development boundary, and significant impacts on rural character and the open quality of the landscape in this area would make the site unsuitable for residential development. An unsuitable site.</p> <p>Suitability: Detached from the western edge of Weymouth's development boundary, and significant impacts on rural character and the open quality of the landscape in this area would make the site unsuitable for residential development.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is unsuitable for allocation for residential use.

The site falls within the Gas Pipeline Safeguarding Corridor, where built development within the safeguarding zone is generally resisted subject to advice from the National Grid and the Health and Safety Executive.

The site is outside and not connected to the development boundary. It is in an unsustainable location away from local services and public transport, and there is no suitable pedestrian access due to the lack of footway along Harbour Hill. The existing vehicular access may also require upgrade/modification.

It is adjacent to the Nottingham Conservation Area and is defined as having geological and local landscape significance, and there is potential for development to have an adverse impact on landscape character and heritage assets, although mitigation is likely to be possible.

A small portion of the site is within flood zone 2.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is unsuitable for allocation for employment.

The site is outside and unconnected to the development boundary, and therefore only employment uses which require a rural location would be acceptable under policy ECON1. Part of the site is in use as equestrian stables, and its continued operation for this or a similar use would be in accordance with the Local Plan, but would not require a site allocation.

However, the existing access along Harbour Hill is unsuitable for servicing additional employment development, and there may be adverse effects on landscape character and the Nottingham Conservation Area.

LAWEYM/011 Stone Stiles

Site Reference	LAWEYM/011
Site Address	Stone Stiles
Gross Site Area (Hectares)	1.2
SHLAA conclusions	
Conclusion	<p>The site is elevated and visually prominent on an important ridgeline. Residential development here would result in unacceptable landscape impacts. An unsuitable site.</p> <p>Suitability: The site is elevated and visually prominent on an important ridgeline. Residential development here would result in unacceptable landscape impacts.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is unsuitable for allocation for residential use.

The site is outside but adjacent to the development boundary. It is steeply sloping and in an elevated position, and development of the site is likely to be visually intrusive, with significant landscape impact. Although land just to the north is allocated in the Local Plan (WEY10), the allocation states that development should be restricted to the lower lying areas north of Cockles Lane, with the higher ground immediately north of this site being retained as open space. Development would result in the loss of existing vegetation and potential habitats.

To the south of the site is part of the Wyke Regis Conservation Area, and the adjacent cemetery features a Grade II listed building (Wyke Regis War Memorial) at its entrance. Any development would need to respect the setting of the conservation area and conserve and enhance the significance of the listed building.

The site is also within the Impact Risk Zone of the Fleet SPAC/SAC/Ramsar/SSSI, and consultation with Natural England would be required due to the potential impact on these sensitive environmental designations.

The SHLAA states that the existing access through the southern side of the site from Wyke Road is likely to require modification or re-location as the access point is located close to a mini roundabout.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is unsuitable for allocation for employment.

The existing access is unlikely to be suitable to sustain service vehicles for employment use and would require modification or re-location. It is unlikely that employment development on this site could avoid significant adverse impacts on landscape character due to the elevated position of the site.

LAWEYM/012 Wyke Oliver Farm (North)

Site Reference	LAWEYM/012
Site Address	Wyke Oliver Farm (North)
Gross Site Area (Hectares)	31.14

SHLAA conclusions

Conclusion	<p>The site is located outside the development boundary and within land of local landscape importance and an important open gap. Unacceptable landscape impacts. An unsuitable site.</p> <p>Suitability: The site is located outside the development boundary and within land of local landscape importance and an important open gap. Existing development is already intrusive; particularly areas on upper slopes. Unacceptable landscape impacts. Farm buildings could be converted, development unacceptable in undulating and elevated open landscape.</p> <p>Availability: Developer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings

How can these conclusions be applied to the Neighbourhood Planning Site Assessment?

Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is potentially suitable for allocation for residential development.

The rising land to the north of Littlemoor Road is designated as part of the AONB. Development on the northern part of the site is likely to affect the setting of the AONB due to its elevated topography, whilst development of the southern part of the site would have a significant adverse impact on the landscape character of the Lorton Valley and on visual amenity, including for those using the Public Rights of Way which run close to the site. The Call for Sites submission proposes development of approx. 6ha. surrounding the existing farm, with reduced potential for landscape impact, and this part of the site may be suitable for development at a density of 25-30dph.

The site is also outside but connected to the development boundary for Weymouth and under local and national policy it would be more appropriate for affordable housing on an exception site. It sits in an Important Open Gap defined under Policy ENV3 of the adopted Local Plan, although this designation is not proposed to be carried forward in the emerging Local Plan.

The existing access would not be suitable for serving development of the whole site, and alternative access from Littlemoor Road would require additional land not within the site boundary. However, the existing access may be suitable for development at the scale proposed in the Call for Sites submission – this should be discussed with the highways authority.

The western edge of the site falls within the Gas Pipeline Safeguarding Corridor, where built development within the safeguarding zone is generally resisted subject to advice from the National Grid and the Health and Safety Executive.

A small amount of the site is within Flood Zone 2.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is unsuitable for allocation for employment development.

Development of the mound to the north of the site would be inappropriate due to potential impact on the AONB, and employment development of the remainder of the site would result in isolated employment uses in a sensitive landscape. The existing access to the site is also unsuitable for servicing employment uses.

LAWEYM/013 Wyke Oliver Farm (South)

Site Reference	LAWEYM/013
Site Address	Wyke Oliver Farm (South)
Gross Site Area (Hectares)	19.68
SHLAA conclusions	
Conclusion	<p>The site is located outside the development boundary and within land of local landscape importance and an important open gap. There are flooding and access concerns. An unsuitable site.</p> <p>Suitability: The site is located outside the development boundary and within land of local landscape importance and an important open gap. There are flooding and access concerns.</p> <p>Availability: Developer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is potentially suitable for allocation for residential use.

The site slopes noticeably towards the north, but is more level immediately north of the residential development on Brackendown Avenue. It comprises agricultural fields adjacent to the development boundary. The adopted Local Plan identifies it as having geological and local landscape interest, as well as forming part of an important gap. However, these designations are not proposed to be carried forward into the emerging Local Plan, and (subject to discussions with the Local Planning Authority) there is potential for part of the two fields north of Brackendown Avenue (approx. 2.5 ha.) to be developed at low density without adverse landscape impacts as they are more enclosed by the site's topography.

Development of the fields to the west of the site would result in significant adverse impacts on landscape character and visual amenity as they are exposed to long range views, including from the nature reserve and SSSI to the south and the Public Rights of Way which cross the site.

A small amount of the site is within flood zone 2 and a site level sequential test may be needed before development could occur on this part of the site.

Although access could be taken from Budmouth Avenue or the residential streets south of the site, these are all long and narrow cul-de-sacs which are unlikely to have capacity to serve development of the whole site, and it is unlikely that the proposed capacity of 250 dwellings could be achieved without significant highways improvements. Consultation with the highways authority would be required.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is unsuitable for allocation for employment development.

The site is outside the development boundary and the potential access roads are unsuitable for commercial traffic as they are all cul-de-sac which pass through residential areas. It is likely that employment development would have significant adverse impacts on the nearby SSSI and on local landscape character.

LAWEYM/014 Puddings Field

Site Reference	LAWEYM/014
Site Address	Puddings Field
Gross Site Area (Hectares)	0.75
SHLAA conclusions	
Conclusion	<p>The site is located in a rural location outside the settlement development boundary, with exposed views from surrounding countryside. Development is likely to appear prominent and obtrusive. An unsuitable site.</p> <p>Suitability: The site is located in a rural location outside the settlement development boundary, with exposed views from surrounding countryside. Development is likely to appear prominent and obtrusive.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No, although the site was also submitted to the NP call for sites as two separate parcels.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is unsuitable for allocation for residential development.

It is a greenfield site within the AONB. Development of the site is likely to affect the setting of the AONB, and the scale and extent of development on this site should be limited subject to demonstrated exceptional circumstances. It also lies wholly within the Sutton Poyntz Conservation Area and development would be subject to Sutton Poyntz NP Policy H&P1.

The made Sutton Poyntz Neighbourhood Plan identifies the site as lying within a key view splay from West Hill towards the village. While Policy H&P3 of the Neighbourhood Plan does allow for sensitive development within these splays, it is unlikely that the site could be developed without adverse impact on landscape character and visual amenity as it provides long range views towards the higher ground of the AONB. Two smaller parcels of the site have been submitted separately to the NP call for sites (WNP11a and WNP11b), but the same landscape considerations apply to these parcels.

The site is proposed for small-scale affordable housing development. While national and local policy permits affordable housing on exception sites outside the development boundary, this is subject to the development being in sustainable locations. There are no nearby local services, no public transport links, and no suitable pedestrian access due to the lack of footway along the narrow Plaisters Lane.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is unsuitable for allocation for employment.

Employment development is likely to have adverse impacts on settlement and landscape character within the AONB, and may also affect the character of the Conservation Area. Plaisters Lane is unlikely to have capacity to accommodate a significant increase in commercial traffic.

LAWEYM/015 Bayard Farm

Site Reference	LAWEYM/015
Site Address	Bayard Farm
Gross Site Area (Hectares)	1.52
SHLAA conclusions	
Conclusion	<p>Unacceptable impacts on landscape and townscape character. An unsuitable site.</p> <p>Suitability: The site is an important green element of village and part of Conservation Area. The northern portion of the site would rise on to substantially elevated ground with significant visual impact implications. Unacceptable impacts on landscape and townscape character.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is unsuitable for allocation for residential use.

It is entirely within the AONB and occupies a sensitive corner site within the Upwey Conservation Area, providing an important break between the residential development along Church Street and the terraces further east along Elwell Street. It rises noticeably towards the north, with views across the site to the higher ground of the AONB. There are also Grade II listed buildings in close proximity.

It is unlikely that development of the site could avoid adverse effects on the character and appearance of the conservation area and on landscape character.

There is no suitable pedestrian access to the site, and it is in an unsustainable location away from services and public transport.

The site is within flood zone 2 and would require a site level sequential test.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is unsuitable for allocation for employment.

Development of the site would have adverse impacts on the Conservation Area, landscape character and the AONB, and the existing access to the site is unsuitable for servicing an increase in commercial traffic. While employment development for business that require a rural location may be supported under Policy ECON1 of the adopted Local Plan, the visual and heritage impact of development on this site would make development inappropriate.

