

# Joint Local Plan Review for West Dorset and Weymouth & Portland

Preferred Options  
Consultation

## **Policies Map Amendments**

August 2018





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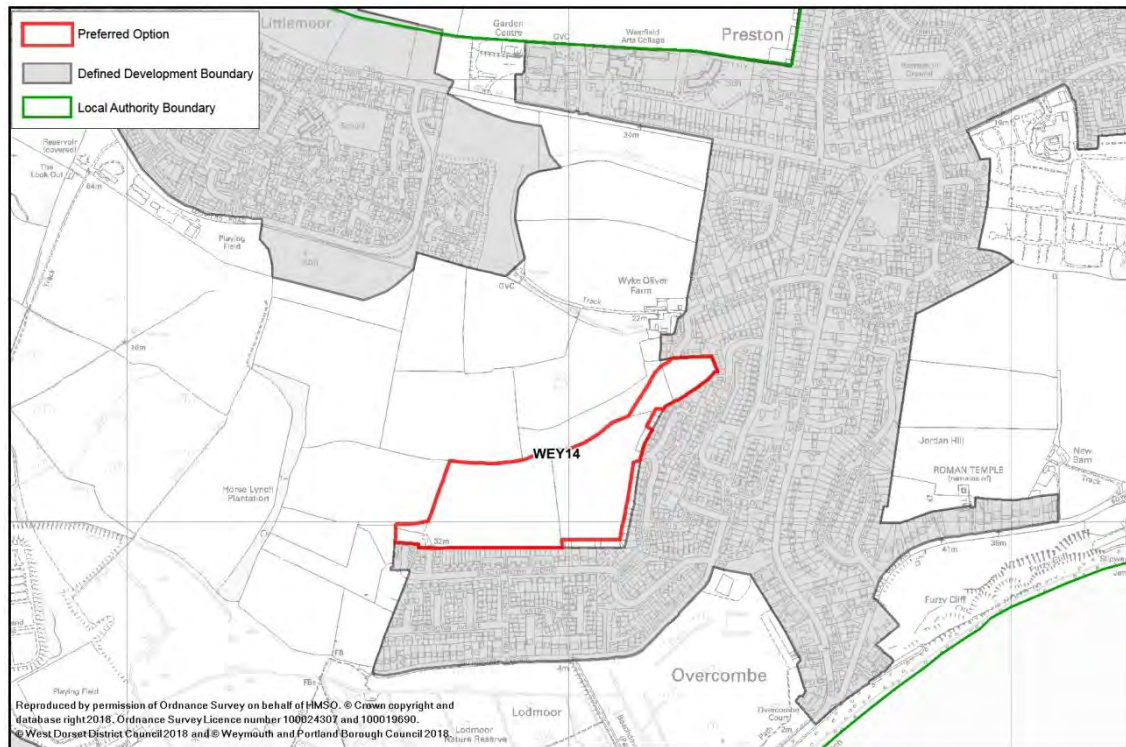
Section 7 Map of Dorchester Hospital Site

Section 8 Map of Green Infrastructure Network

## 2. Maps of Preferred Option Boundaries

- 2.1 A number of sites are allocated for development in the adopted local plan or already have planning permission. This appendix only shows new sites identified as preferred options through the local plan review.

## 1.1 WEYMOUTH



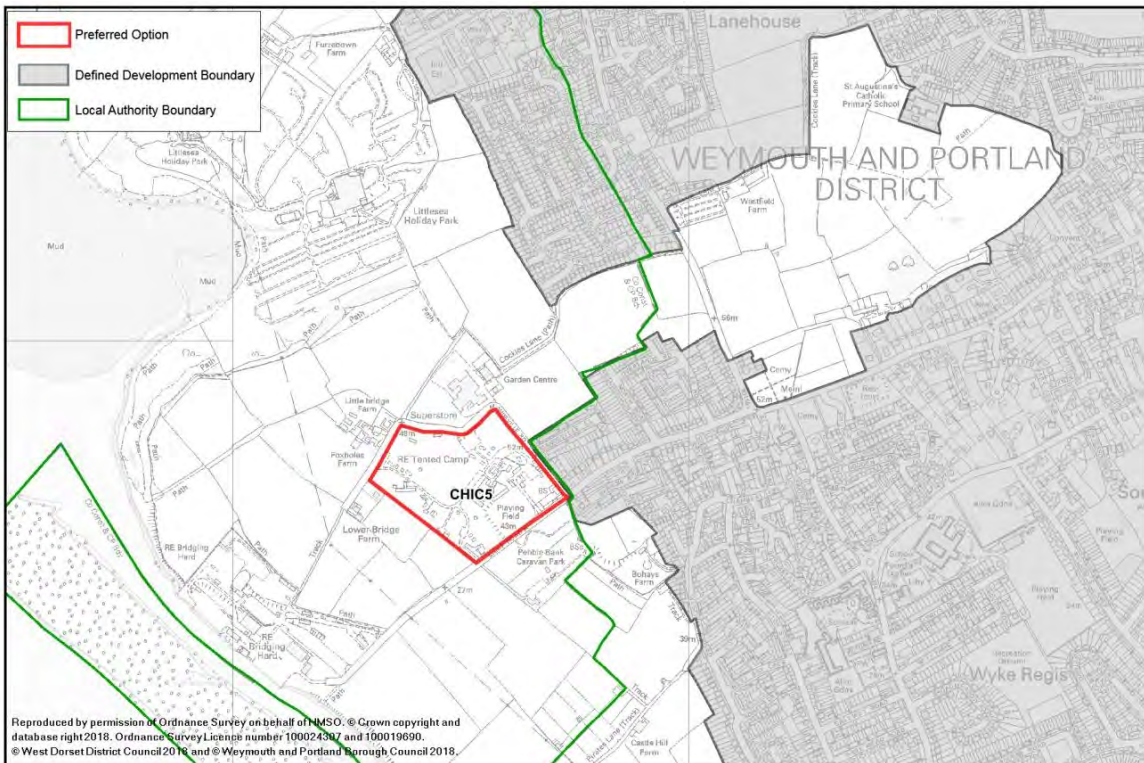
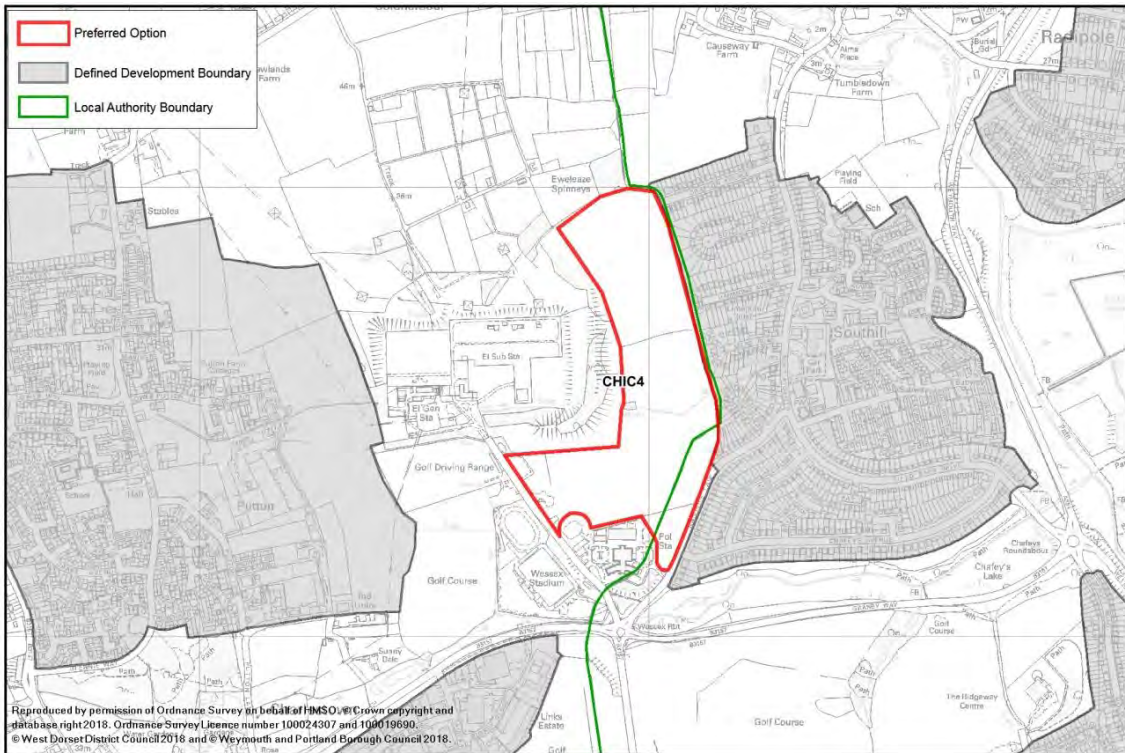
## 1.2 PORTLAND

