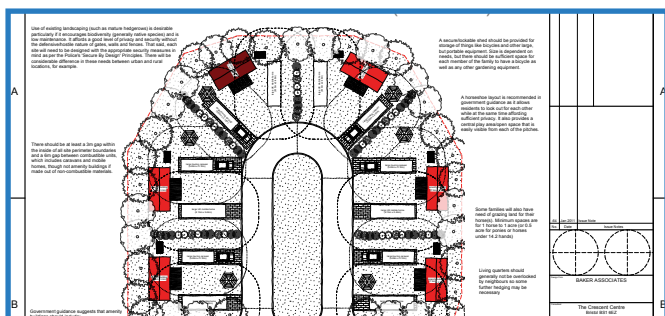


Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document

Consultation – November 2011

Site Options Report: Part 2 Weymouth and Portland Site Assessments



Produced by Baker Associates on behalf of Dorset councils

Contents

Part 2: Site assessments

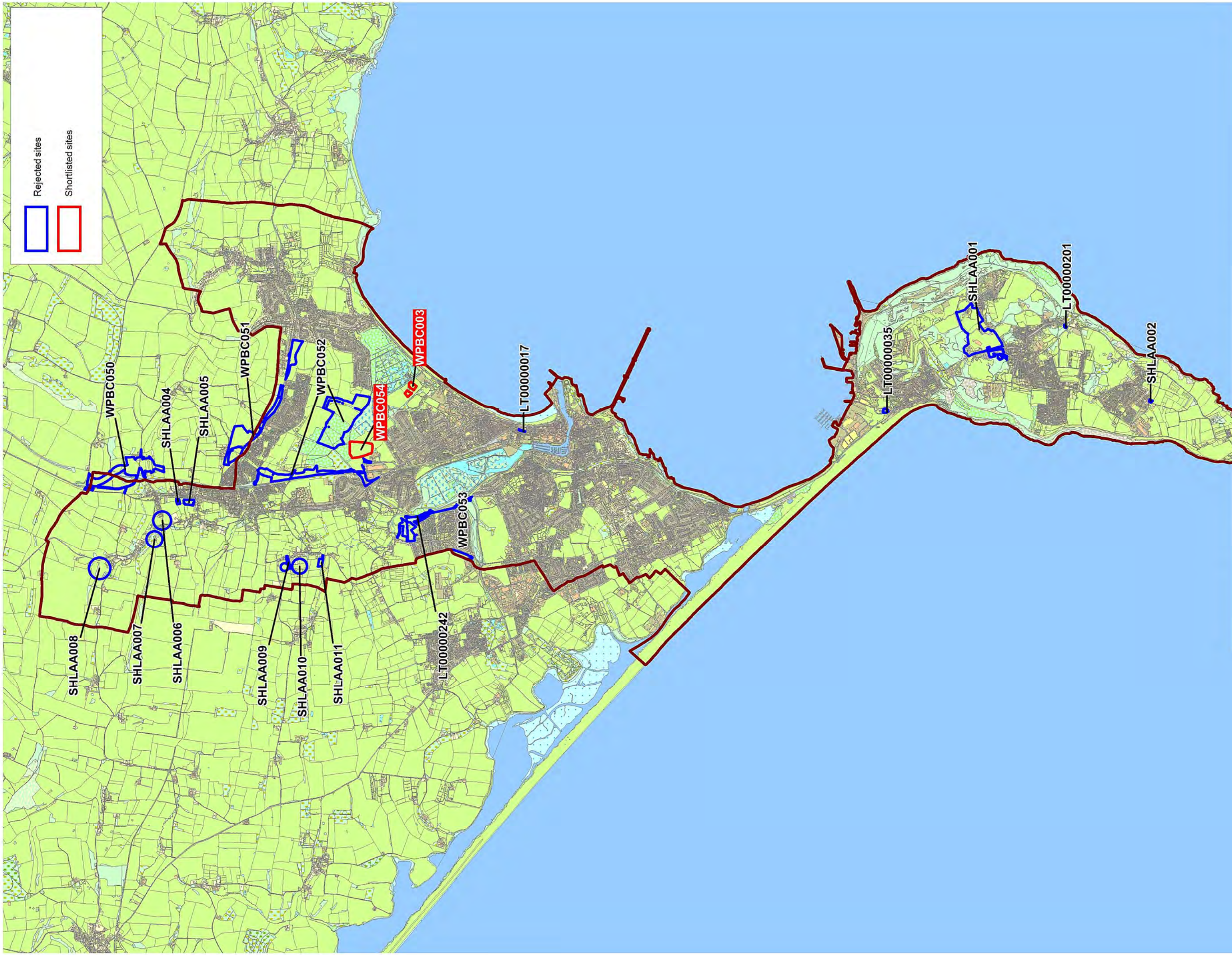
Appendix 1: Map of all sites assessed

Appendix 2: Stage 1 assessment report

Appendix 3: Stage 2 - Shortlisted sites

Appendix 4: Stage 2 - Rejected sites

Appendix 5: Stage 2 - Sites for possible further investigation



Appendix 1 - Weymouth and Portland Borough Map

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Site ref: LT00000017

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	N/A	Green	N/A	N/A	N/A	N/A	Orange	N/A	N/A	Green	N/A	Green

Recommendation

Consider at stage 2

Site ref: LT00000035

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Orange	Green	N/A	Orange	Orange	Orange	N/A	Green	Green	Green

Recommendation

Consider at stage 2

Site ref: LT00000201

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Orange	Green	Green	N/A	N/A	N/A	Green	Orange	Green	Green	Green	Green	Orange	Orange	Green	Green	Green	Orange	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green

Recommendation

Consider at stage 2

Site ref: LT00000242

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Orange	Green	Green	N/A	Orange	Green	Orange	Orange	Green	Green	Green	Green	Orange	Green	Green	Green	Orange	Green	Green	Orange	N/A	N/A	N/A	N/A	Green	N/A	Green

Recommendation

Consider at stage 2

Site ref: SHLAA001

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Orange	Green	Green	N/A	N/A	N/A	Orange	Orange	Orange	Green	Green	Green	Orange	Orange	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	Orange	

Recommendation

Consider at stage 2

Site ref: SHLAA002

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	Orange	N/A	Orange	Orange	Green	Green	Green	Green	Green	Orange	Green	Green	Orange	Green	Green	N/A	N/A	N/A	N/A	N/A	Green	Green	Orange

Recommendation

Consider at stage 2

Site ref: SHLAA004

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	N/A	Green	N/A	Orange

Recommendation

Consider at stage 2

Site ref: SHLAA005

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Orange	Green	Green	N/A	N/A	N/A	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	N/A	Green	N/A	Orange