LAWEYM/016 Damyons Mead (North)

Site Reference	LAWEYM/016
Site Address	Damyons Mead (North)
Gross Site Area (Hectares)	0.36
SHLAA conclusions	
Conclusion	<p>Development likely to give rise to adverse effects on landscape character and the character and appearance of the conservation area. An unsuitable site.</p> <p>Suitability: Development likely to give rise to adverse effects on landscape character and the character and appearance of the conservation area. An unsuitable site.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is unsuitable for allocation.

The site is within the Upwey Conservation Area and there is a terrace of five Grade II listed buildings to the south east on the opposite side of Church Street. Development of the site is likely to have an adverse impact on the character of the Conservation Area and potentially on the setting of the listed buildings.

The site is outside and unconnected to the defined development boundary, with no suitable pedestrian access and at some distance from local services and public transport.

It lies within the AONB and is defined as having local landscape interest, although it is screened from the AONB by mature vegetation. The scale and extent of development in the AONB is limited, subject to the demonstration of exceptional circumstances. Approximately half the site is within Flood Risk Zone 2, and a site level sequential test would be required.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is unsuitable for allocation for employment.

The Local Plan encourages employment development within or adjacent to settlements. The site is not connected to the development boundary, and therefore only employment uses which require a rural location would be acceptable under policy ECON1. However, the flood risk and the potential impact of development on designated heritage assets and landscape character mean that development of the site is unlikely to be appropriate.

LAWEYM/017 Land at East Hill Farm

Site Reference	LAWEYM/017
Site Address	Land at East Hill Farm
Gross Site Area (Hectares)	1.05
SHLAA conclusions	
Conclusion	<p>Significant impacts on landscape and townscape character. Likely impacts on the setting of Upwey Conservation Area. An unsuitable site.</p> <p>Suitability: Significant impacts on landscape and townscape character. Likely impacts on the setting of Upwey Conservation Area.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is unsuitable for allocation for residential use.

It is outside and unconnected to the development boundary, adjacent to Upwey Conservation Area and within the AONB, with poor access to services and public transport and no suitable pedestrian access.

The eastern part of the site is in a highly sensitive location at the junction of Gould's Hill and Friar Waddon Road, with views out of the settlement towards open countryside.

Development of this part of the site would have a significant adverse impact on settlement character, landscape character, visual amenity and designated heritage assets.

The agricultural/industrial buildings on the western part of the site are in active employment use. The redevelopment of this part of the site for residential use would therefore not be in accordance with national policy on development in the countryside.

The SHLAA identifies the potential for ground contamination due to the number of farm and industrial buildings on site. This would require further investigation and potential remediation.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is unsuitable for allocation for employment.

The eastern part of the site is unsuitable for development due to the potential visual, landscape and heritage impact. The western part of the site is in active employment use.

However, it is not connected to services or facilities and is outside the defined development boundary which would limit its potential for additional employment development, other than for businesses which require a rural location. Given it is already an employment site, it would not be necessary to allocate it for this use.

LAWEYM/018 Land at The Ridgeway

Site Reference	LAWEYM/018
Site Address	Land at The Ridgeway
Gross Site Area (Hectares)	7.89
SHLAA conclusions	
Conclusion	<p>No development potential</p> <p>Suitability: Development likely to give rise to adverse effects on landscape character. Also difficult to avoid adverse effects on the character and appearance of the conservation area. An unsuitable site.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is unsuitable for allocation for residential use.

The site is highly exposed, lying on a steep slope within the AONB. It is visible from some distance and development of the site would have significant adverse impacts on landscape character.

There is a terrace of Grade II listed buildings to the south of the site facing onto Elwell Street. The site is also described as having archaeological importance. It would be difficult to avoid adverse effects on the character and appearance of the Conservation Area.

There is no access to the site, and it would not be possible to create a suitable access from Elwell Road to serve a site of this size.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is unsuitable for allocation for employment.

No suitable access could be created to serve employment uses, and the site's prominent location would lead to unacceptable landscape impact and harm to the character and setting of the Upwey Conservation Area.

LAWEYM/019 Land North of Ellwell Street

Site Reference	LAWEYM/019
Site Address	Land North of Ellwell Street
Gross Site Area (Hectares)	0.41
SHLAA conclusions	
Conclusion	<p>Residential development in this area would appear incongruous against the terraces of Ellwell Street, and harmful to the character of the conservation area. An unsuitable site.</p> <p>Suitability: Residential development in this area would appear incongruous against the terraces of Ellwell Street, and harmful to the character of the conservation area.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is unsuitable for allocation for residential development.

The site is adjacent to the defined development boundary. It is in the AONB, and exceptional circumstances would need to be demonstrated in order to justify development.

It is also within the Upwey Conservation Area, which is characterised by ribbon development along Elwell Street. It is likely that development of the site would have an adverse impact on the Conservation Area and the listed buildings on Elwell Street. The site is in an area of archaeological importance.

Although the site has existing access, it would require upgrading and it may be difficult to provide two-way access alongside a footway.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is unsuitable for allocation for employment development.

Although employment development adjacent to existing settlements may be supported under policy ECON1, it is unlikely that such development could avoid adverse impacts on the Conservation Area and listed buildings noted in the conclusions on residential suitability. The existing access is currently unsuitable for servicing employment uses, and is likely to restrict the site's capacity.

LA/WEYM/020 Land South of Elwell Street

Site Reference	LA/WEYM/020
Site Address	Land South of Elwell Street
Gross Site Area (Hectares)	1.27

SHLAA conclusions

Conclusion	<p>Development at this site would fundamentally alter the character of the area, and visually merge the village with the nearby urban edge. A high quality open landscape, residential development in this area would result in unacceptable landscape and townscape impacts. An unsuitable site.</p> <p>Suitability: Development at this site would fundamentally alter the character of the area, and visually merge the village with the nearby urban edge. A high quality open landscape, residential development in this area would result in unacceptable landscape and townscape impacts. 17.53% within flood zone 2.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings

How can these conclusions be applied to the Neighbourhood Planning Site Assessment?

Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is unsuitable for allocation for residential development.

It is outside and not adjacent to the defined development boundary, and provides an important visual break in the built up area. Development of the site is likely to have a significant impact on settlement character. Although it is not in the AONB, it is adjacent

It is also within the Upwey Conservation Area, and development is likely to have an adverse impact on the Conservation Area and the listed buildings on Elwell Street.

There is a high risk of surface water flooding along the field drain which runs east-west across the site, as well as areas of medium-high flood risk along Church Street near the site entrance.

The existing access, at the junction of Church Street and Elwell Street is unsuitable for servicing new development due to poor visibility. A new access could be created, although this would involve the loss of hedgerows and potential habitats.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is unsuitable for allocation for employment development.

Development of the site for employment use is likely to have a significant adverse impact on landscape, as well as on the character of the settlement and the Conservation Area.

LAWEYM/021 Land at Mountbatten Close

Site Reference	LAWEYM/021
Site Address	Land at Mountbatten Close
Gross Site Area (Hectares)	2
SHLAA conclusions	
Conclusion	<p>The site is an exposed sensitive location, where it would be difficult to avoid adverse effects on existing landscape character. An unsuitable site.</p> <p>Suitability: The site is an exposed sensitive location, where it would be difficult to avoid adverse effects on existing landscape character. It is not suitable for development.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is unsuitable for allocation for residential development.

It lies outside the settlement boundary and occupies a prominent hilltop position. Development of the site would be visually intrusive when viewed from the south, including from the PRow network and Chesil Beach. This is likely to have significant adverse impacts on landscape character in a sensitive coastal location.

The site is also within the Impact Risk Zone of the Fleet SPA/SAC/Ramsar/SSSI, and consultation with Natural England would be required due to the potential impact on these sensitive environmental designations. The site may fall within the SAC catchment which may therefore require nutrient neutrality, potentially affecting the viability of the site for development.

There is potential for development of the site to have an adverse impact on the setting of nearby heritage assets, including the Grade II listed Burgundy House and Wyke Castle to the south-east.

The existing site access from Westhill Road would require a significant upgrade, and it is unclear whether two-way access could be provided between the adjacent properties. Alternative access could be established from Mountbatten Close, but this would require consultation with the highways authority to ensure there is sufficient capacity to serve a site of this size.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is also unsuitable for allocation for employment development.

Although employment development adjacent to existing settlements may be supported under policy ECON1, it is unlikely that such development on this site could avoid significant adverse impacts on landscape character. Consultation with Natural England would be required due to the potential impact of development on significant environmental designations. The existing access is currently unsuitable for servicing employment uses.

LAWEYM/022 Land at Redlands Farm

Site Reference	LAWEYM/022
Site Address	Land at Redlands Farm
Gross Site Area (Hectares)	6.61
SHLAA conclusions	
Conclusion	<p>Land is located outside the development boundary and with land local landscape interest and an important open gap. An unsuitable site.</p> <p>Suitability: Land is located outside the development boundary and with land local landscape interest and an important open gap.</p> <p>Availability: Developer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	Yes – site is proposed for allocation in the emerging Local Plan (Policy WEY14) for 150 dwellings. The site has been submitted to the NP Call for Sites with additional land to the north and west proposed for landscaping/open space.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – although the SHLAA concludes the site unsuitable, it is now proposed for allocation in the emerging Local Plan.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	No – the site has constraints but it may be possible to provide mitigation

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is potentially suitable for allocation for residential development, subject to identified constraints being addressed.

The SHLAA concludes that the site is unsuitable on the grounds of its location outside the development boundary and the potential impact of development on the landscape and an important open gap. However, the site is proposed for allocation for 150 homes in the emerging Local Plan, with a requirement for landscaping to mitigate the impact, indicating this is not an insurmountable constraint, and the emerging Local Plan does not propose to carry forward the open gap designation. The site has also been promoted through the Neighbourhood Plan call for sites with additional land to the north and west (approx. 9.8 ha) proposed as public open space.

The two larger fields to the west of the site alongside the access lane are open to the surrounding landscape, but it may be possible to minimise landscape impact by concentrating development on the more enclosed field to the east, behind the existing dwellings on Dorchester Road.

The existing access is narrow and in poor condition, and is not currently capable of serving development on the site, but the site boundary includes land leading directly onto Dorchester Road which would allow for the access to be widened and improved. The Call for Sites submission indicates an alternative access could be provided through the Land at Wey Valley site which is being developed immediately to the north.

The site is proposed for allocation for 150 dwellings in the emerging Local Plan (Policy WEY14). The Neighbourhood Plan should not duplicate the allocation, and therefore it would only be suitable if it were not allocated in the adopted Local Plan.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is potentially suitable for allocation for employment use.