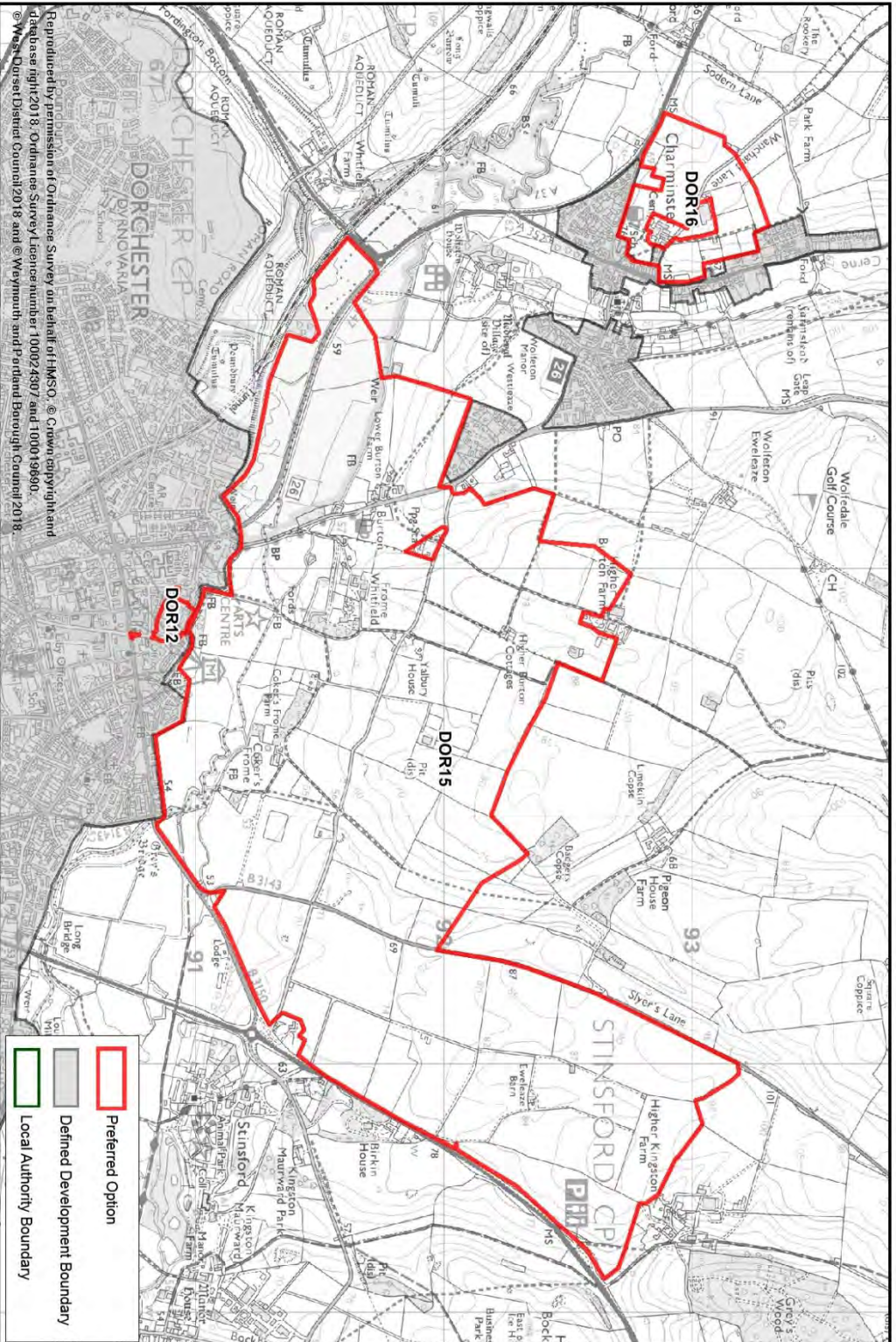
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### 1.3 LITTLEMOOR