Recommendation

Consider at stage 2

Site ref: SHLAA006

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	N/A	Orange	Green	Green	N/A	Orange	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	N/A	Green	N/A	Orange

Recommendation

Consider at stage 2

Site ref: SHLAA007

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Orange	Orange	Green	Green	N/A	Orange	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	N/A	Green	N/A	Orange

Recommendation

Consider at stage 2

Site ref: SHLAA008

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	Orange

Recommendation

Consider at stage 2

Site ref: SHLAA009

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	Amber

Recommendation

Consider at stage 2

Site ref: SHLAA010

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	N/A	Orange	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green		Orange

Recommendation

Consider at stage 2

Site ref: SHLAA011

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	N/A	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green		Orange	

Recommendation

Consider at stage 2

Site ref: WPBC003

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	N/A	Orange	N/A	Orange	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Orange	Orange	Orange	N/A	Green	N/A	Green

Recommendation

Consider at stage 2

Site ref: WPBC050

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Orange	Green	Orange	Green	N/A	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	N/A	Green	N/A	Green

Recommendation

Consider at stage 2

Site ref: WPBC051

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	N/A	Green	N/A	Green

Recommendation

Consider at stage 2

Site ref: WPBC052

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	N/A	Orange	N/A	Orange	Orange	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Orange	Orange	Orange	N/A	Green	N/A	Green

Recommendation

Consider at stage 2

Site ref: WPBC053

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	Green	N/A	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	N/A	Green	Green	Amber

Recommendation

Consider at stage 2

Site ref: WPBC054

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Orange	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Orange	N/A	Green	Orange	Orange	Orange	Green	Green	Green	Amber