It is adjacent to the development boundary, and employment uses in this location may be supported under adopted Policy ECON1, although the proximity to existing residential development is likely to limit the type of uses which would be appropriate on the site.

Mitigation would need to be provided for the impact of development on the surrounding landscape. This could be reduced by concentrating any development on the easternmost field.

Access would need to be upgraded to provide access for commercial vehicles, as the current lane is narrow and in poor condition.

If the site were developed for housing, it could incorporate small-scale commercial uses (e.g. retail or office development) which complements residential uses.

The site is proposed for allocation in the emerging Local Plan (Policy WEY14). The Neighbourhood Plan should not duplicate the allocation, and therefore it would only be suitable if it were not allocated in the adopted Local Plan.

LAWEYM/023 Castle Hill Farm

Site Reference	LAWEYM/023
Site Address	Castle Hill Farm
Gross Site Area (Hectares)	3.5
SHLAA conclusions	
Conclusion	<p>The site is an exposed sensitive location, where development would have significant adverse effects on existing landscape character. An unsuitable site.</p> <p>Suitability: The site is an exposed sensitive location, where development would have significant adverse effects on existing landscape character. It is not suitable for development.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is unsuitable for allocation for residential development.

It lies outside the settlement boundary and is in an exposed position. It slopes southwards to meet the coast at the South West Coast Path, and development would be extremely prominent when viewed from the PRow network and Chesil Beach. Development of the site would have significant adverse impacts on landscape character in an extremely sensitive location.

The site is adjacent to the Fleet SPAC/SAC/Ramsar/SSSI, and consultation with Natural England would be required due to the potential impact on these sensitive environmental designations. The southern boundary of the site is at high risk of coastal flooding, and there is a risk of surface water flooding on the lower parts of the site. The site falls within an SAC catchment which may require nutrient neutrality. Securing nutrient neutrality as part of planning permission may affect the viability of the site for development.

It is also adjacent to the Dorset and East Devon Coast World Heritage Site, and there is potential for development of the site to have an adverse impact on the setting of the World Heritage Site and of the Grade II listed Wyke Castle which is immediately adjacent to the site.

The existing site access (Pirate's Lane) is narrow and unsuitable for servicing a site of this size. It would require a significant upgrade, as well as improvements at the junction with Westhill Road, which is outside the site boundary.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is also unsuitable for allocation for employment development.

Although employment development adjacent to existing settlements may be supported under policy ECON1, it is unlikely that such development on this site could avoid significant adverse impacts on landscape character. Consultation with Natural England would be required due to the potential impact of development on significant environmental designations.

Employment development is also likely to have adverse impacts on the setting of the World Heritage Site and the adjacent Grade II listed Wyke Castle. The existing access is currently unsuitable for servicing employment uses, and without significant upgrade this is likely to restrict the site's capacity.

LAWEYM/024 Land at Lanehouse Rock Road

Site Reference	LAWEYM/024
Site Address	Land at Lanehouse Rock Road
Gross Site Area (Hectares)	5.80
SHLAA conclusions	
Conclusion	<p>The site is an exposed sensitive location, where it would be difficult to avoid adverse effects on existing landscape character. An unsuitable site.</p> <p>Suitability: The site is an exposed sensitive location, where it would be difficult to avoid adverse effects on existing landscape character. It is not suitable for development.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	Yes – the site is only partially within the Weymouth neighbourhood area. The western half of the site is in Chickerell Parish.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is unsuitable for allocation for residential development.

It lies outside the settlement boundary in an exposed hillside position. Development would be visible from a considerable distance. The site is designated both as an Important Local Gap and a Land of Local Landscape Importance under Policy ENV3 of the adopted Local Plan. Development would lead to coalescence between Wyke Regis and Lanehouse, with adverse impacts on settlement and landscape character, and on long range views to the north-west.

The site is also within the Impact Risk Zone of the Fleet SPA/SAC/Ramsar/SSSI, and consultation with Natural England would be required due to the potential impact on these sensitive environmental designations. It may fall within the SAC catchment and may therefore require nutrient neutrality.

The site is accessible directly from Lanehouse Rocks Road. The SHLAA suggests the change in level may make access difficult here, although this is not an insurmountable constraint. It may also be possible to establish access from Overlands Road in the south of the site.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is unsuitable for allocation for employment development.

Although employment development adjacent to settlement boundaries may be supported under Policy ECON1, it is unlikely that such development could avoid a significant adverse impact on landscape and settlement character. Consultation with Natural England would be required due to the potential impact on the Fleet SPA/SAC/Ramsar/SSSI.

The existing access could be upgraded to service employment development. The alternative access option (from Overlands Road) is unlikely to be suitable for commercial traffic due to the surrounding residential development and proximity to a play area.

LAWEYM/025 Dorset Vehicle Rentals, Dorchester Road

Site Reference	LAWEYM/025
Site Address	Dorset Vehicle Rentals, Dorchester Road
Gross Site Area (Hectares)	0.19
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: The site is located in a defined development boundary. A suitable site. Availability: Owner identified Achievability: Development would potentially be viable in this location</p>
Housing Yield	6 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential use.

It is within the settlement boundary and well-related to the existing residential area, with good access to local services and public transport.

Sensitive design would be required to avoid adverse impacts on the setting of the adjacent Upwey Conservation Area, although it is well screened from nearby listed buildings to the south and north-west.

The site is currently a vehicle rental business which appears to occupy a former filling station. It is likely that ground remediation would be required before it could be developed for residential use, potentially increasing the cost of development.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for employment or mixed-used development.

It is within the settlement boundary and is in existing employment use, with good access to services and the road network. Development would need to be sensitively designed in order to minimise or avoid impacts on the adjacent Conservation Area and nearby listed buildings.

Depending on the type of employment use being considered, ground remediation works may be required due to the site's apparent former use as a filling station.

LAWEYM/026 Former QinetiQ Site, Bincelaves

Site Reference	LAWEYM/026
Site Address	Former QinetiQ Site, Bincelaves
Gross Site Area (Hectares)	4.80
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Officer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	195 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>Yes – the site is subject to an outline application (P/OUT/2022/00852) for a mixed use development of up to 189 dwellings and a 65-bed care home, with leisure, office and restaurant floorspace plus parking and public realm.</p> <p>It is also allocated in the adopted Local Plan (Policy WEY9). This allocation is being carried forward into the emerging Local Plan (Policy WEY9).</p>
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	No – the site is already allocated in the Local Plan

Neighbourhood Plan Site Assessment conclusion - residential

The site is unsuitable for allocation for residential development.

Whilst it may be suitable for development, the site is allocated in the West Dorset, Weymouth and Portland Local Plan (Policy WEY9) for employment or mixed-use development, and the allocation is being carried forward into the emerging Local Plan (also Policy WEY9). The Neighbourhood Plan should not duplicate this allocation.

The site is subject to a live application for outline planning permission for a comprehensive mixed-use development (P/OUT/2022/00852) including 189 homes, a 65-bed care home, and leisure, commercial and restaurant floorspace.

There are some areas at risk of surface water flooding which would require mitigation, and a small part of the site is in Flood Zone 2. The site is also at risk of coastal erosion and ground remediation may be required due to its previous use.

The site is adjacent to the World Heritage Site and two Conservation Areas (Belle Vue Road and Weymouth Town Centre), and sensitive design would be required to minimise adverse impacts on their setting. The potential impact of development on the Portland Harbour Shore SSSI, which extends into the west of the site, would require assessment.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is unsuitable for allocation for employment or mixed-use development.

Whilst it may be suitable for development, the site is allocated in the West Dorset, Weymouth and Portland Local Plan (Policy WEY9) for employment or mixed-use development, and the allocation is being carried forward into the emerging Local Plan (also Policy WEY9). The Neighbourhood Plan should not duplicate this allocation.

It is subject to an outline application for a comprehensive mixed-use scheme.

LAWEYM/027 Land adjoining Southill shopping centre

Site Reference	LAWEYM/027
Site Address	Land adjoining Southill shopping centre
Gross Site Area (Hectares)	0.40
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: The site is located in a defined development boundary. A suitable site. Availability: Officer Identified Achievability: Development would be viable in this location</p>
Housing Yield	15 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes
Neighbourhood Plan Site Assessment conclusion - residential	<p>The site is suitable for allocation for residential development. It is well-located for local services, being adjacent to a small shopping parade and within walking distance of a primary school and community centre.</p> <p>The site consists of a car park and a green space with mature trees. Development of the whole site may result in loss of local amenity, but it would be possible to retain the green space and limit development to the car park (approx. 0.2ha).</p> <p>Parts of the site are at risk of surface water flooding and mitigation would be required.</p>

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is suitable for allocation for employment or mixed-use development.

Given its location, the uses which would be appropriate on the site are limited, but it could accommodate uses such as office or retail which are complementary to the surrounding residential area. A mixed-use scheme would be possible, although the site is slightly sloping and surrounded by low-rise development, therefore building heights are likely to be limited.

Mitigation would be required for the surface water flood risk in the north of the site, and the green space fronting Radipole Road, including the mature trees, should be retained.

LAWEYM/028 Land at the Nothe

Site Reference	LAWEYM/028
Site Address	Land at the Nothe
Gross Site Area (Hectares)	0.15
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: The site is located in a defined development boundary. A suitable site. Availability: Officer Identified Achievability: Development would be viable in this location</p>
Housing Yield	8 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes
Neighbourhood Plan Site Assessment conclusion - residential	<p>The site is suitable for allocation for residential development. It is a reasonably central location with good access to local services and adjacent to two open spaces (Nothe Gardens and the Weymouth Peace Garden). It is in the Town Centre Conservation Area, and there are a number of listed buildings close to the site, including the Grade II listed Coastguard Cottages on the opposite side of Barrack Road. While there is some existing screening provided by the trees and vegetation, sensitive design would be required to limit impact on heritage assets and local amenity.</p>

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is suitable for allocation for mixed-use development.

Barrack Road is unlikely to have capacity to service a significant increase in commercial traffic, and careful design would be required to limit the impact of development on nearby heritage assets and green spaces.

A small-scale residential-led mixed use scheme with a small amount of retail/office floorspace is likely to be more appropriate in this location than a purely commercial development.

LAWEYM/029 Westway Road (South)

Site Reference	LAWEYM/029
Site Address	Westway Road (South)
Gross Site Area (Hectares)	2.90
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	90 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No, although Westway House at the southern end of the site has been promoted separately to the NP call for sites.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – assessment of flood risk suggests a higher percentage of the site is in Flood Zone 2
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development as part of a mixed-use scheme.

