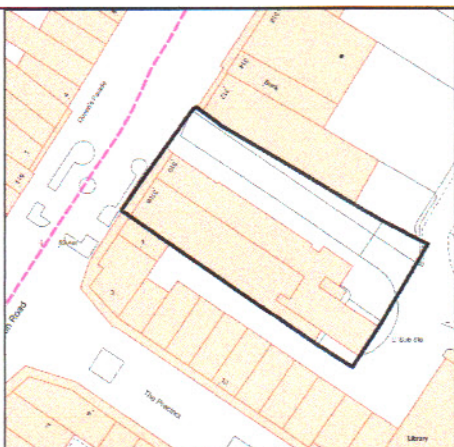


SITE WAT 1: 308-312, London Road, Waterloooville

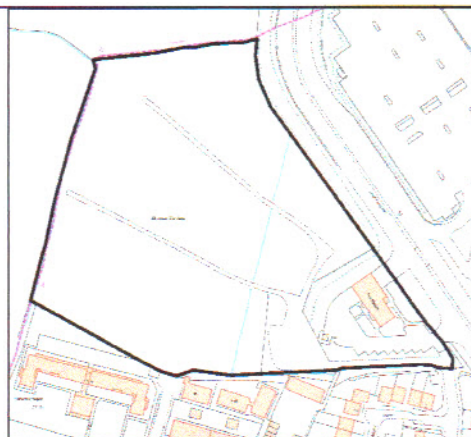
This three storey vacant unit and access road occupies a site of approximately 0.2 ha. The site is located within the designated Town Centre Boundary and is located on the Primary Frontage. Part of the site is designated (WTC3) within the Local Plan which states that development of the private access road between 310-312 London Road will be permitted provided provision is made for retail at ground floor level and provision for on-site parking and servicing from Curzon Road.

Planning permission was granted on 3rd June 2008 for the demolition of existing structures and construction of a 4 storey building comprising 3 retail units (954 sq m in total) and 14 two bed flats, including an associated loading area, car parking, bicycle and bin stores and new access to Curzon Road (Ref: 08/71767/002).

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<i>Evaluation Criteria</i>	<i>Comment</i>
Availability	Short term
Scale of Development (retail/leisure)	Medium scale (up to 1,000 sq m at ground floor level).
Commercial Potential	The site is in a central location in relation to the main town centre commercial area and fronts the pedestrianised London Road and is therefore sequentially preferable for retail development.
Likely type of development	The site and adjoining access road could be re-developed to form several retail units at ground floor with 2/3 storeys of residential and office uses above or for a single retailer such as a discount food retailers with residential/offices uses above.
Development Constraints	Availability and ownership of the site is unknown.
Possible Alternative uses	Remain as existing or redevelop for office use.
Access	Existing pedestrian access from London Road. The rear of the site can be accessed via Curzon Road.
Overall Development Prospects	Good

SITE WAT 2: Former Allotments, Maurepas Way, Waterloooville

The former allotments and fire station occupy a site of 2 ha just outside the town centre boundary and is located approximately 300m from the Primary Frontage of London Road. In terms of guidance in PPS6 this could represent an edge-of-centre site if appropriate linkages are provided across Maurepas Way. The site is designated in the Local Plan as a Development Site (WTC7).

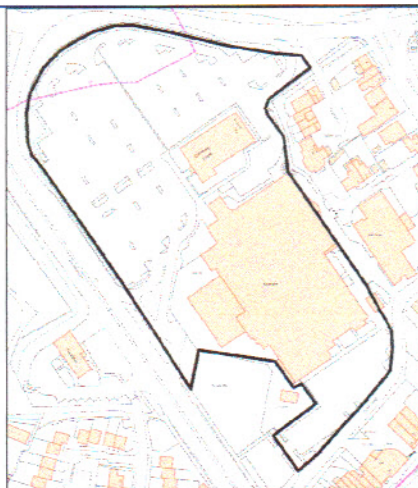


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<i>Evaluation Criteria</i>	<i>Comment</i>
Availability	Short to Medium Term
Scale of Development (retail/leisure/community/cultural)	Large scale (up to 10,000 sq m gross)
Commercial Potential	The site is in a peripheral location in relation to the main town centre commercial area and would be classified an edge of centre site (adjacent to, but outside the Town Centre boundary). However, the site is located on to the west of Maurepas Way close to Wellington Retail Park and the Asda food store.
Likely type of development	The site is designated within the Local Plan (WTC7) for recreation and leisure facilities. Non recreational uses, excluding retail uses, may be permitted. However, in physical terms the site could be developed for a large mixed use scheme to include large format retail units and leisure facilities.
Development Constraints	Development on this site would need to satisfy impact and the sequential approach and provide better linkages to the centre. Relocation of fire station. Land Ownership. Provision of access across the A3 to Waterloooville Town Centre. Recreation/leisure is the preferred use.
Possible Alternative uses	Non recreational uses.
Access	Access via Maurepas Way
Overall Development Prospects	Reasonable (Subject to the preference for recreation and leisure uses)

SITE WAT 3: Asda and adjoining car parking, Maurepas Way, Waterlooille

This site includes the existing Asda store, associated car parking and the Community Centre occupying a site of approx. 2 ha. The site is located within the Town Centre boundary, but is over 100m from the Primary Frontage. The configuration of the Asda store is relatively poor and an expanded modern store could be provided.