Recommendation

Consider at stage 2

Site ref	Site name	Settlement		
WPBC003	Land adj. Civic Amenity Site	Weymouth		
Site address				
Lodmoor Country Park				
Description of site				
An area of redundant land, possibly part of a former refuse tip. One part is in use as a green waste recycling facility. A household recycling centre lies immediately to the south. The undisturbed parts of the site are becoming colonised with vegetation. There appears to be significant informal public access throughout the area.				
<input checked="" type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other				
Planning history				
Major Tourism proposal (Lodmoor Country Park) - Local plan designation.				
Policy constraints				
Local Plan Policy C9 Local Open Space (adjacent) Local Plan Policy N16 SSSI (adjacent) Local Plan Policy PO2 Lodmoor Country Park Policy Area (adjacent?)				
Availability				
The land is owned by the Borough Council and therefore available in principle, although land to the north is currently leased for recycling.				
Topography				
Level.				
Accessibility to services (by car): GP surgery (m)		Primary school	Shop	Bus stop
1861		1840	1939	645
Site Access				
Adequate or good access. Adequate or good standard of road.				
Safety				
Not affected by safety issues				
Summary of physical constraints				
The site may be contaminated, due to historic tipping activities in this area. This would require further investigation. Highway authority comments: No objection in principle but pedestrian links will need to be improved along what is a well used private access road leading to the civic recycling and waste centre bulky household waste site. Suitable connections could be made to local cycle network which provides level routes to town and the forthcoming Weymouth Gateway site to the north.				
Green Belt assessment				
Not in Green Belt				
Landscape assessment				
Impact capable of mitigation Much of the former tip is beginning to taken on a more natural appearance as scrub and other vegetation colonises the area. The landscape is open with wide views across the floodplain to the higher land beyond to the east and north east. There is some scope for accommodating a well conceived development in this location as long as it is closely associated with the existing facilities; a site could be accommodated (as the recycling centre shows) by earth mounding and natural scrub planting. However, this may be inconsistent with the allocation for leisure and tourism uses and the former landfill site may render it unsuitable for accommodating residential use.				
Ecology assessment				
Impact capable of mitigation The county ecologist says: Site within 70m of Lodmoor SSSI; development would need to consider possible effects on SSSI but at this stage - further detail needed. There is an emerging policy framework for the Lorton Valley Nature Park.				

Historic assessment

No unacceptable impact on historic environment

Noise

Likely to be affected by noise pollution but this is capable of mitigation - Noise exposure category B

Residential amenity/nuisance - impact of site on adjoining uses

Potential impact of site on adjacent uses capable of mitigation

Residential amenity/nuisance - impact of adjoining uses

Potential impact on site from adjacent uses capable of mitigation

Summary of potential impacts

Amenity of potential users may be an issue as it neighbours existing bulky household waste site. How to mitigate noise and visual intrusion would need to be explored.

Achievability

Site constraints capable of mitigation but extent and costs unclear

The potential costs of clean up of contaminated land may be significant.

Conclusion

The site may be contaminated due to historic tipping activities in this area. Subject to further investigation, land immediately to the north or south of the civic amenity site may be suitable for development with appropriate mitigation.

**Potential yield**

2013-18	5
2018-23	0
2023-28	0

Site ref	Site name	Settlement		
WPBC054	Park and Ride Site	Weymouth		
Site address				
Weymouth Reilef Road				
Description of site				
New park and ride site located adjacent to the Weymouth Relief Road and Mount Pleasant Business park.				
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input checked="" type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other				
Planning history				
Construction of the Weymouth Relief Road. Relief Road application reference: 07/00033/DCC3				
Policy constraints				
Local Plan Policy T13 Weymouth Relief Road Local Plan Policy N15 Site of Special Scientific Interest - Lodmoor (adjacent) Local Plan Policy N20 Lorton Valley Country Park (adjacent)				
Availability				
The site is owned by Dorset County Council and is, therefore, available in principle subject to any use not adversely affecting the operation of the park & Ride facility.				
Topography				
Flat.				
Accessibility to services (by car): GP surgery (m)		Primary school	Shop	Bus stop
1174		1736	714	572
Site Access				
Adequate or good access. Adequate or good standard of road.				
Safety				
Not affected by safety issues				
Summary of physical constraints				
Any permanent use would reduce the capacity of and potentially prejudice the operation of the Park & Ride facility. Any temporary use should maintains the effective operation of the Park & Ride facility.				
Green Belt assessment				
Not in Green Belt				
Landscape assessment				
No unacceptable impact on landscape The site is a proposed Park & Ride site which has been provided with associated mitigation works to limit any impact upon the wider landscape. Provided any temporary and managed provision is made within the Park & Ride site area no further adverse impact is envisaged.				
Ecology assessment				
Impact capable of mitigation The county ecologist says: Development of Weymouth Relief Road almost complete; land now covered by planning conditions in part to mitigate effects of the scheme on wildlife and landscape. Any consideration of G&T site would need to take account of implications of existing permission				