The site is identified in the West Dorset, Weymouth and Portland Local Plan (Policy WEY7) as a suitable location for mixed-use development. This policy is being carried forward into the emerging Local Plan (also Policy WEY9). A residential-only scheme would not be in accordance with this policy.

There are some parts of the site alongside the harbour within Flood Zones 2 and 3, although it benefits from flood defences. Residential development should be directed away from these areas.

Part of the site was formerly in use as a gas distribution centre, and it is likely that remediation works will be required due to potential ground contamination. There is also an electricity sub-station on site which may reduce the developable area due to need for clearance around sub-surface power infrastructure.

The site is in a prominent harbourside location adjacent to the Town Centre Conservation Area, and sensitive design would therefore be required to avoid adverse impact on the setting of the Conservation Area and on visual amenity.

Westway House, at the southern end of the site, has been submitted separately to the Neighbourhood Call for sites for residential, care home or office development (ref: WNP13). This could result in the loss of employment land, although it may be acceptable under Local Plan Policy ECON3. However, a mixed-use allocation of the whole site, in accordance with Policy WEY3, would allow for the identified constraints to be addressed more comprehensively through a site-wide masterplan.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for employment/mixed-use development.

The site is identified in the West Dorset, Weymouth and Portland Local Plan (Policy WEY7) as a suitable location for mixed-use development. This policy is being carried forward into the emerging Local Plan (also Policy WEY9).

LAWEYM/030 Bus Depot, King Street

Site Reference	LAWEYM/030
Site Address	Bus Depot, King Street
Gross Site Area (Hectares)	0.45
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: The site is located in a defined development boundary. A suitable site. Availability: Officer Identified Achievability: Development would be viable in this location</p>
Housing Yield	60 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development.

The site falls within the area covered by Policy WEY3 in the adopted Local Plan which seeks to develop the station area as a transport hub with complementary mixed-use development. The policy is being carried forward into the emerging Local Plan (also Policy WEY3). This indicates that mixed-use development, including residential, would be appropriate on the site.

The majority of the site is within Flood Zone 3, and therefore development would only be appropriate subject to the sequential test and a site-level exception test.

The site is in use as a bus garage, and it may be subject to ground contamination which requires remediation before the site could be developed.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for employment development.

The site falls within the area covered by Policy WEY3 in the adopted Local Plan which seeks to develop the station area as a transport hub with complementary mixed-use development. The policy is being carried forward into the emerging Local Plan (also Policy WEY3). This indicates that mixed-use development, including residential, would be appropriate on the site.

Before the site could be developed, the sequential test and a site-level exception test would be required due to the high flood risk. Remediation may be required for ground contamination linked to its current use.

LAWEYM/031 Harbourside Car Park, Commercial Road

Site Reference	LAWEYM/031
Site Address	Harbourside Car Park, Commercial Road
Gross Site Area (Hectares)	0.30
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Officer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	25 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – the SHLAA states that 95% of the site is within Flood Zone 2, but the entire site is within Flood Zone 3.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes, although the flood risk information requires updating

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development.

The entire site is in Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. It is likely that sensitive uses (including residential) would need to be avoided on the ground floor. Flood defences may be required.

The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and therefore a mixed-use scheme may be more appropriate than a solely residential development.

The site is in a prominent harbourside location and is within the Town Centre Conservation Area. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for employment/mixed-use development.

The entire site is in Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. Flood defences may be required.

The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and a mixed-use development with commercial/retail on the ground floor with residential would be appropriate.

The site is in a prominent harbourside location and is within the Town Centre Conservation Area. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity.

LAWEYM/032 Jubilee Sidings

Site Reference	LAWEYM/032
Site Address	Jubilee Sidings
Gross Site Area (Hectares)	2
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: The site is located in a defined development boundary. A suitable site. Availability: Officer Identified Achievability: Development would be viable in this location</p>
Housing Yield	80 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No, although a smaller part of the site has been promoted to the NP call for sites.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development.

The site falls within the area covered by Policy WEY3 in the adopted Local Plan which seeks to develop the station area as a transport hub with complementary mixed-use development. The policy is being carried forward into the emerging Local Plan (also Policy WEY3). This indicates that mixed-use development, including residential, would be appropriate on the site.

The site includes a large amount of car parking, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site. It occupies former railway sidings, and part of the site is in use as a filling station. There is potential for ground contamination associated with these uses. Railway tracks run along the western site boundary, although these do not appear to be in use.

It is adjacent to the railway and a large retail park, as well as the main road. Mitigation may be required for noise related to these neighbouring uses.

The northern part of the site has also come forward through the call for sites (ref: WNP5), and this part of the site would also be suitable as a standalone site with appropriate mitigation.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for employment or mixed-use development.

The site falls within the area covered by Policy WEY3 in the adopted Local Plan which seeks to develop the station area as a transport hub with complementary mixed-use development. The policy is being carried forward into the emerging Local Plan (also Policy WEY3). This indicates that employment or mixed-use development would be appropriate on the site, subject to the mitigation of the potential contamination and the loss of car parking.

LAWEYM/033 Lakeside Superbowl, St Nicholas Street

Site Reference	LAWEYM/033
Site Address	Lakeside Superbowl, St Nicholas Street
Gross Site Area (Hectares)	0.38
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Officer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	30 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – the SHLAA states that 76% of the site is within Flood Zone 2, but approx. 50% of the site is within Flood Zone 3.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes, although the flood risk information requires updating

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development.

Approx. 50% of the site is in Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before this part of the site could be developed.

The site is within the Town Centre Conservation Area, with a terrace of Grade II listed buildings to the east on St Thomas Street. Sensitive design is required to ensure minimise impact on heritage assets, and it likely that building heights would be restricted to two or three storeys.

There is a sub-station close to the site boundary alongside the western access road, and appropriate safeguarding areas may be required in the vicinity of underground cables.

The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and a mixed-use development with commercial/retail on the ground floor and residential above may be appropriate in this location.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for employment/mixed-use development.

Approx. 50% of the site is in Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before this part of the site could be developed.

The site is within the area covered by adopted Policy WEY2, and a mixed-use development with commercial/retail on the ground floor and residential above may be appropriate in this location. Mitigation would be required for the potential impact on nearby heritage assets and the Conservation Area.

LAWEYM/034 Land at Commercial Road (car park)

Site Reference	LAWEYM/034
Site Address	Land at Commercial Road (car park)
Gross Site Area (Hectares)	0.35
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Officer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	28 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – the SHLAA states that 100% of the site is within Flood Zone 2, but approx. the majority is within Flood Zone 3 (approx. 75%) with the remainder in Flood Zone 2.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes, although the flood risk information requires updating

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development.

Approx. 80% of the site is in Flood Zone 3, and the remainder is in Flood Zone 2. The sequential test and a site-level exception test would need to be applied before the site could be developed. Sensitive uses (e.g. residential) may be limited to upper floors.

The site is within the Town Centre Conservation Area, with a cluster of Grade II listed buildings to the north-east on Commercial Road and Bath Street. Sensitive design is required to ensure minimise impact on heritage assets.

The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and a mixed-use development with commercial/retail on the ground floor and residential above may be appropriate in this location.

The site includes a large amount of car parking, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.

The bowling green to the south has also been promoted through the SHLAA (LA/WEYM/038). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for employment/mixed-use development.

Approx. 80% of the site is in Flood Zone 3, and the remainder is in Flood Zone 2. The sequential test and a site-level exception test would need to be applied before the site could be developed.

The site is within the Town Centre Conservation Area, with a cluster of Grade II listed buildings to the north-east on Commercial Road and Bath Street. Sensitive design is required to ensure minimise impact on heritage assets.

The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and a mixed-use development with commercial/retail on the ground floor and residential above may be appropriate in this location.

The bowling green to the south has also been promoted through the SHLAA (LA/WEYM/038). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.

LAWEYM/035 Land at Governors Lane (car park)

Site Reference	LAWEYM/035
Site Address	Land at Governors Lane (car park)
Gross Site Area (Hectares)	0.12
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Officer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	18 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development.

Although it is in a central location with good access to local services and public transport, it is within the area covered by Policy WEY5, which seeks to limit the amount of residential accommodation in the Esplanade area. The site's suitability for residential development should therefore be discussed with the Local Planning Authority.

The site is within the Town Centre Conservation Area, and adjacent to three Grade II listed buildings, with several more in close proximity on East Street. Sensitive design is required to ensure minimise impact on heritage assets.

The site is currently in use as a car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for employment/mixed-use development.

Although it is in a central location with good access to local services and public transport, it is within the area covered by Policy WEY5, which seeks to limit the amount of residential accommodation in the Esplanade area. The site's suitability for mixed-use development should therefore be discussed with the Local Planning Authority. This policy also seeks to restrict new late night entertainment and related uses, including drinking establishments and hot food takeaways.

The site is within the Town Centre Conservation Area, and adjacent to three Grade II listed buildings, with several more in close proximity on East Street. Sensitive design is required to ensure minimise impact on heritage assets.

The site is currently in use as a car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.

LAWEYM/036 Post Office Sorting Office

Site Reference	LAWEYM/036
Site Address	Post Office Sorting Office
Gross Site Area (Hectares)	0.96
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Officer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	64 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – the SHLAA states that 55% of the site is within Flood Zone 2, but approx. the majority is within Flood Zone 3 (approx. 75%) with the remainder in Flood Zone 2.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes, although the flood risk information requires updating.

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development.

Around 25% of the site is in Flood Zone 3, and a further 25% in Flood Zone 2. The sequential test and a site-level exception test would need to be applied before these parts of the site could be developed.

It is in a central location with good access to services and public transport, and is within the area covered by Policy WEY2, which encourages a mix of uses in the town centre. It may therefore be suitable for a mixed-use scheme with ground floor commercial uses and residential above.

It is within the Town Centre Conservation Area, and although it is surrounded by relatively modern development, there is some potential for development of the site to affect the setting of several Grade II listed buildings to the east at the junction of St Thomas Street and St Alban Street. Sensitive design would therefore be required.

Mitigation for noise/disturbance may be required due to the neighbouring use which include a cinema and multi-storey car park.

The neighbouring car park, shopping centre and cinema complex has also been promoted through the SHLAA (LA/WEYM/005). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for employment development.

Around 25% of the site is in Flood Zone 3, and a further 25% in Flood Zone 2. The sequential test and a site-level exception test would need to be applied before these parts of the site could be developed.