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### 1.4 CHICKERELL

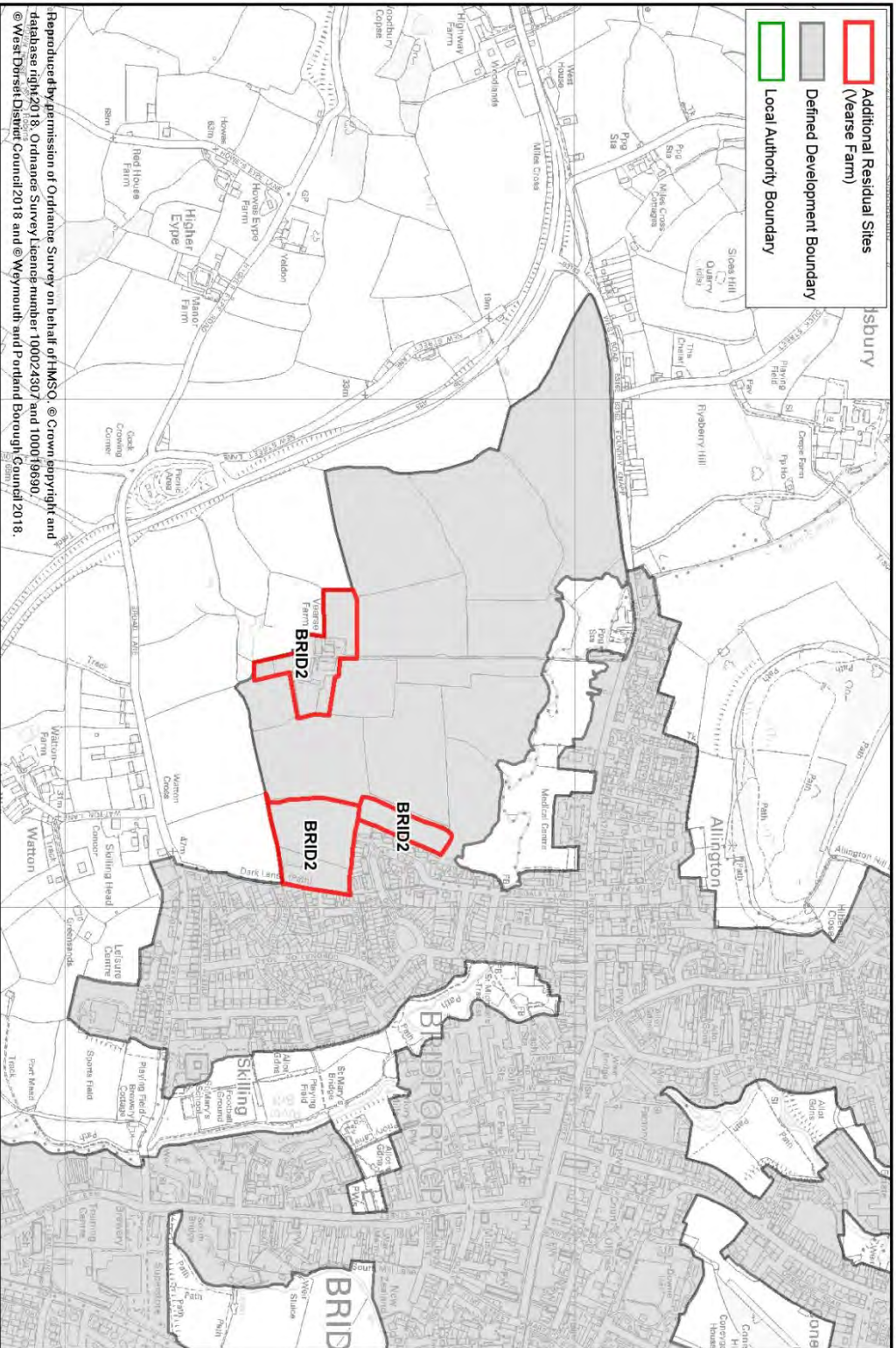




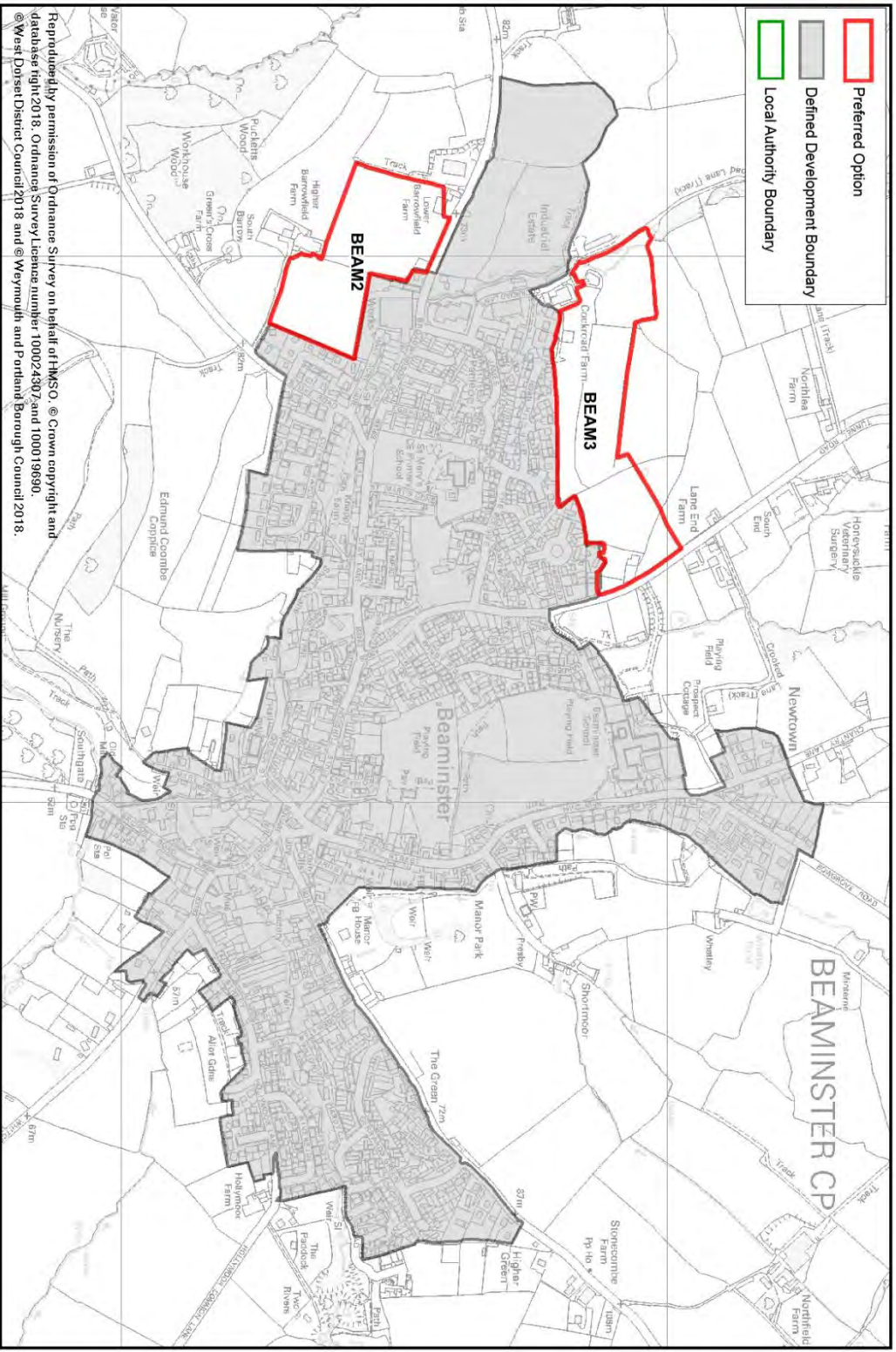
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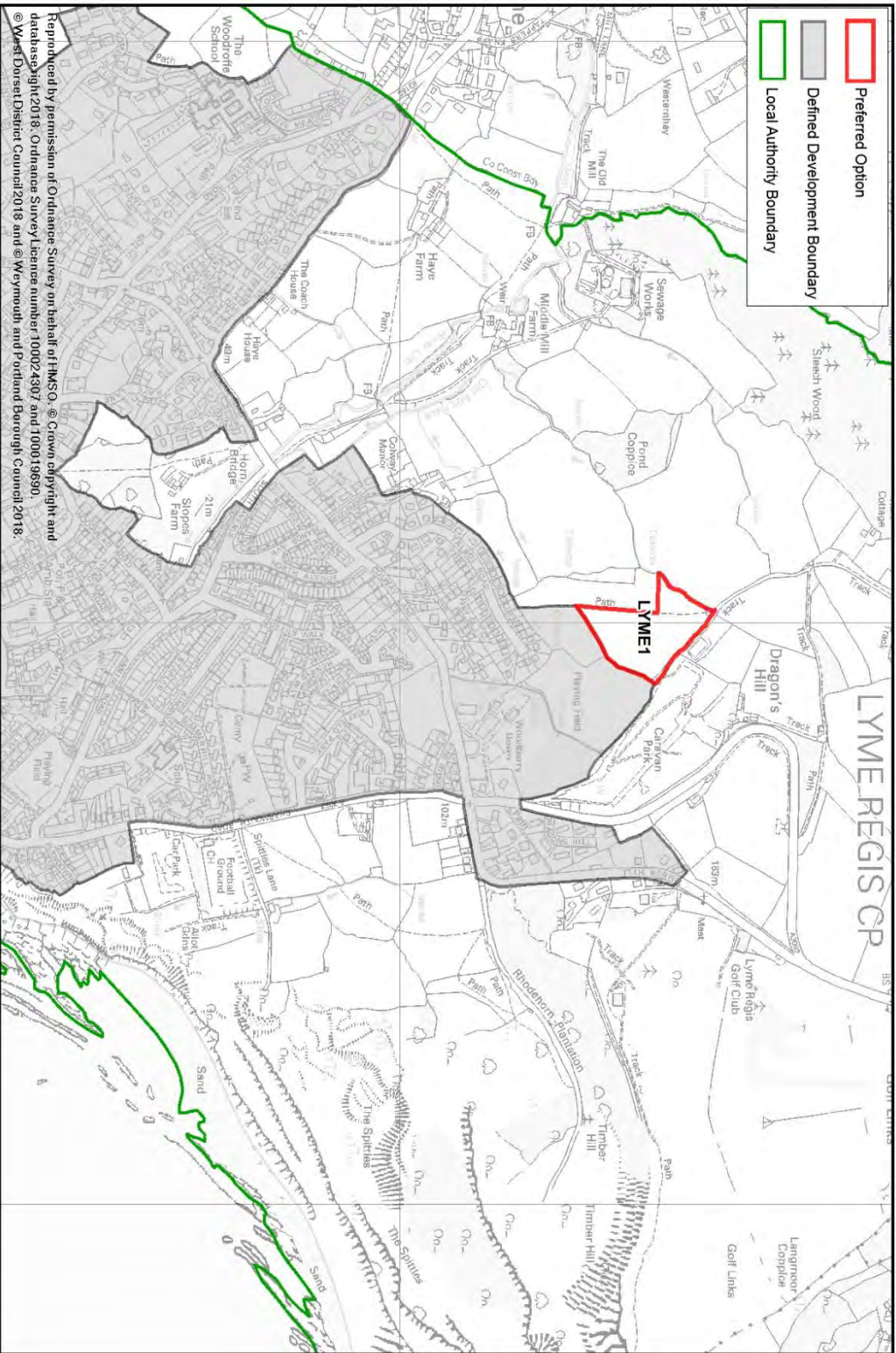


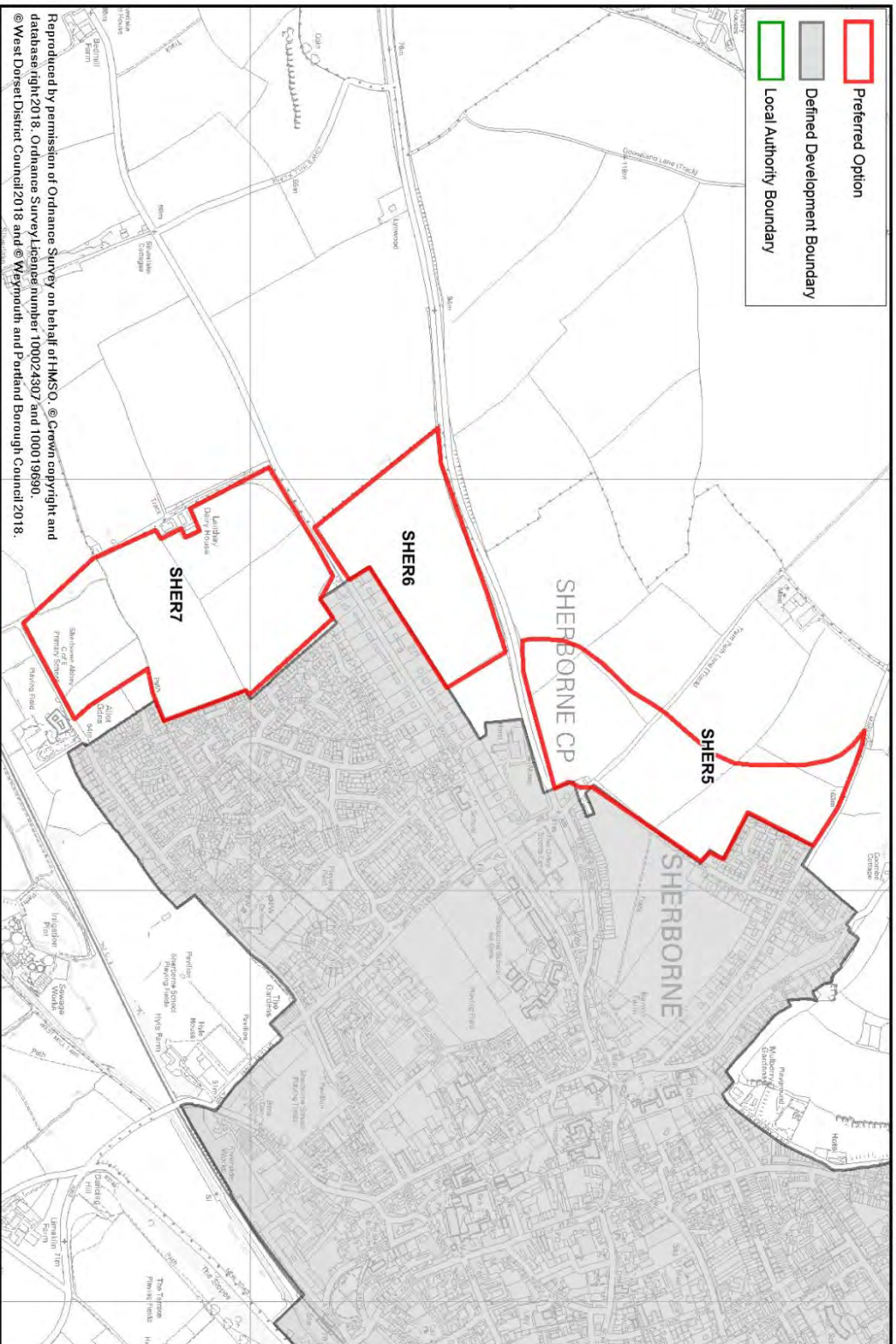


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## 3 Town Centre Boundaries and Potential Expansion Areas

### TOWN CENTRE BOUNDARIES

- 3.1.1 Town, district and local centres are places where people can access a range of local services and facilities. In order to inform the future focus of retail and town centre development a three tier network and hierarchy of centres has been defined.
- Weymouth and Dorchester are the largest centres within the plan review area. Bridport plays an important role as the retail and service centre for rural west. Sherborne has a good range of shopping and leisure facilities for a centre of its size and Lyme Regis is adequately serving the needs of its local population, as well as visitors.
  - Queen Mother Square, Poundbury is still under construction, but on completion will perform the role of a district centre.
  - More local centres exist in the smaller towns and neighbourhood areas, relative to the size of the area they serve. Local centres, such as Easton, Fortuneswell and Beaminster, have an important role in delivering small scale development to meet local need.
- 3.1.2 For the purpose of decision making, town centre boundaries and primary shopping areas have been defined for all town, district and local centres in the retail hierarchy. Primary and secondary shopping frontages are defined in the town centres of Weymouth, Dorchester, Bridport, Sherborne, Lyme Regis and the larger local centres of Beaminster and Easton on Portland.