Historic assessment

No unacceptable impact on historic environment

Noise

Likely to be affected by noise pollution but this is capable of mitigation - Noise exposure category B

Residential amenity/nuisance - impact of site on adjoining uses

Potential impact of site on adjacent uses capable of mitigation

Residential amenity/nuisance - impact of adjoining uses

Potential impact on site from adjacent uses capable of mitigation

Summary of potential impacts

Any temporary stopping place provision would need to make provision for protecting residential amenity and ensure no adverse impact on landscape or ecology.

Achievability

Site constraints capable of mitigation but extent and costs unclear

Conclusion

The Park & Ride site is not suitable or available for permanent Gypsy and Traveller provision but has potential to make provision as a temporary stopping place provided that this can be managed to maintain the effective operation of the Park & Ride facility.

**Potential yield**

2013-18	0
2018-23	0
2023-28	0

Site ref	Site name	Settlement	Reason for rejection
SHLAA001	Independent Quarries land	Easton	Parts of the site may be suitable for development depending upon the final restoration proposals. However, the the owner has stated that the site is not available.
SHLAA009	Wych Elm	Nottingham	Must relate closely to existing development to mitigate landscape impact. The site is unavailable.
SHLAA010	Land adjacent Wych Elm	Nottingham	The northern part of the area is not suitable for development due to the open nature of the field. There is no defined site in the southern part of the area and there is no land available in this area.
SHLAA011	Land west of The Shack	Nottingham	The site is too prominent in the local landscape from the road and would have a significant negative impact on the landscape outside the development boundary.
LT0000003 5	Portland waste storage yard	Portland	The site is at risk of significant flooding.
LT0000020 1	Car park at Perryfields	Portland	Whilst the site could be suitable for development, subject to necessary mitigation measures, the owner has confirmed that the site is not available for Gypsy and Traveller uses.
SHLAA002	Land south of 27 Sweet Hill Road	Southwell	Any development would have a significant negative impact on the exposed character of the plateau as would changes to access route.
SHLAA005	Land rear of Miles Gardens	Upwey	There is no obvious access to this site which is also within a protected Important Open Gap and likely to have an adverse impact upon the Conservation Area.

Site ref	Site name	Settlement	Reason for rejection
SHLAA007	Upwey House	Upwey	Suitability of any kind of development inappropriate due to landscape and heritage setting.
SHLAA008	East Hill Farm	Upwey	The site is unsuitable for development due to the adverse impact on the local landscape.
LT0000001 7	Royal Yard Contract Car Park	Weymouth	Unsuitable as unable to ensure privacy due to views over site from neighbouring housing.
LT0000024 2	Land adj Radipole Lane	Weymouth	Potential negative ecological impact on SSSI; unacceptable impact on landscape.
SHLAA004	1 Chesterfield Place	Weymouth	Not suitable due to poor access, both in terms of road maintenance and width of access. Site is also within a protected Important Open Gap and likely to have an adverse impact upon the Conservation Area.
SHLAA006	Hurdlemead	Weymouth	Any kind of development inappropriate in terms of landscape impact and impact on the Conservation Area and protected Important Open Gap. Flood risk and lack of privacy are also issues.
WPBC050	Ridgeway - Weymouth Relief Road Land	Weymouth	The land safeguarded for the road is likely to be needed for the road and for adequate landscape and habitat mitigation. There appears no potential for other uses in this area.
WPBC051	Littlemoor - Weymouth Relief Road Land	Weymouth	Any development in this location would be wholly out of place and detract from the landscape of the AONB.

Site ref	Site name	Settlement	Reason for rejection
WPBC052	Manor - Weymouth Relief Road Land	Weymouth	There appear to be no opportunities to accommodate development within this general area.
WPBC053	Land east of Dorset Police Station	Weymouth	Part of this site is allocated as proposed open space. However, land immediately adjacent to the police station is not allocated and could form a small discrete development with suitable landscaping and screening. However, the site is unavailable as the owners do not want to be approached.

Appendix 5: Stage 2 - Sites for possible further investigation

There are no Green Belt sites for possible further investigation.



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