Mixed use development in line with Policy WEY2 is likely to be appropriate on the site, subject to mitigation of the identified flood risk and to sensitive design reflecting its location within the Conservation Area and in close proximity to Grade II listed buildings.

The neighbouring car park, shopping centre and cinema complex has also been promoted through the SHLAA (LA/WEYM/005). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.

LAWEYM/037 The Loop Car Park, Commercial Road

Site Reference	LAWEYM/037
Site Address	The Loop Car Park, Commercial Road
Gross Site Area (Hectares)	0.30
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	24 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	The site is in an area of archaeological potential (Policy WEY4).
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – the SHLAA indicates that approximately 88% of the site is within Flood Zone 2. However, according to the flood map for planning service, the entire site falls within Flood Zone 3. Although it is adjacent to existing flood defences, it is not indicated as areas benefitting from flood defences. The northern section of the site is also subject to low risk of surface water flooding.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Updated information on flood risk would need to be considered in the assessment conclusions.

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development.

The entire site is in Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. It is likely that sensitive uses (including residential) would need to be avoided on the ground floor. Flood defences may be required.

The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and therefore a mixed-use scheme may be more appropriate than a solely residential development.

The site is in a prominent harbourside location and is within the Town Centre Conservation Area. There is no harbourside development on the western side of Commercial Road, and development of the site would be out of character in this location, with potential adverse impacts on the Conservation Area and on visual amenity. The site is in an area of archaeological importance.

The site is currently in use as a car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.

New residential or tourist accommodation in this area would also require a Habitats Regulation Assessment to understand the potential impacts of recreational disturbance on Chesil & the Fleet SAC and Chesil Beach & the Fleet SPA.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for employment/mixed-use development.

Mixed-use development of the site would be in accordance with Policy WEY2, although due consideration would need to be given to the identified constraints, including the high risk of flooding, the potential loss of car parking spaces, and the need for sensitive design reflecting the site's position within the Conservation Area and in a prominent harbourside location. At the time of the site visit, part of the car park was in use as a temporary/informal boatyard, and employment uses which complement the marina may be more appropriate on the site.

LAWEYM/038 Weymouth Bowling Club, Commercial Road

Site Reference	LAWEYM/038
Site Address	Weymouth Bowling Club, Commercial Road
Gross Site Area (Hectares)	0.39
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: The site is located in a defined development boundary. A suitable site. Availability: Officer Identified Achievability: Development would be viable in this location</p>
Housing Yield	32 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	The site is identified as an open greenspace. The site is also in an area of archaeological potential (Policy WEY4).
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – the SHLAA indicates that approximately 93% of the site is within Flood Zone 2. However, according to the flood map for planning service, the majority of the site falls within Flood Zone 3 with the remaining parts within Flood Zone 2. Small parts of the site are subject to low risk of surface water flooding.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Updated information on flood risk and the loss of open space would need to be considered in the assessment conclusions.

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is potentially suitable for allocation for residential development.

The majority of the site falls within Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before the site could be developed. It is likely that sensitive uses (including residential) would need to be avoided on the ground floor.

The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and a mixed-use development with commercial/retail on the ground floor and residential above may be more appropriate in this location.

The site is adjacent to the Radipole Lake SSSI. All planning applications (except householder) would need to be consulted with Natural England. New residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.

The site is currently used as a Bowling Green. Its loss will need to be considered in accordance with Policy COM5 of the adopted Local Plan (and emerging Policy COM4) on the change of use of green spaces and recreational facilities.

The site is in a prominent harbourside location and is within the Town Centre Conservation Area. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity. The site is in an area of archaeological importance.

The car park to the north has also been promoted through the SHLAA (LA/WEYM/034). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is potentially suitable for allocation for employment/mixed-use development.

Mixed-use development of the site would be in accordance with Policy WEY2, potentially with employment uses on the ground floor with residential above. Due consideration would need to be given to the identified constraints, including the high risk of flooding, the potential loss of recreational facilities, and the need for sensitive design reflecting the site's position within the Conservation Area and in a prominent harbourside location.

The site is adjacent to the Radipole Lake SSSI. All planning applications (except householder) would need to be consulted with Natural England.

The car park to the south has also been promoted through the SHLAA (LA/WEYM/034). An allocation which covers both sites may allow for a more comprehensive and coherent redevelopment.

LAWEYM/039 Weymouth Railway Station Forecourt

Site Reference	LAWEYM/039
Site Address	Weymouth Railway Station Forecourt
Gross Site Area (Hectares)	0.54
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: The site is located in a defined development boundary. A suitable site. Availability: Officer Identified Achievability: Development would be viable in this location</p>
Housing Yield	18 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	The site is subject to a recently granted planning application (WP/21/00111/FUL) for the reconfiguration of the station forecourt including alteration to access and parking arrangements, formation of new vehicular exit and public realm works together with formation of pocket park linking King Street and Jubilee Retail Park.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – The SHLAA notes that about 65% of the site is within Flood Zone and that the site is not affected by flooding from other sources. However, the flood risk map for planning suggests that the whole site falls within Flood Zone 2 with about 60% of it within Flood Zone 3.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is unsuitable for allocation for residential use.

Although residential development as part of a mixed-use scheme may be acceptable under adopted Policy WEY3, the site provides an important gateway function at the entrance to the station. It has planning permission for reconfiguration of the station forecourt and associated public realm works, and therefore a residential allocation would be in conflict with this active permission, which was being implemented at the time of the site visit.

The entire site falls within Flood Zones 2 and 3. Flood defences may be required, and sensitive uses should not be located on the ground floor.

New residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is unsuitable for allocation for employment use.

Although a mixed-use scheme may be acceptable under adopted Policy WEY3, the site provides an important gateway function at the entrance to the station. It has planning permission for reconfiguration of the station forecourt and associated public realm works, and therefore a residential allocation would be in conflict with this active permission.

The entire site falls within Flood Zones 2 and 3. Flood defences may be required, and sensitive uses should not be located on the ground floor.

LAWEYM/040 Land at Park Street (Car Park)

Site Reference	LAWEYM/040
Site Address	Land at Park Street (Car Park)
Gross Site Area (Hectares)	0.43
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Officer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	50 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>No – however additional constraints identified should be considered in the assessment:</p> <ul style="list-style-type: none"> The site falls within the SSSI Impact Risk Zone. Proposals for more than 10 dwellings would need to be consulted with Natural England. The site is identified to have archaeological potential (Policy WEY4).
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – the SHLAA indicates that approximately 72% of the site is within Flood Zone 2. However, according to the flood map for planning service, more than half of the site concentrated at the southern and north-western part falls within Flood Zone 3 with the remaining parts within Flood Zone 1 and 2.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Updated information on flood risk would need to be considered in the assessment conclusions.
Neighbourhood Plan Site Assessment conclusion - residential	<p>The site is potentially suitable for allocation for residential development.</p> <p>The site falls within the SSSI Impact Risk Zone. Proposals for more than 10 dwellings would require consultation with Natural England. New residential/tourist accommodation in this area would require a Habitats Regulations Assessment to</p>

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.

More than half of the site falls within Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before these parts could be developed. It is likely that sensitive uses (including residential) would need to be avoided on the ground floor.

The site is within the area covered by adopted Policy WEY2, which encourages a mix of uses in the town centre, and a mixed-use development with commercial/retail on the ground floor and residential above may be more appropriate in this location.

The site is in a prominent harbourside location and is within the Town Centre Conservation Area. It is also in close proximity to a number of Grade II listed buildings. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity. The site is in an area of archaeological importance.

Development of the site is likely to lead to the loss of car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.

The site is potentially suitable for allocation for employment/mixed-use development.

Mixed-use development of the site would be in accordance with Policy WEY2, potentially with employment uses on lower floors with residential above. Due consideration would need to be given to the identified constraints, including the high risk of flooding, the potential loss of parking spaces, and the need for sensitive design reflecting the site's position within the Conservation Area and in a prominent harbourside location.

The site falls within the SSSI Impact Risk Zone. Consultation with Natural England may be required depending on the proposed land use and capacity.

LAWEYM/041 Council Offices, North Quay

Site Reference	LAWEYM/041
Site Address	Council Offices, North Quay
Gross Site Area (Hectares)	0.60
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	72 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>The site is subject to a permitted outline planning application (WP/1500031/OUT) for the demolition of the existing office buildings and redevelopment of approximately 72 dwellings and approximately 216 sqm of commercial space.</p> <p>The site is also subject to a prior application for the change of uses from offices to dwellinghouses (WP/16/00745/OFF) with appeal allowed and a withdrawn planning application (WP/19/00445/FUL) for the demolition of the existing building and provision of car park.</p> <p>The site is identified to have archaeological potential (Policy WEY4).</p>
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	The Flood Map for planning service shows that a small part of the site along its northern boundary is in Flood Zone 3 in contrary to Flood Zone 2 as indicated in the SHLAA, however the majority of the site falls within Flood Zone 1. The site is subject to very low to low risk of surface water flooding.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is potentially suitable for allocation for residential development.

The site is identified in the West Dorset, Weymouth and Portland Local Plan (Policy WEY7) as a suitable location for mixed-use development. This policy is being carried forward into the emerging Local Plan (also Policy WEY9).

The site is in a prominent harbourside location and is within the Town Centre Conservation Area. It is also in close proximity to a number of Grade II listed buildings. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity. The site is in an area of archaeological importance.

Although the site is level, it backs onto a steep slope, and the historic retaining wall south of the site is likely to require significant stabilisation works, which may increase development costs.

The site falls within the SSSI Impact Risk Zone although the proposed capacity does not trigger the need to consult Natural England. New residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.

Part of the site falls within Flood Zone 3, and therefore the sequential test and a site-level exception test would need to be applied before these parts could be developed.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is potentially suitable for allocation for employment/mixed-use development.

Mixed-use development in accordance with adopted Policy WEY7 (and emerging Policy WEY9) is likely to be supported, subject to appropriate consideration of the identified constraints, including the high risk of flooding, the potential impact of development on nearby listed buildings, and the need for sensitive design reflecting the site's position within the Conservation Area.

The site falls within the SSSI Impact Risk Zone. Its development may need to be consulted with Natural England depending on the proposed land use and capacity.