### TOWN CENTRE EXPANSION AREAS

- 3.1.3 The NPPF is clear that the needs for retail and leisure should be 'met in full' and 'not compromised by limited site availability'. In centres where the identified need for additional retail floorspace is small scale, allocations are not required as the need can be met from a range of sources including: the take up of vacant units; the extension of existing stores; infill development; and change of use applications.
- 3.1.4 In centres where the identified need for additional retail floorspace is larger scale, suitable sites have been allocated to meet the need.
- Weymouth - The sites at Jubilee Sidings, Swannery Car Park and Weymouth Bus Depot are the most suitable potential locations to accommodate the identified need for additional retail floorspace.
  - Dorchester - There is scope for further expansion of the primary shopping area through the development of Charles Street and the redevelopment of land to the west of Trinity Street. While it would be preferable for the more central sites to be developed first, should there be delivery difficulties, land at Fairfield car park presents a further opportunity for town centre expansion.
  - Bridport - The public car parks at Rope Walks and the area surrounding the Tannery Road Bus Station are the most suitable potential locations for future town centre expansion.
  - Sherborne - The Newlands car park areas to the rear of Cheap Street are the most suitable potential locations for the future expansion of the town centre.

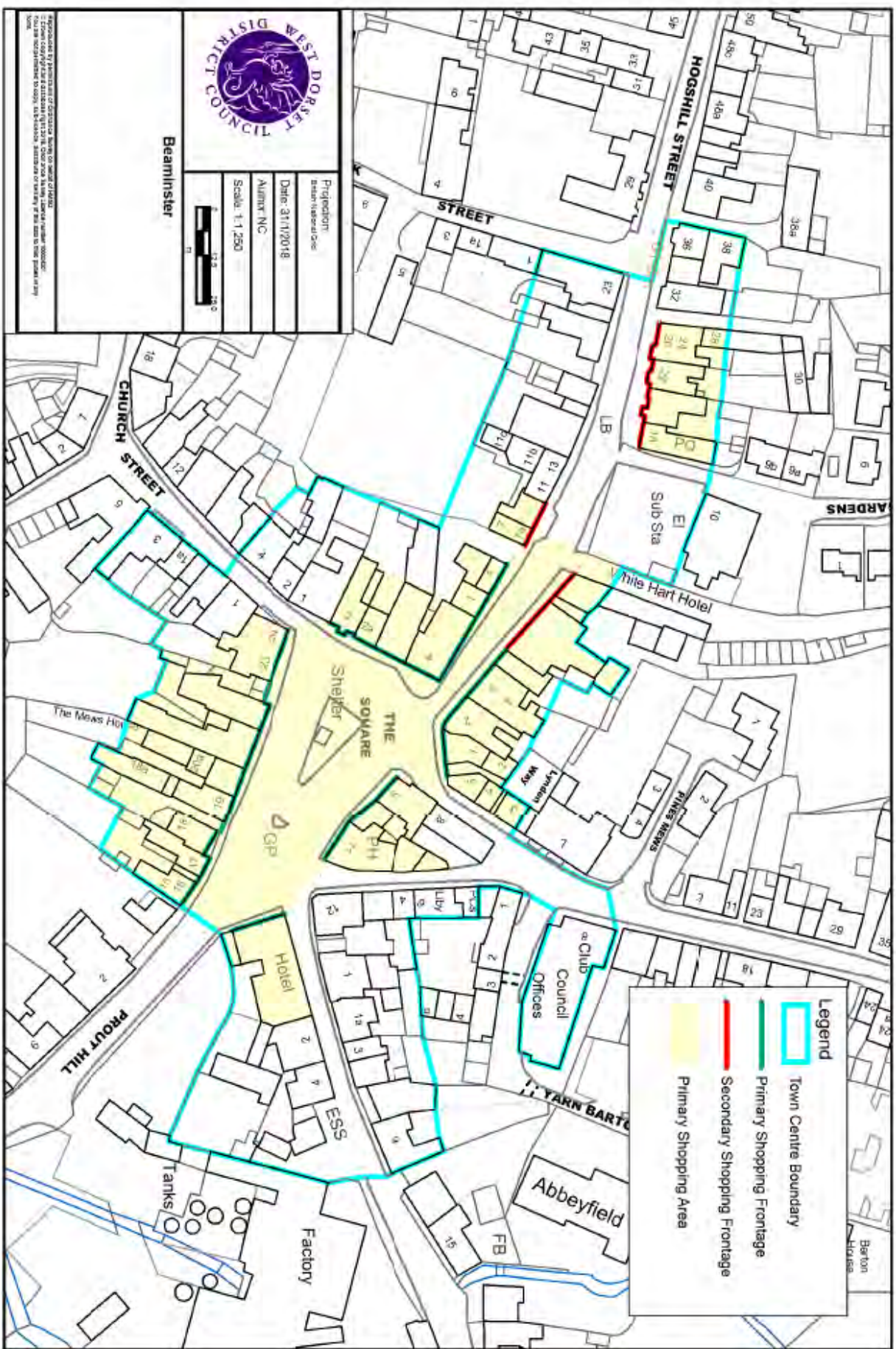


Beamhster

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Author: NC  
Scale: 1:1,250

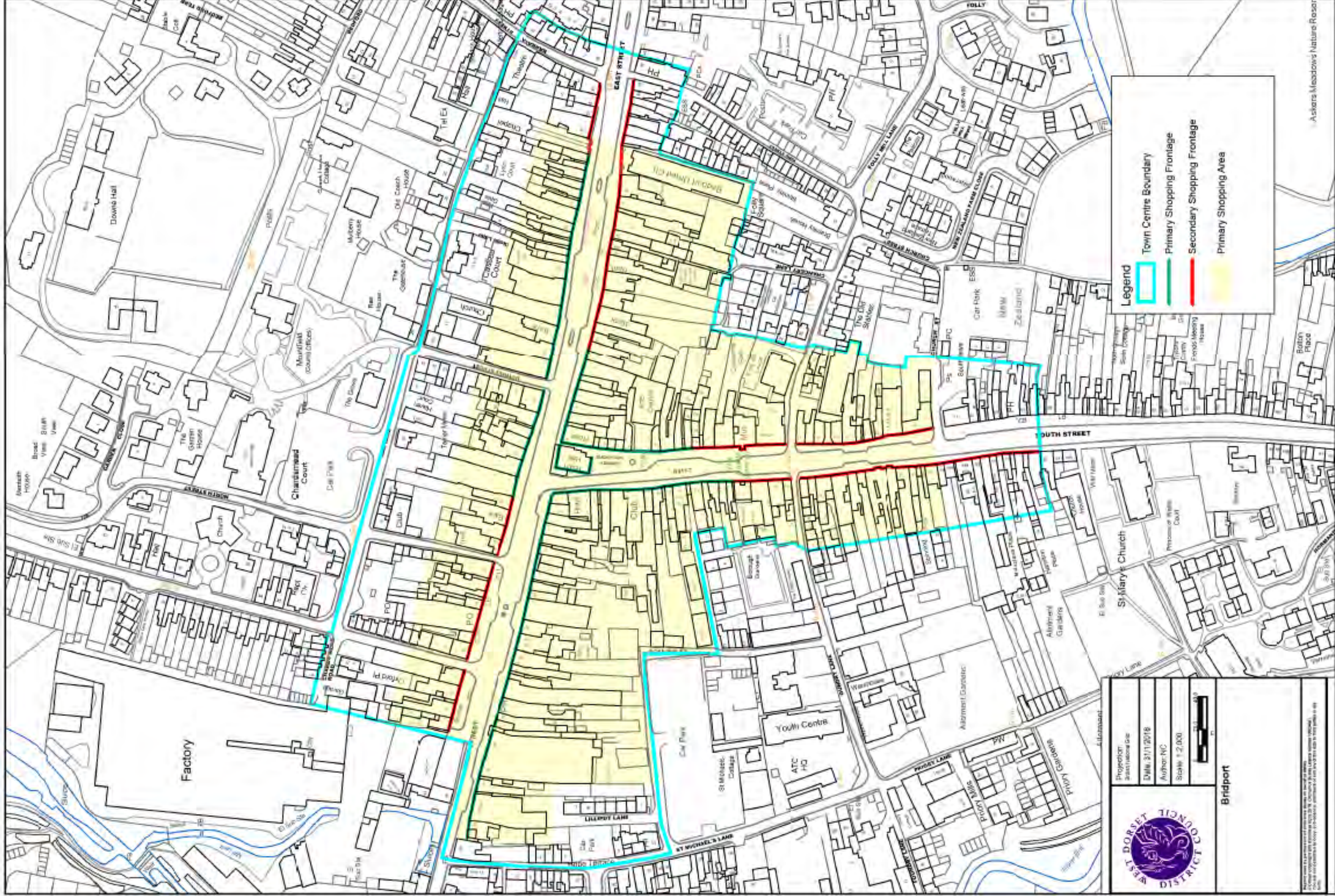


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**Legend**

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area



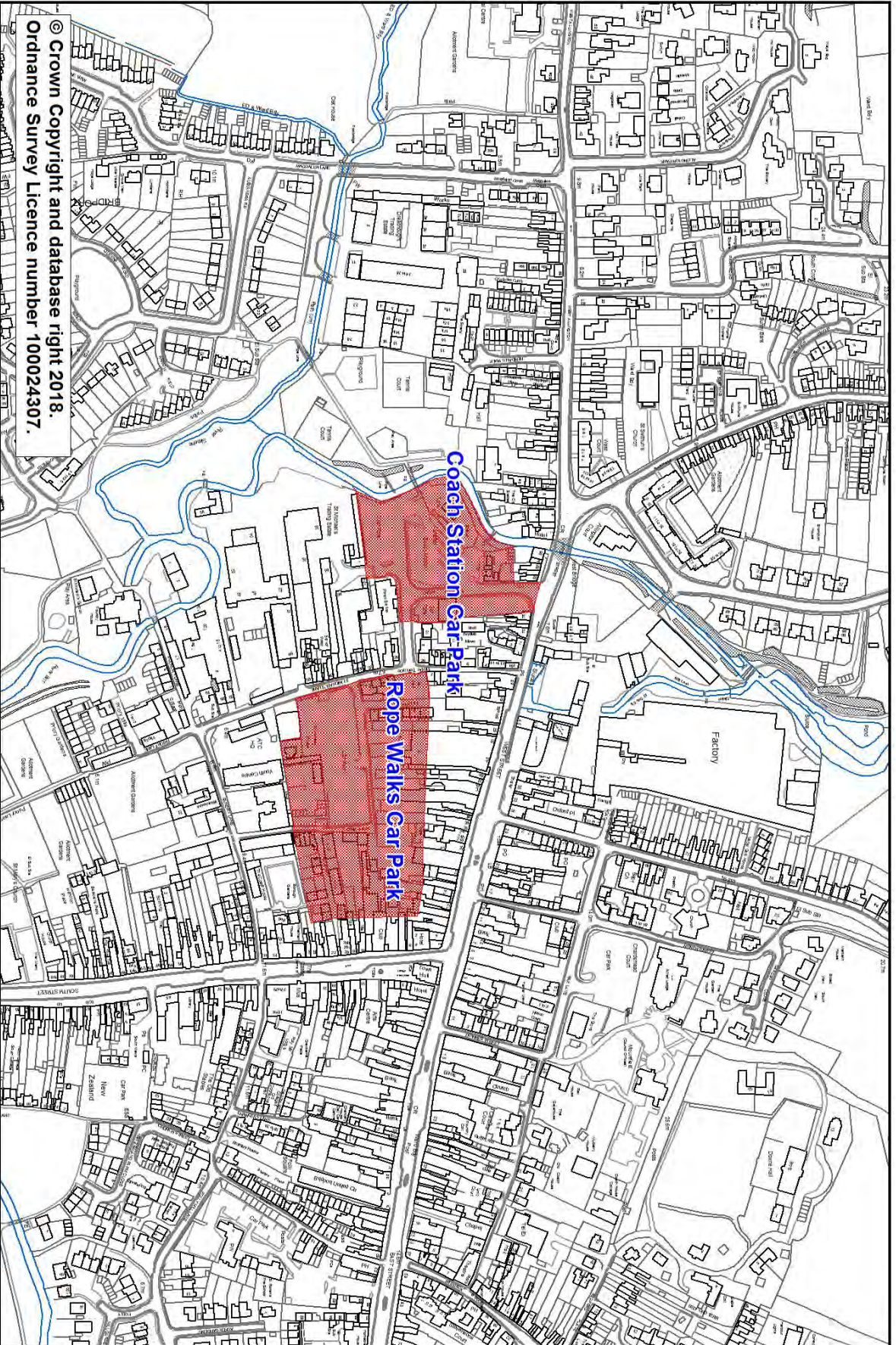
**Legend**

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area

 <p><b>WEST DORSET DISTRICT COUNCIL</b></p>	<p>Projection: <small>OSGB 3600</small></p>
	<p>Date: 31/1/2018</p>
	<p>Author: NC</p>
	<p>Scale: 1:2,000</p>
	