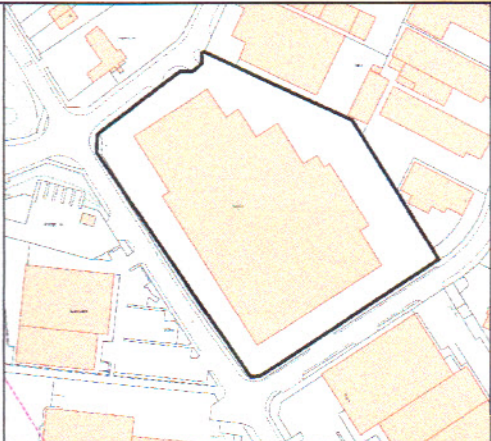


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<i>Evaluation Criteria</i>	<i>Comment</i>
Availability	Medium term
Scale of Development (retail/leisure)	Large scale (up 5,000 sq m gross additional floorspace)
Commercial Potential	The site is located close to the main commercial area and fronts on to Maurepas Way with pedestrian access on to Portland Road.
Likely type of development	Comprehensive redevelopment of the site to provide a new larger foodstore with decked car parking. In addition a parade of small retail units could be provided located adjacent to the entrance of the new store to increase the retail frontage. New community facility provided above the store.
Development Constraints	Site availability. Development costs may be prohibitive. Site may be considered edge-of-centre and would therefore need to satisfy the sequential approach.
Possible Alternative uses	Remain as existing.
Access	Existing access from Maurepas Way/off Portland Road.
Overall Development Prospects	Reasonable.

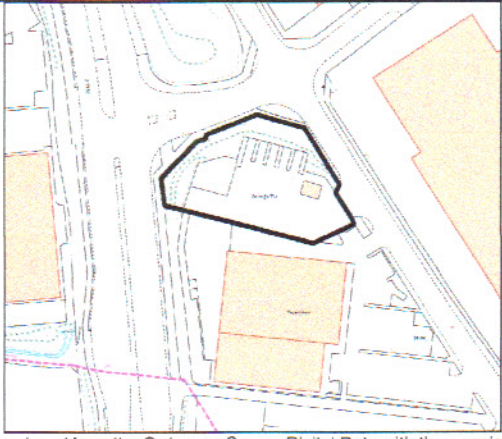
SITE WAT 4: Caetano, Hambledon Road, Waterloooville

The Caetano unit occupies a site of approximately 1 ha. The site is located approx. 200m from the town centre boundary and 300m from the Primary Frontage. In terms of guidance in PPS6 this site may represent an out-of-centre site.

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<i>Evaluation Criteria</i>	<i>Comment</i>
Availability	Medium to long term
Scale of Development (retail/leisure)	Large scale (about 5,000 sq m gross at ground floor level)
Commercial Potential	The site is adjacent to the existing Wellington Retail Park which has good pedestrian links with the town centre.
Likely type of development	The site could be redeveloped to provide a large format retail store such as a retail warehouse or supermarket particularly due to its location adjacent to the existing Wellington retail park. The site also has the potential to be redeveloped for mixed use development including retail and leisure uses.
Development Constraints	The unit was in use for the manufacture of buses and coaches. The site is a peripheral location in relation to the main commercial area and is not well linked. The surrounding buildings are single or two storey in height which may prohibit higher density development.
Possible Alternative uses	Retention of unit for industrial purposes.
Access	Existing access from Hambledon Road
Overall Development Prospects	Reasonable

SITE WAT 5: Household Waste Recycling Centre, Hambledon Road, Waterloooville

The Household Waste Recycling Centre occupies a site of approximately 0.2 ha. The site is located approximately 200m from the town centre boundary. In terms of guidance in PPS6 this site may represent an out-of-centre site.

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<i>Evaluation Criteria</i>	<i>Comment</i>
Availability	Medium to long term
Scale of Development (retail/leisure)	Small scale (about 1,000 sq m gross at ground floor level)
Commercial Potential	The site is adjacent to the existing Wellington Retail Park which has good pedestrian links with the town centre.
Likely type of development	The site could be redeveloped to provide a retail warehouse due to its location adjacent to the existing Wellington retail park.
Development Constraints	The site is in use as a household waste recycling centre. The site is a peripheral location in relation to the main commercial area and is not well linked. The surrounding buildings are single or two storey in height which may prohibit higher density development.
Possible Alternative uses	Retention of site as a recycling plant.
Access	Existing access from Hambledon Road.
Overall Development Prospects	Reasonable