LAWEYM/042 Former Oyster Farm, Ferrymans Way

Site Reference	LAWEYM/042
Site Address	Former Oyster Farm, Ferrymans Way
Gross Site Area (Hectares)	0.5
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: Most of the site is within the development boundary for Weymouth (small part on the western side is outside the boundary), but has a sensitive context/setting. Availability: Officer Identified Achievability: Development would be viable in this location</p>
Housing Yield	30 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	No – however the site is identified to have archaeological potential under Policy ENV4 of the adopted West Dorset, Weymouth and Portland Local Plan.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	It is not clear whether the site is available for development. The site is identified by officers at Dorset Council and is not owned by a public authority.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	It is not known whether the site is available for development.
Neighbourhood Plan Site Assessment conclusion - residential	<p>The site is potentially suitable for allocation for residential development subject to confirmation of availability</p> <p>The site is an employment site (café and marine contractor) located within the built-up area and settlement boundary of Weymouth. It is not safeguarded as an important employment site. Its existing access could be potentially upgraded to support new development. Its redevelopment for alternative uses may be supported under Policy ECON3 of the adopted Local Plan, although the site may be potentially contaminated due to its existing use and remediation may be required.</p>

The site is adjacent to the Fleet SPA/SAC/Ramsar/SSSI. It falls within the SSSI Impact Risk Zone. All planning applications (except householder) would need to be consulted with Natural England to ascertain whether its development would adversely affect the integrity of the habitat sites, and as it falls within the catchment of the SAC nutrient neutrality may be required. New residential/tourist accommodation in this area will also require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.

The site is also adjacent to the Dorset and East Devon Coast World Heritage Site and Heritage Coast. Development would need to respect its landscape setting and the setting of the World Heritage Site. The site is in an area of archaeological importance.

As the site has not been promoted by the landowner/developer, it is not clear whether the site may be available for residential development. Further confirmation of availability would be required if the site is to be allocated in the Neighbourhood Plan.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for mixed-use development subject to confirmation of availability.

The site's redevelopment for alternative employment uses would be supported under Policy ECON3 of the adopted Local Plan, although it would not require allocation to remain in employment use.

All planning applications would need to be consulted with Natural England to ascertain whether the proposed development would adversely affect the integrity of the habitat sites, and any mixed-use schemes which include residential/tourist accommodation in this area will also require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.

The site is also adjacent to the Dorset and East Devon Coast World Heritage Site and Heritage Coast. Development would need to respect its landscape setting and the setting of the World Heritage Site.

As the site has not been promoted by the landowner/developer, it is not clear whether the site may be available for employment or mixed use redevelopment. Further confirmation of availability would be required if the site is to be allocated in the Neighbourhood Plan.

LAWEYM/043 The Ferrybridge Inn

Site Reference	LAWEYM/043
Site Address	The Ferrybridge Inn
Gross Site Area (Hectares)	0.4
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: Part of the site is located in the defined development boundary for Weymouth, but has a sensitive setting. Availability: Officer Identified Achievability: Development would be viable in this location</p>
Housing Yield	20 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>No, however the site is subject to a permitted outline planning application and subsequent reserved matters approval (WP/14/00921/OUT, decision granted in October 2015) (appearance and landscaping being reserved matters) for the demolition of the existing public house and construction of up to 29 residential units, car and cycle parking, waste storage areas and landscaped communal courtyard, with new vehicular access from Ferryman's Way, along with construction of a pub/restaurant with associated car parking access from Portland Road.</p> <p>The site is identified to have archaeological potential under Policy ENV4 of the adopted West Dorset, Weymouth and Portland Local Plan.</p>
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development

The site is adjacent to the Fleet SPA/SAC/Ramsar/SSSI. It falls within the SSSI Impact Risk Zone. All planning applications (except householder) would need to be consulted with Natural England to ascertain whether its development will adversely affect the integrity of the habitat sites. New residential/tourist accommodation in this area will also require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.

The site is also adjacent to the Dorset and East Devon Coast World Heritage Site and Heritage Coast. Development would need to respect its landscape setting and the setting of the World Heritage Site. The site is in an area of archaeological importance.

As the site has already been granted planning permission for residential and a restaurant/cafe, it is not necessary to allocate it in the neighbourhood plan, although doing so could shape future development if the extant permission is not implemented. Demolition has already taken place, and it appeared on the site visit that the permission was being implemented.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for employment / mixed-use development subject to confirmation of availability.

The site is adjacent to the Fleet SPA/SAC/Ramsar/SSSI. It falls within the SSSI Impact Risk Zone. All planning applications (except householder) would need to be consulted with Natural England to ascertain whether its development will adversely affect the integrity of the habitat sites.

The site is also adjacent to the Dorset and East Devon Coast World Heritage Site and Heritage Coast. Development would need to respect its landscape setting and the setting of the World Heritage Site. The site is in an area of archaeological importance.

As the site already has planning permission, it is not necessary to allocate it in the neighbourhood plan, although doing so could shape future development if the extant permission is not implemented. Further confirmation of the site's availability for mixed use and employment development would be required if it is to be allocated in the Neighbourhood Plan.

LAWEYM/044 Newberry Gardens Car park

Site Reference	LAWEYM/044
Site Address	Newberry Gardens Car park
Gross Site Area (Hectares)	0.24
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Officer Identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	18 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>No, however additional constraints identified should be considered in the assessment:</p> <ul style="list-style-type: none"> The site falls within the SSSI Impact Risk Zone however the proposed use and capacity does not trigger the need to consult Natural England. New residential/tourist accommodation in this area requires a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA. The site is identified to have archaeological potential under Policy ENV4 of the adopted West Dorset, Weymouth and Portland Local Plan.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	Yes – it is not known whether the site is available for development as it has not been promoted by a landowner/developer. It is not owned by a public authority.
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	It is not known whether the site is available for development.
Neighbourhood Plan Site Assessment conclusion - residential	<p>The site is potentially suitable for allocation for residential development subject to confirmation of availability</p> <p>The site is a brownfield located within the built-up area and settlement boundary of Weymouth. The existing access could</p>

be potentially upgraded to support the proposed development.

The site is located within the Town Centre Conservation Area and is surrounded by a number of Grade II listed buildings. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity. The site is in an area of archaeological importance.

Development of the site is likely to lead to the loss of parking, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.

In line with Policy WEY4 which supports the retention of a mix of uses at the Custom House Quay and Brewery Waterfront area to enhance the active waterfront and the public realm, the site may be more suitable for mixed use development.

As the site has not been promoted by the landowner/developer, it is not clear whether the site may be available for residential development. Further confirmation of availability would be required if the site is to be allocated in the Neighbourhood Plan.

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is potentially suitable for allocation for employment/mixed development subject to confirmation of availability

The site is a brownfield located within the built-up area and settlement boundary of Weymouth. Policy WEY4 supports the retention of a mix of small-scale restaurants, bars and retail uses in this area to enhance the active waterfront area and the public realm of this area. Therefore mixed use development may be suitable at location, subject to mitigation of heritage and archaeological constraints identified.

Development of the site is likely to lead to the loss of parking, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.

As the site has not been promoted by the landowner/developer, it is not clear whether the site may be available for mixed use / employment development. Further confirmation of availability would be required if the site is to be allocated in the Neighbourhood Plan.

LAWEYM/045 Newton's Road Car park

Site Reference	LAWEYM/045
Site Address	Newton's Road Car park
Gross Site Area (Hectares)	0.22
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: A brownfield site located in a defined development boundary. A suitable site.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	18 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>Yes - The site is subject to a permitted planning application (WP/14/01062/OUT, granted in July 2016) for the erection of 18 Class C3 residential units, car parking and associated works.</p> <p>The site falls within the SSSI Impact Risk Zone however the proposed use and capacity does not trigger the need to consult Natural England. New residential/tourist accommodation in this area requires a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>The site is identified to have archaeological potential under Policy ENV4 of the adopted West Dorset, Weymouth and Portland Local Plan.</p>
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes
Neighbourhood Plan Site Assessment conclusion - residential	The site is potentially suitable for allocation for residential development

	<p>The site is potentially suitable for allocation for residential development</p> <p>The site is a brownfield located within the built-up area and settlement boundary of Weymouth. The existing access could be potentially upgraded to support the proposed development.</p> <p>The site is located within the Town Centre Conservation Area and is surrounded by a number of Grade II listed buildings. Sensitive design would therefore be required to avoid adverse impact on the Conservation Area and on visual amenity. The site is in an area of archaeological importance.</p> <p>Development of the site is likely to lead to the loss of car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p> <p>In line with Policy WEY4 which supports the retention of a mix of uses at the Custom House Quay and Brewery Waterfront area to enhance the active waterfront and the public realm, the site may be more suitable for mixed use development. However, as the site has already been granted planning permission for 18 residential units and construction has commenced, it is not necessary to allocate it in the neighbourhood plan, although doing so could demonstrate support for development in this location.</p>
<p>Neighbourhood Plan Site Assessment conclusion - employment/mixed-use</p>	<p>The site is potentially suitable for allocation for employment/mixed development subject to confirmation of availability.</p> <p>The site is a brownfield located within the built-up area and settlement boundary of Weymouth. The site falls within the Custom House Quay and Brewery Waterfront area. Policy WEY4 supports the retention of a mix of small-scale restaurants, bars and retail uses in this area to enhance the active waterfront area and the public realm. Development of the site would need to be considered in relation to the heritage and archaeological constraints identified.</p> <p>Development of the site is likely to lead to the loss of car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p> <p>As the site has not been promoted for mixed use/employment development and it has an active residential permission, it is not clear whether the site may be available. Further confirmation of availability would be required if the site is to be allocated in the Neighbourhood Plan for mixed use / employment development.</p>

LAWEYM/046 Land at Elm Close

Site Reference	LAWEYM/046
Site Address	Land at Elm Close
Gross Site Area (Hectares)	0.35
SHLAA conclusions	
Conclusion	<p>The shape of the site coupled with the flood risk make this site unsuitable for residential development. An unsuitable site.</p> <p>Suitability: The shape of the site coupled with the flood risk make this site unsuitable for residential development.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>No, however additional constraints identified should be considered in the assessment:</p> <ul style="list-style-type: none"> The site falls within the SSSI Impact Risk Zone however the proposed use and capacity does not trigger the need to consult Natural England. An outline planning application (WP/19/00024/OUT) was submitted but later withdrawn in 2019, for the erection of 1 no. detached house with garage, 1 no. detached bungalow and 8 no. apartments with associated car parking and landscaping
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	<p>Yes – the SHLAA indicates that approximately 33% of the site is within Flood Zone 2. However, according to the Flood Map for Planning, the site is crossed by a main river with only approximately 20% within Flood Zone 2. The majority of the site is subject to high risk of surface water flooding. It is unclear why the site is considered to be unsuitable for residential development prior to a sequential test and a site-level exception test.</p>