<p><b>Bridport</b></p>	

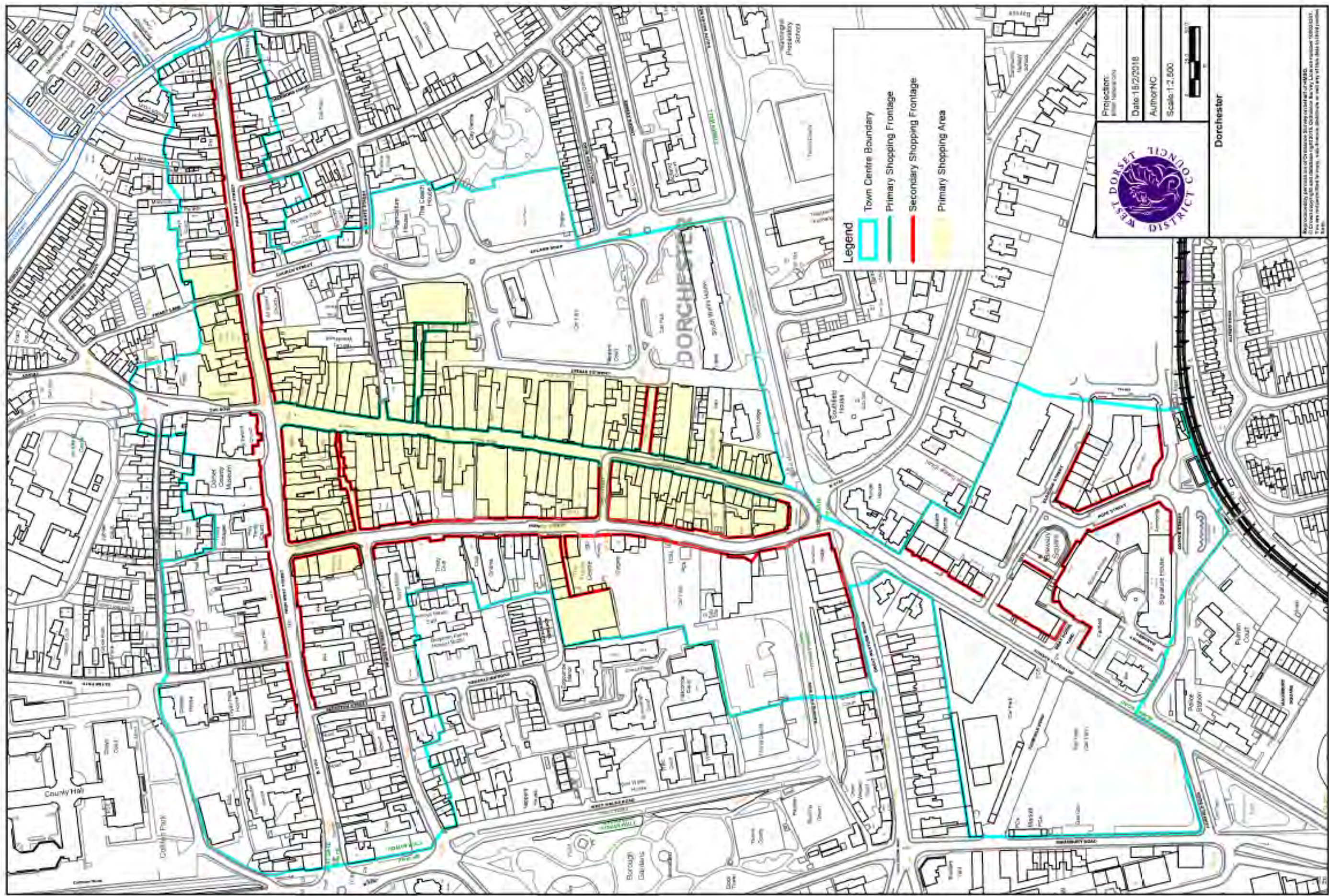






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**Legend**

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area



**WEST DORSET COUNCIL**

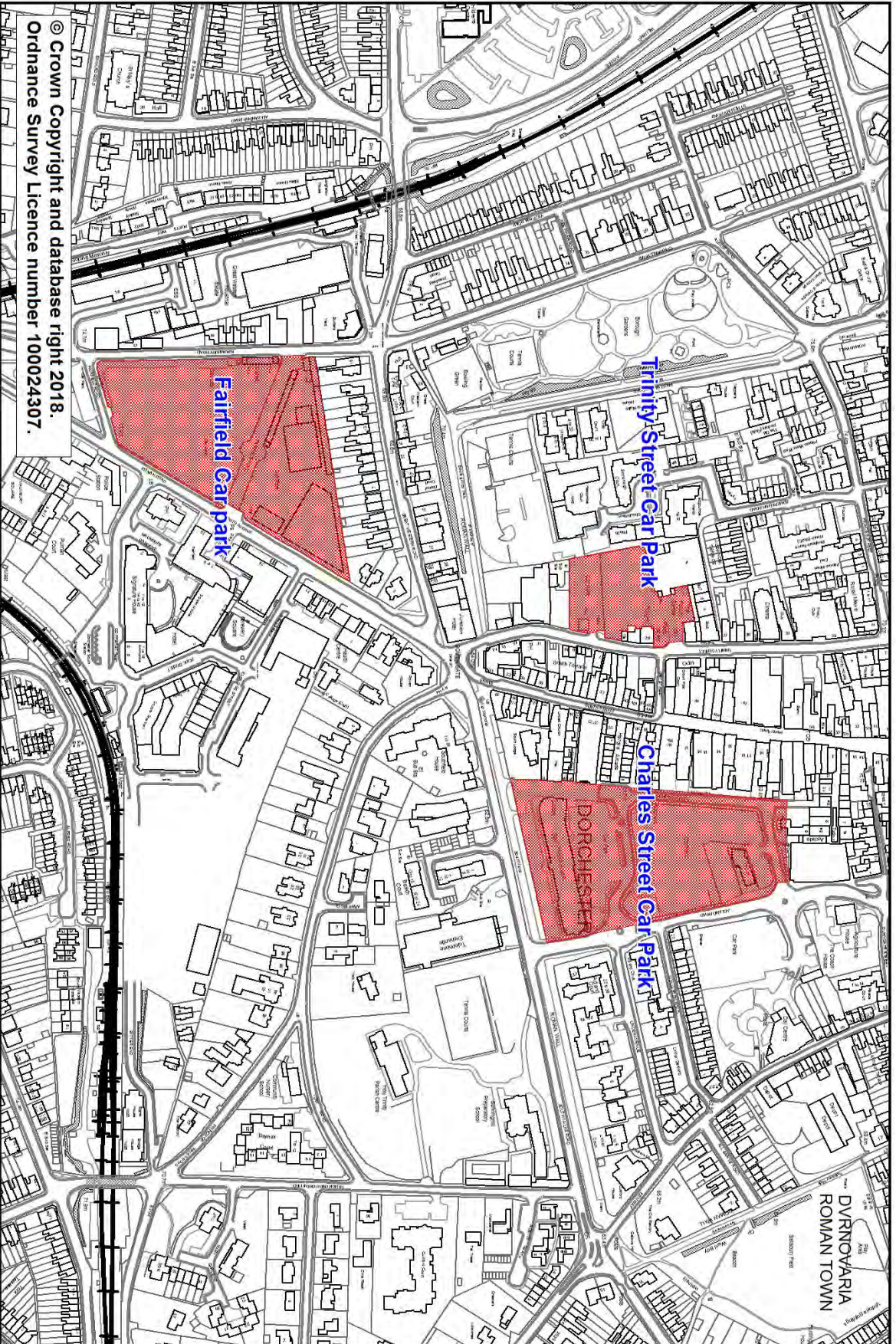
**Dorchester**

Projection: EPSG:31436	Date: 18/2/2018
Author: NC	Scale: 1:2,500



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Author: NC

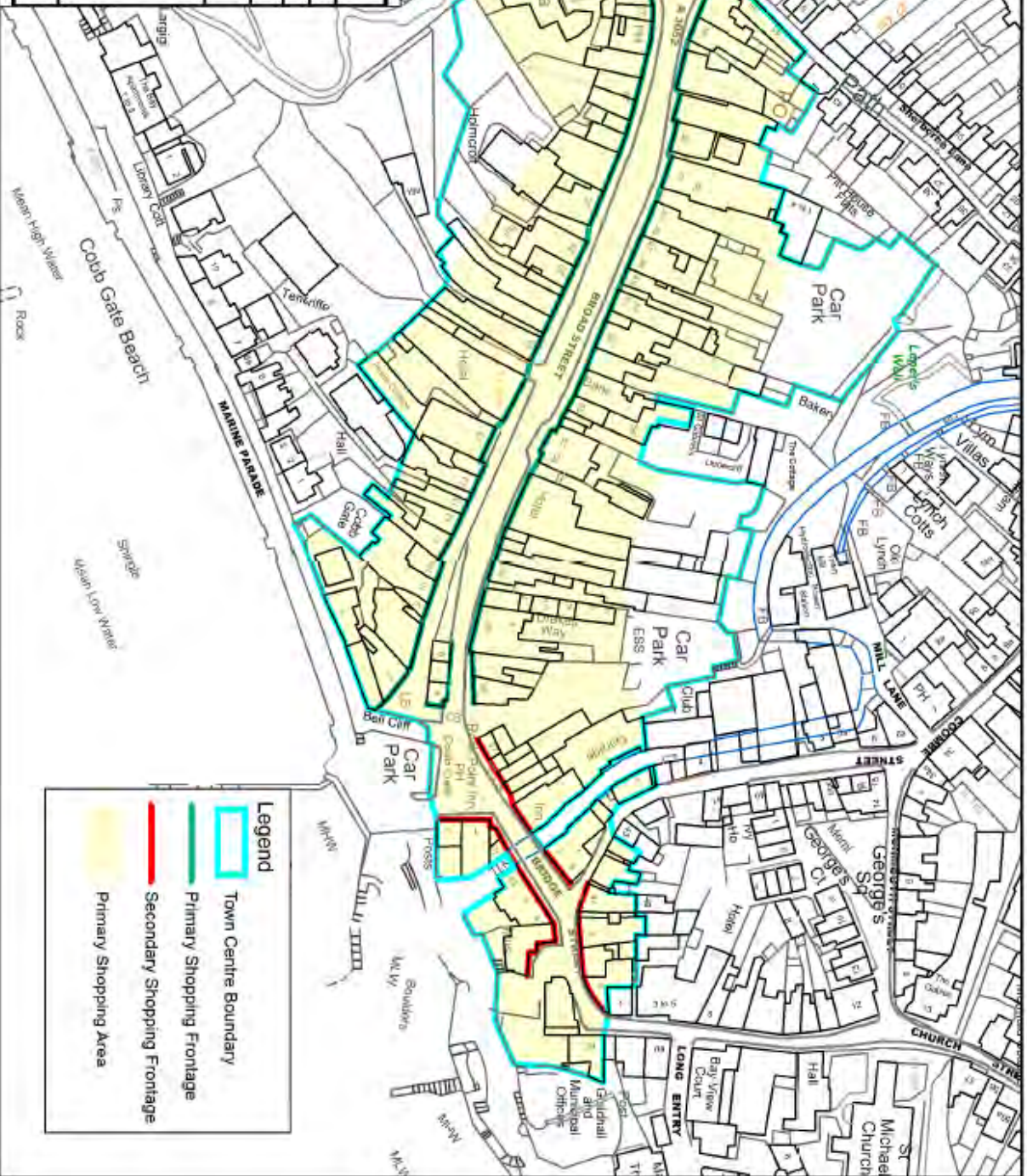
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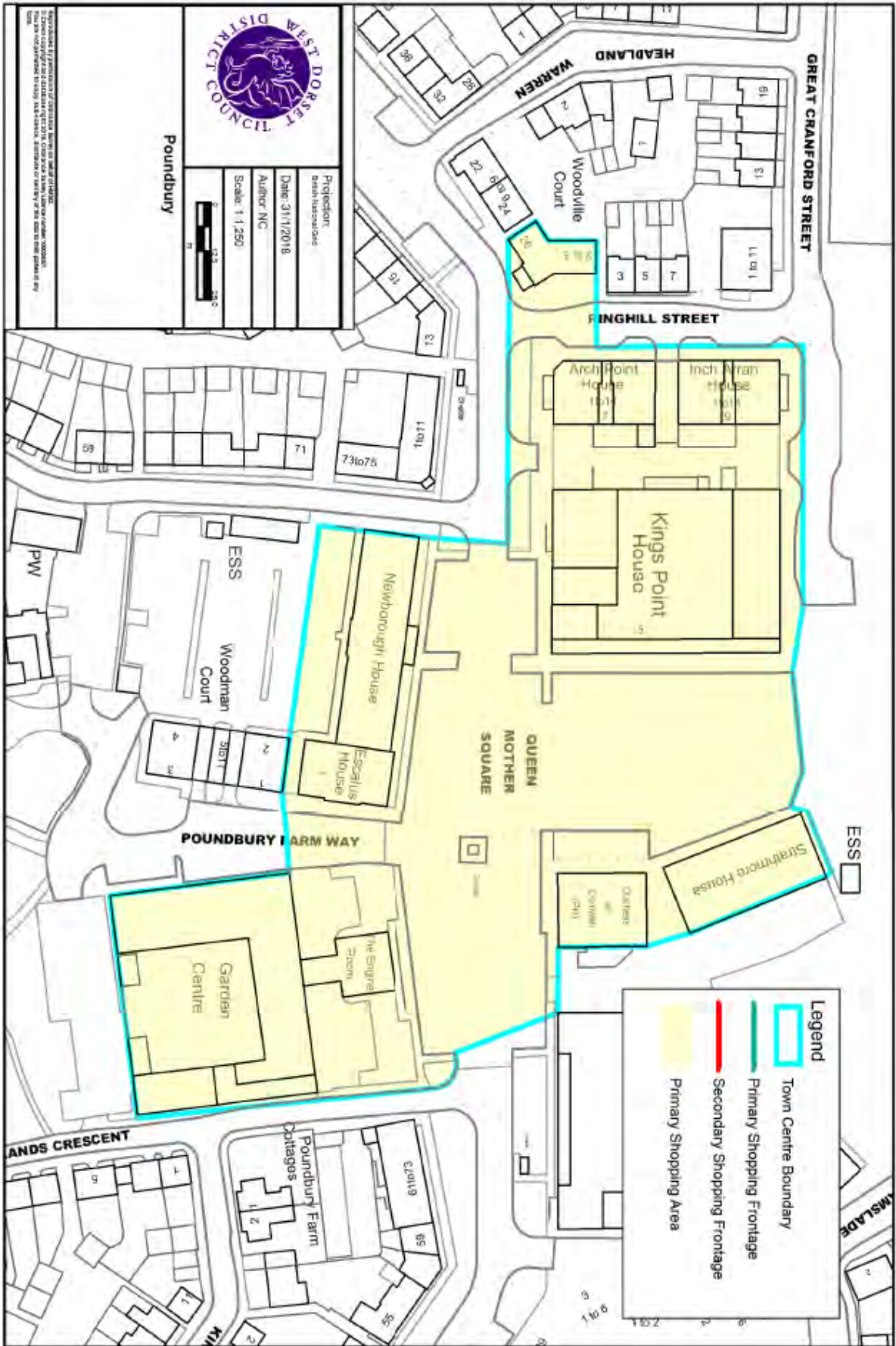
**COUNCIL OF THE WEST DORSET DISTRICT**

**Lyme Regis**



**Legend**

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area



Projection:  
 British National Grid  
 Date: 31/1/2018  
 Author: NC  
 Scale: 1:1,250



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GREAT CRANFORD STREET

HEADLAND WARREN

Woodville Court

FINGHILL STREET

Arch Point House

Inch Niran House

Kings Point House

Newborough House

Essilis House

QUEEN MOTHER SQUARE

ESS

Woodman Court

POUNDBURY FARM WAY

Garden Centre

The Engine Room

Strathmore House

Old Post Office

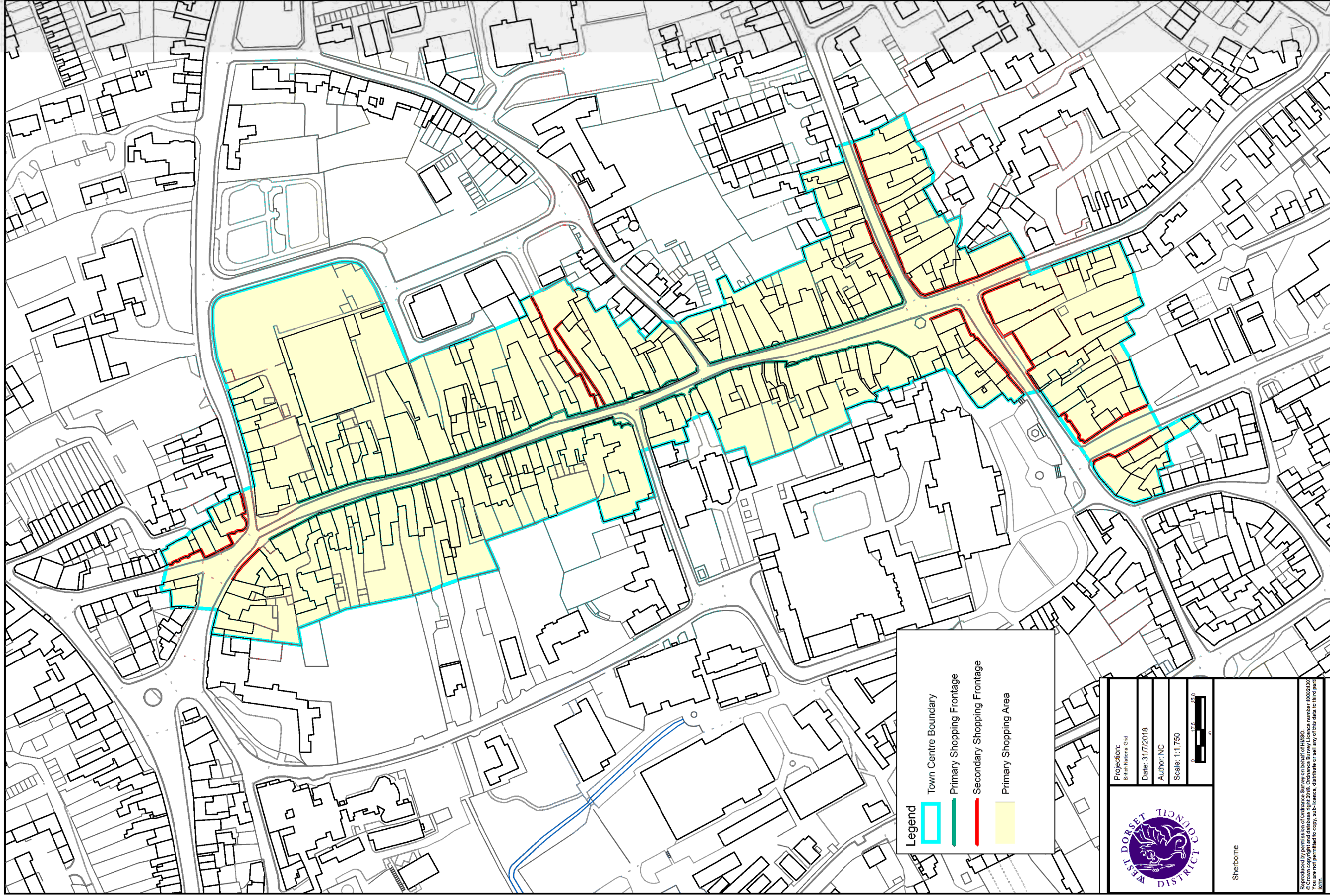
LANDS CRESCENT

Poundbury Farm Cottages

MSLADE







**Legend**

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area

Projection:  
 British National Grid

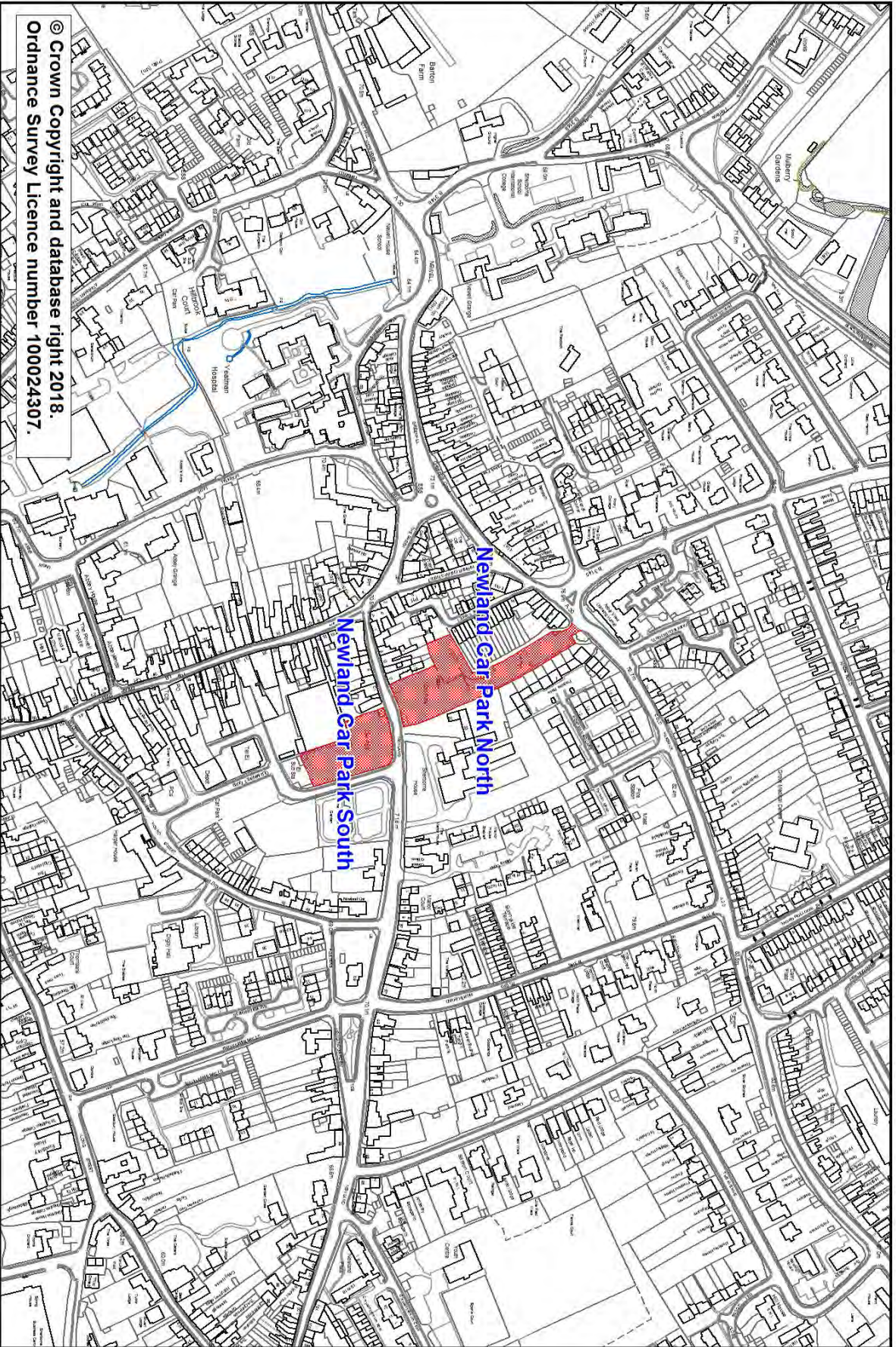
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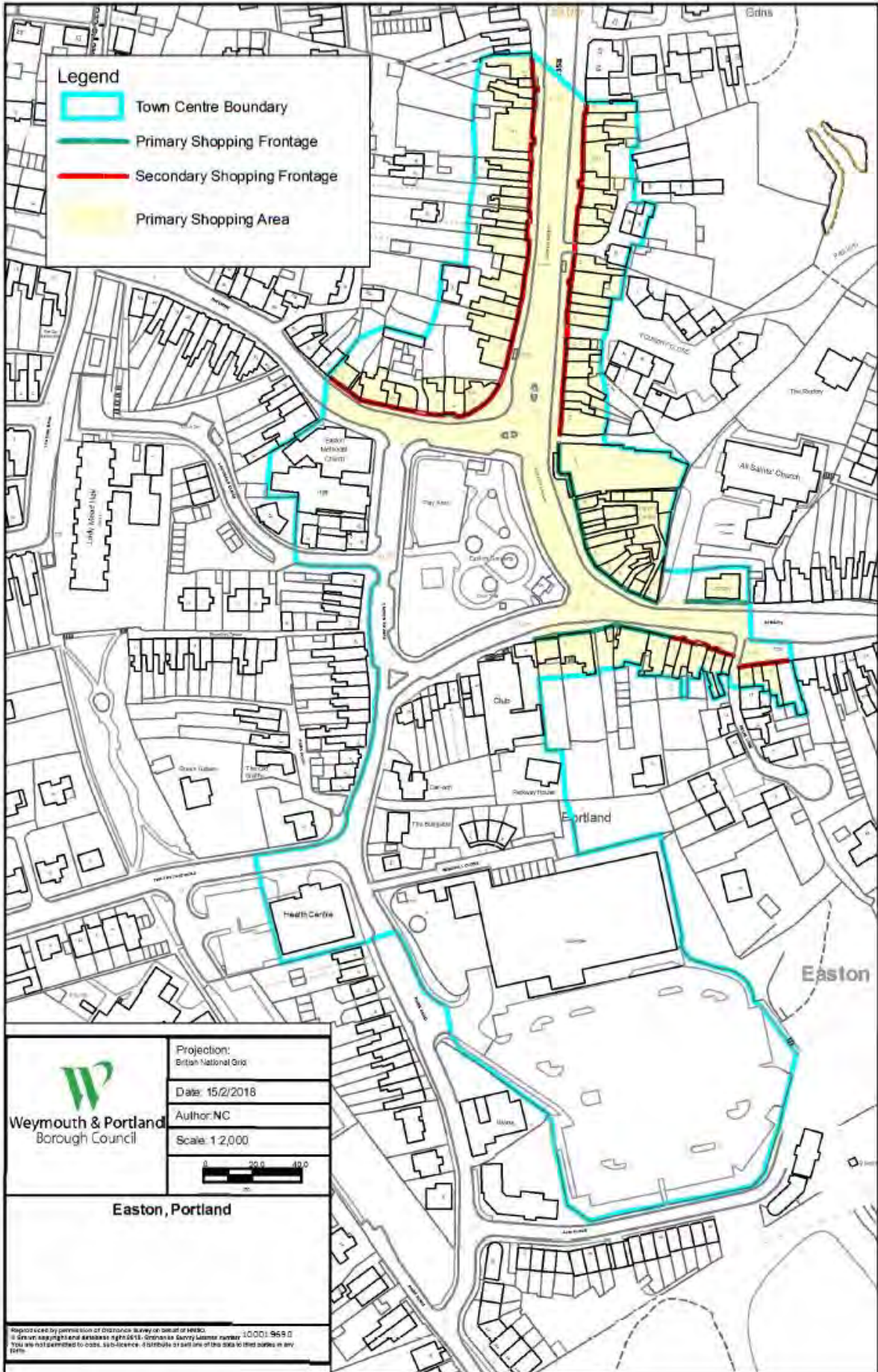