<p>Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?</p>	<p>No</p>
<p>Neighbourhood Plan Site Assessment conclusion - residential</p>	<p>The site is potentially suitable for allocation for residential development.</p> <p>Approximately 20% of the site is in Flood Zone 2 and development should avoid this part of the site. Mitigation would be required for the high risk of surface water flooding.</p> <p>There are TPOs along the southern edge of the site, and any development would need to ensure that no harm is done to the protected trees on the boundary.</p> <p>The site is currently bisected by a footpath. The area north of this footpath is low-lying and unlikely to be developable due to its size, shape and risk of flooding. The southern part of the site could accommodate a limited amount of development.</p>
<p>Neighbourhood Plan Site Assessment conclusion - employment/mixed-use</p>	<p>The site is potentially suitable for allocation for employment/mixed-use development.</p> <p>Subject to appropriate mitigation of flood risk and to design which avoids harm to the TPOs on the southern boundary of the site, there is potential for limited local retail or office development serving the surrounding residential area. This could be delivered alongside residential development, or as a standalone employment scheme.</p>

LAWEYM/047 Tides Centre

Site Reference	LAWEYM/047
Site Address	Tides Centre
Gross Site Area (Hectares)	0.1
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: The site is located in a defined development boundary and in an area identified for mixed use re-development. Availability: Owner identified Achievability: Development would be viable in this location</p>
Housing Yield	3 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>The site is currently used as a Children's Centre. Development of the site may lead to the loss of a community facility of social value.</p> <p>The site falls within the SSSI Impact Risk Zone although the proposed use and capacity does not trigger the need to consult Natural England. New residential/tourist accommodation in this area requires a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>It is not known whether the site is available for development as it has not been promoted by a landowner/developer. It is owned by a public authority.</p>
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development.

The site is identified in the West Dorset, Weymouth and Portland Local Plan (Policy WEY7) as a suitable location for mixed-use development. This policy is being carried forward into the emerging Local Plan (also Policy WEY9).

A small part of the site is in Flood Zone 2, and therefore the sequential test and a site-level exception test would need to be applied before this part could be developed.

New residential/tourist accommodation in this area requires a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.

The site is currently used as a Children's Centre. Development of the site may lead to the loss of a community facility of social value.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for mixed-use/employment development

The site is identified in the West Dorset, Weymouth and Portland Local Plan (Policy WEY7) as a suitable location for mixed-use development. This policy is being carried forward into the emerging Local Plan (also Policy WEY9).

Development of the site would need to be considered in relation to the flood risk constraints and the loss of social infrastructure.

LAWEYM/048 Pavilion & Ferry Terminal

Site Reference	LAWEYM/048
Site Address	Pavilion & Ferry Terminal
Gross Site Area (Hectares)	4.2
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The Ferry peninsular should be re-developed to include leisure / tourist related uses supported by complementary town centre uses which may include housing.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	30 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>The site is subject to a pending outline planning application (WP/18/00403/OUT, validated in June 2018) for the demolition of existing buildings (excluding Pavilion Theatre and Jurassic Skyline viewing tower) and redevelopment for a mix of leisure and commercial uses including hotels, mixed use pub/diner with guest accommodation, restaurants and cafes, indoor leisure buildings, public car parking, commercial fishing and mixed-use harbour buildings and harbour operation and storage areas together with associated landscaping, street furniture, structures, open space and access to and within the site.</p> <p>The site falls within the SSSI Impact Risk Zone although the proposed use and capacity does not trigger the need to consult Natural England. New residential/tourist accommodation in this area requires a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p>
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No

<p>Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?</p>	<p>Yes</p>
<p>Neighbourhood Plan Site Assessment conclusion - residential</p>	<p>The site is potentially suitable for allocation for residential development as part of a mixed-use scheme.</p> <p>The site is identified in the adopted Local Plan (WEY6) as part of an area for redevelopment to include leisure/tourism, complementary town centre uses and housing. This policy is also being taken forward in the emerging Local Plan (WEY6). However, there is an outline application for mixed-use development of the site which does not include housing.</p> <p>The site is partly within the Weymouth Town Centre Conservation Area and is in close proximity to a number of Grade II* and Grade II listed buildings. Development of the site should be sensitively designed to protect the character and setting of the existing townscape and landscape.</p> <p>The site is located within SSSI Impact Risk Zone but the proposed use does not trigger the need to consult Natural England. New residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>Parts of the site are within Flood Zone 2 and 3. The sequential test and a site-level exception test would need to be applied before these parts of the site could be developed</p> <p>A small part of the site is also subject to high risk of surface water flooding which would need to be appropriately mitigated.</p> <p>Development of the site is likely to lead to the loss of car park, and it may be necessary for this to be re-provided elsewhere or within any development proposals for the site.</p>
<p>Neighbourhood Plan Site Assessment conclusion - employment/mixed-use</p>	<p>The site is potentially suitable for allocation for employment development.</p> <p>The site is identified in the adopted Local Plan (WEY6) as part of an area for redevelopment to include leisure/tourism, complementary town centre uses and housing. This policy is also being taken forward in the emerging Local Plan (WEY6). However, there is an outline application for mixed-use development of the site and it would not be necessary to allocate the site for these uses if the application is approved.</p>

Development of the site should contain appropriate mitigation for identified constraints in relation to heritage, impacts to environmental designations, flood risk and the loss of parking space.

LAWEYM/049 Land rear of Marsh Road

Site Reference	LAWEYM/049
Site Address	Land rear of Marsh Road
Gross Site Area (Hectares)	0.2
SHLAA conclusions	
Conclusion	<p>The site is located in a defined development boundary. Site access is a potential constraint. A suitable site subject to highways solution.</p> <p>Suitability: The site is located in a defined development boundary. Site access is a potential constraint.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	6 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>No, however additional constraints identified should be considered in the assessment:</p> <ul style="list-style-type: none"> • Part of the existing terraced housing facing Marsh Road is included within the site boundary. It is not known whether the terraces might be proposed for demolition to facilitate access to the development. • The site falls within the SSSI Impact Risk Zone however the proposed use and capacity does not trigger the need to consult Natural England. However, new residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA. • The site is adjacent to priority habitats (deciduous woodland) to its east. • The site is largely subject to high risk of surface water flooding.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No

<p>Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?</p>	<p>Yes, however additional constraints identified should be considered in the assessment conclusions.</p>
<p>Neighbourhood Plan Site Assessment conclusion - residential</p>	<p>The site is potentially suitable for allocation for residential development</p> <p>The site is located within the built-up area and development boundary of Weymouth. It is previously developed and currently used as a garage. The site may be potentially contaminated due to its existing use.</p> <p>The site is served by an existing access which is approximately 5m wide. It is not known whether this access could be potentially upgraded to support residential development given its narrow width and the lack of adequate visibility splays. Part of the existing terraced housing facing Marsh Road is included within the site boundary. It is not known whether the terraces might be proposed for demolition to facilitate access to the development. Further consultation with the relevant Highways Authority would be required.</p> <p>New residential/tourist accommodation in this area would require a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA.</p> <p>A small part of the site at the access point is in Flood Zone 2 . The sequential test and a site-level exception test would need to be applied before these parts of the site could be developed. In addition, the site is largely subject to high risk of surface water flooding which would need to be appropriately mitigated.</p>
<p>Neighbourhood Plan Site Assessment conclusion - employment/mixed-use</p>	<p>The site is potentially suitable for allocation for employment or mixed use development</p> <p>The site is located within the built-up area and development boundary of Weymouth. It is previously developed and currently used as a garage. It is potentially suitable for allocation for employment or mixed use development subject to appropriate mitigation of the identified access and flood risk constraints. Policy ECON3 of the adopted Local Plan supports the redevelopment of existing employment sites to an alternative employment use or non-employment use that is in accordance with other planning policies will be permitted where it will not prejudice the efficient and effective use of the remainder of the employment area.</p>

LA/WEYM/050 Land South of Wessex Roundabout

Site Reference	LA/WEYM/050
Site Address	Land South of Wessex Roundabout
Gross Site Area (Hectares)	0.98
SHLAA conclusions	
Conclusion	<p>Yes - for stand alone use such as Care Home or student housing. Potential for standard market housing in isolation is limited. Would have potential if additional land to the south was included. A suitable site subject to policy change.</p> <p>Suitability: Yes - for stand alone use such as Care Home or student housing. Potential for standard market housing in isolation is limited. Would have potential if additional land to the south was included.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	50 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>No, however additional information identified should be considered in the assessment:</p> <ul style="list-style-type: none"> • The site is in close proximity to the Radipole Lake SSSI and falls within the SSSI Impact Risk Zone. • The site falls within the Chickerell Wildlife Corridor. • The western part of the site is protected for employment use (Policy ECON2 of the adopted Local Plan) • A suitable access could be potentially facilitated from Hampshire Road or Radipole Lane however this would need to be considered in relation to its proximity to the Wessex Roundabout
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Yes – however additional constraints identified should be considered in the assessment.

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development subject to mitigation of identified constraints, policy changes (including the extension of the settlement boundary and removal of the site from safeguarded employment uses) and joint consideration with Chickerell Town Council

The site is adjacent though outside of the adopted development boundary. It is adjacent to the built-up area and connected to the existing employment land nearby. An access could be potentially facilitated through Radipole Lane and Chickerwell Link Road with considerations of the site's proximity to the Wessex Roundabout.

The site is in close proximity to the Radipole Lake SSSI and falls within the SSSI Impact Risk Zone. All planning applications (except householder) would need to be consulted with Natural England. New residential or tourist accommodation in this area would also require a Habitats Regulation Assessment to understand the potential impacts of recreational disturbance on Chesil & the Fleet SAC and Chesil Beach & the Fleet SPA.

The site falls within the Chickerell Wildlife Corridor. Development of the site would need to ensure that the function of Corridor will not be adversely impacted in accordance with Policy CNP4 of the made Chickerell Neighbourhood Plan.

The western part of the site is protected for employment use. A policy change would be required should the site is to be allocated for residential use.

The site is subject to low to medium risk of surface water flooding. Appropriate mitigation, such as the introduction of SuDs, would be required.

Part of the site is located in the adjacent Neighbourhood Area of Chickerell. If the site is to be fully allocated in this Neighbourhood Plan, it would need to be considered jointly with Chickerell Town Council.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for employment development subject to mitigation of identified constraints and joint consideration with Chickerell Town Council

The site is adjacent though outside of the adopted development boundary. It is adjacent to the built-up area and connected to the existing employment land nearby. An access could be potentially facilitated through Radipole Lane and Chickerwell Link Road with considerations of the site's proximity to the Wessex Roundabout.

The western part of the site is protected as a key employment site in the adopted Local Plan (Policy ECON2) and would not need to be allocated in the Neighbourhood Plan. The remaining area could be potentially suitable for allocation for employment development subject to mitigation of environmental and surface water flooding constraints identified.

Part of the site is located in the adjacent Neighbourhood Area of Chickerell. If the site is to be fully allocated in this Neighbourhood Plan, it would need to be considered jointly with Chickerell Town Council.

LAWEYM/051 Land at Chickerell Road

Site Reference	LAWEYM/051
Site Address	Land at Chickerell Road
Gross Site Area (Hectares)	0.09
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	3 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>Additional constraints identified could change the SHLAA findings:</p> <ul style="list-style-type: none"> • The site is identified as an open space • The site contains some semi-mature trees along with a thick hedge boundary to the west which may need to be retained subject to further arboricultural assessment • A suitable access could be potentially facilitated through Chickerell Road with considerations of the existing bus stop
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Additional constraints identified in relation to the presence of semi-mature trees and the loss of open space would be considered in the assessment findings.

**Neighbourhood Plan Site
Assessment conclusion -
residential**

The site is potentially suitable for allocation for residential development.

The site is located within the built-up area and development boundary. It is adjacent to an existing bus stop and is well related to residential dwellings and other facilities nearby. An access could be potentially facilitated from Chickerell Road although this would require careful design with regards to the highways safety and the location of the existing bus stop.

The site is currently used an open space. The loss of open space would need to be considered in relation to Policy COM5 of the adopted Local Plan and Policy COM4 of the emerging Local Plan which generally resists the change of use of open spaces unless the proposal meets the stated criteria in relation to the improvement and replacement of the recreational and amenity value of the site and/or demonstration that it is surplus to existing requirements.

The site contains some semi-mature trees to the western boundary. This may need to be retained or reprovided subject to further arboricultural assessments.

The site is subject to low to medium risk of surface water flooding. Development of the site would require appropriate mitigation through design (such as the use of SuDs).

**Neighbourhood Plan Site
Assessment conclusion -
employment/mixed-use**

The site is potentially suitable for allocation for mixed use development.

The site is located within the development boundary and an access could be potentially facilitated from Chickerell Road. Mixed use development may be appropriate at this location subject to mitigation of constraints in relation to the loss of open space, access, trees and risk of surface water flooding.

LAWEYM/052 Land at Westhaven

Site Reference	LAWEYM/052
Site Address	Land at Westhaven
Gross Site Area (Hectares)	0.05
SHLAA conclusions	
Conclusion	<p>A developable site</p> <p>Suitability: The site is located in a defined development boundary. A suitable site.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	2 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>Additional constraints identified could change the SHLAA findings:</p> <ul style="list-style-type: none"> • The site is currently used as a public open space • The site consists of grassland and semi-mature trees. It is likely that these trees would need to be removed and reprovided within the site boundary if the site is to be developed. • The site is of a narrow shape with a site width of approximately 13m. While development of the site could be potentially possible, careful design would be required to ensure that it is in keeping with the surrounding character and would not compromise the residential amenity of existing and/or new residents. • The site falls within the SSSI Impact Risk Zone, however the proposed use and capacity does not trigger the need to consult with Natural England.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No
Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?	Additional constraints identified in relation to the presence of semi-mature trees, the narrow site width and the loss of open space means that the site is only potentially suitable for residential or mixed use development.

Neighbourhood Plan Site Assessment conclusion - residential

The site is potentially suitable for allocation for residential development.

The site is located within the development boundary and an access could be potentially facilitated from Westhaven.

The site is currently used as a public open space. Policy COM5 of the adopted Local Plan and Policy COM4 of the emerging Local Plan resists the change of use of open spaces unless the proposal meets the stated criteria in relation to the improvement and replacement of the recreational and amenity value of the site and/or demonstration that it is surplus to existing requirements. Development of the site would need to demonstrate that one of these criteria could be met.

The site consists of semi-mature trees. Further arboricultural assessments would be required to understand their significance and whether these trees might need to be protected.

The site is of a narrow shape with a site width of approximately 13m. While development of the site could be potentially possible, careful design would be required to ensure that it is in keeping with the surrounding character and would not compromise the residential amenity of existing and/or new residents.

Neighbourhood Plan Site Assessment conclusion - employment/mixed-use

The site is potentially suitable for allocation for mixed use development.

The site is located within the development boundary and an access could be potentially facilitated from Westhaven. It is well related to nearby shops and services in the local centre. Mixed use development may be appropriate at this location subject to mitigation of constraints in relation to the loss of open space, trees and site size.

LAWEYM/053 Land West of Mount Pleasant Avenue South

Site Reference	LAWEYM/053
Site Address	Land West of Mount Pleasant Avenue South
Gross Site Area (Hectares)	0.09
SHLAA conclusions	
Conclusion	<p>A developable site Suitability: Yes - Potential for 1 unit given need to retain trees. Availability: Owner identified Achievability: Development would be viable in this location</p> <p>Note: The SHLAA Conclusions are updated to 'Unsuitable' on balance in March 2022 as additional constraints are identified in relation to the Gas Pipeline Safeguarding Zone.</p>
Housing Yield	1 dwelling
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>No, however additional information identified should be considered in the assessment:</p> <ul style="list-style-type: none"> • The site may be susceptible to groundwater flooding (medium risk) • The site falls within the SSSI Impact Risk Zone although the proposed residential use and capacity does not trigger the need to consult Natural England • The site is identified to have archaeological potential under Policy ENV4 of the adopted West Dorset, Weymouth and Portland Local Plan • The entire site falls within the Gas Pipeline Safeguarding Corridor, where built development within the safeguarding zone is generally resisted subject to advice from the National Grid and the Health and Safety Executive. Dorset Council has subsequently updated the SHLAA conclusion for the site as unsuitable on balance.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No (based on updated conclusions)

<p>Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?</p>	<p>Yes (based on updated conclusions)</p>
<p>Neighbourhood Plan Site Assessment conclusion - residential</p>	<p>The site is unsuitable for allocation for residential development</p> <p>The site consists of semi-mature and mature trees, in which some are protected under the Tree Preservation Order which would need to be retained.</p> <p>The site is also described as having archaeological importance.</p> <p>The entire site falls within the Gas Pipeline Safeguarding Corridor, where built development within the safeguarding zone is generally resisted subject to advice from the National Grid and the Health and Safety Executive. Dorset Council has confirmed that the site is considered unsuitable for development on this basis.</p>
<p>Neighbourhood Plan Site Assessment conclusion - employment/mixed-use</p>	<p>The site is unsuitable for allocation for employment/mixed-use development</p> <p>The site consists of semi-mature and mature trees, in which some are protected under the Tree Preservation Order which would need to be retained.</p> <p>The site is also described as having archaeological importance.</p> <p>The entire site falls within the Gas Pipeline Safeguarding Corridor, where built development within the safeguarding zone is generally resisted subject to advice from the National Grid and the Health and Safety Executive. Dorset Council has confirmed that the site is considered unsuitable for development on this basis.</p>

LAWEYM/054 Land at Tumbledown Farm

Site Reference	LAWEYM/054
Site Address	Land at Tumbledown Farm
Gross Site Area (Hectares)	0.35
SHLAA conclusions	
Conclusion	<p>The site is located in close proximity to existing services and facilities with few constraints how the sites narrow shape may result in development that may impact on the amenity of nearby properties. An unsuitable site.</p> <p>Suitability: The site is located in close proximity to existing services and facilities with few constraints however the sites narrow shape may result in development that may impact on the amenity of nearby properties.</p> <p>Availability: Owner identified</p> <p>Achievability: Development would be viable in this location</p>
Housing Yield	0 dwellings
How can these conclusions be applied to the Neighbourhood Planning Site Assessment?	
Has the site been excluded or assessed as unsuitable due to size?	No
Does more recent or additional information now exist which could change the SHLAA findings?	<p>No, however additional information identified should be considered in the assessment:</p> <ul style="list-style-type: none"> • The majority of the site is identified as a Priority Habitat (Deciduous Woodland). • The site falls within a SSSI Impact Risk Zone where all planning applications (except householder) would need to be consulted with Natural England. New residential development in this area would also require a Habitats Regulations Assessment to understand the potential impacts on recreational disturbance on the Chesil & the Fleet SAC and the Chesil Beach and The Fleet SPA. • The site is adjacent to a public footpath along its western boundary • The site falls within the Gas Pipeline Safeguarding Corridor, where built development within the safeguarding zone is generally resisted subject to advice from the National Grid and the Health and Safety Executive.
Are there any concerns that the SHLAA conclusion is reasonable and defensible?	No

<p>Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment?</p>	<p>Yes, however apart from site width (11-25m), key constraints in relation to the total loss of priority habitats and potential impacts on adjacent environmental designations should also be highlighted.</p>
<p>Neighbourhood Plan Site Assessment conclusion - residential</p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The site falls within the Gas Pipeline Safeguarding Corridor, where built development within the safeguarding zone is generally resisted subject to advice from the National Grid and the Health and Safety Executive. Dorset Council has confirmed that the site is considered unsuitable for development on this basis.</p> <p>The site is largely identified as a Priority Habitat (Deciduous Woodland). Development of the site would lead to unavoidable loss of priority habitats contrary to Paragraph 179 and 180 of the NPPF.</p> <p>The site is also within the Impact Risk Zone of the Radipole Lake SSSI. Any proposals on the site for new residential development would need to be consulted with Natural England. A Habitats Regulations Assessment would also be required to understand the potential impacts on recreational disturbance on the Chesil & the Fleet SAC and the Chesil Beach and The Fleet SPA.</p> <p>The site is narrow, with the width ranging from 11 to 25 metres (without considering the roots of nearby mature trees). Residential development on the site is likely to impact the residential amenity of nearby properties.</p> <p>The site is adjacent to but outside the adopted and proposed development boundary. It is in close proximity to key services and facilities.</p>
<p>Neighbourhood Plan Site Assessment conclusion - employment/mixed-use</p>	<p>The site is unsuitable for allocation for employment development.</p> <p>Although employment development adjacent to settlement boundaries may be supported under Policy ECON1, it is unlikely that such development could avoid a significant adverse impact on residential amenity and biodiversity.</p> <p>It also lies within the Gas Pipeline Safeguarding Corridor, within which built development is generally resisted. Dorset Council has confirmed that the site is considered unsuitable for development on this basis.</p>

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