Sherborne

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**Legend**

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area

Projection: British National Grid
Date: 15/2/2018
Author: NC
Scale: 1:2,000

**Easton, Portland**

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**Weymouth & Portland**  
 Borough Council

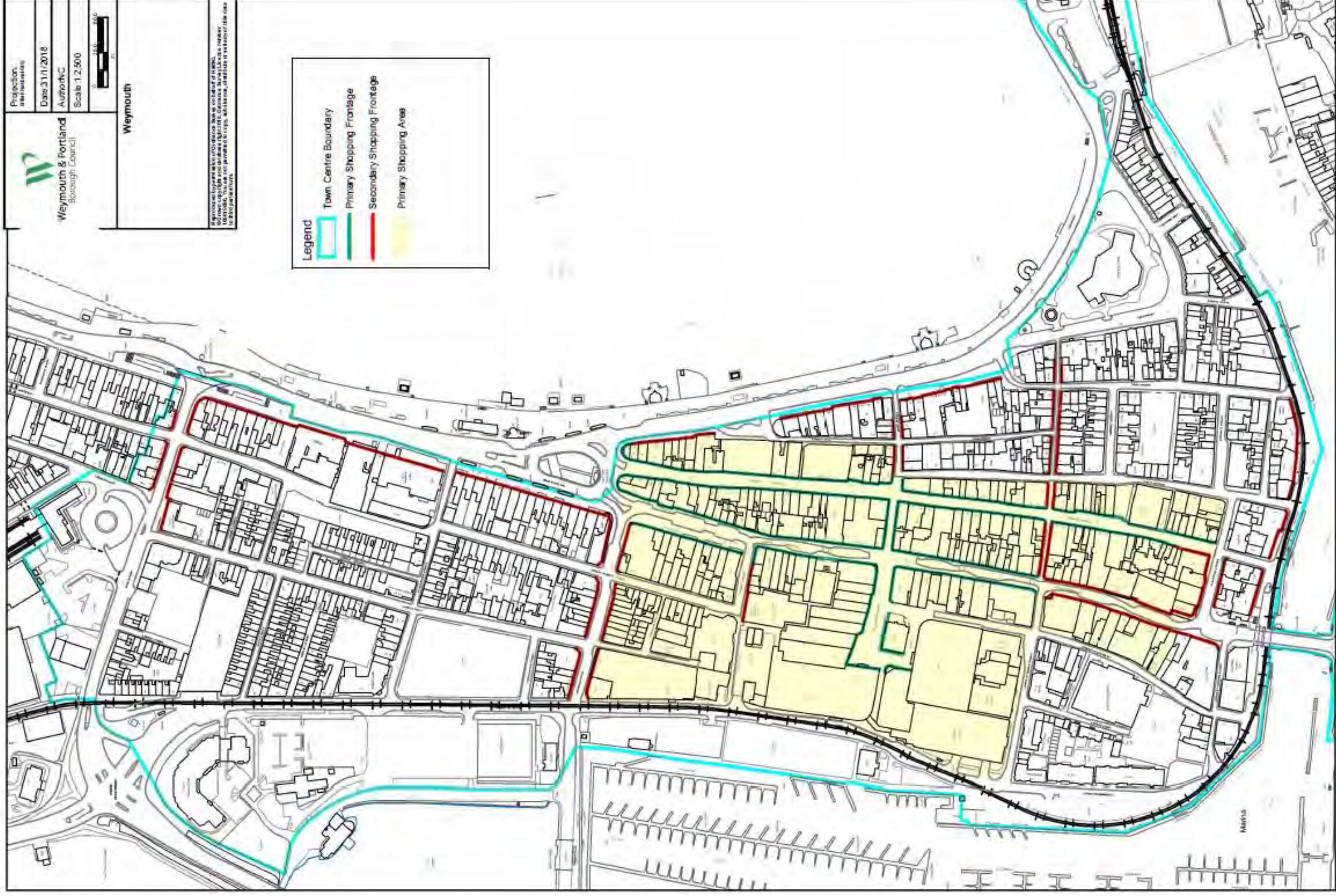
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**Weymouth**

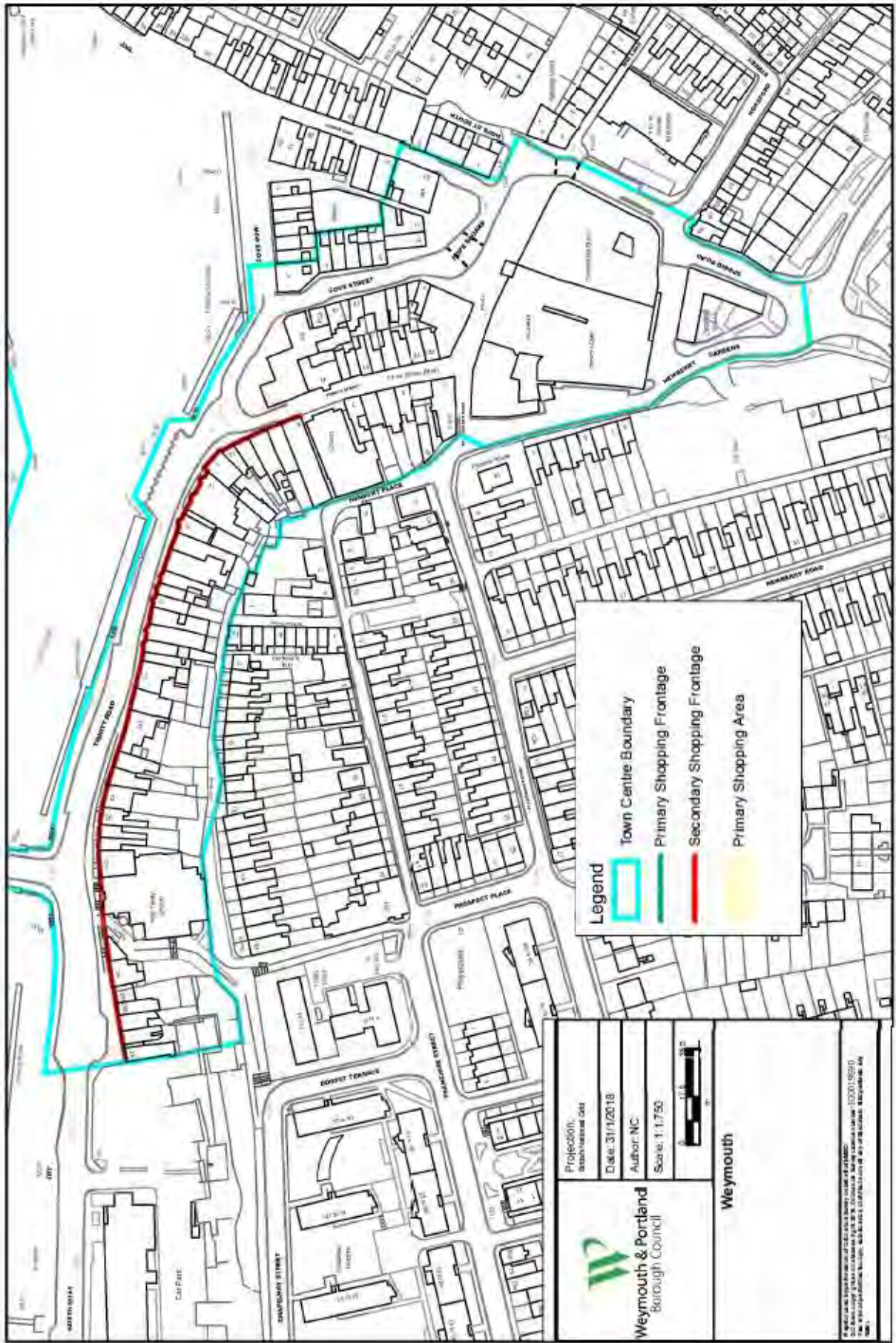
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**Legend**

-  Town Centre Boundary
-  Primary Shopping Frontage
-  Secondary Shopping Frontage
-  Primary Shopping Area



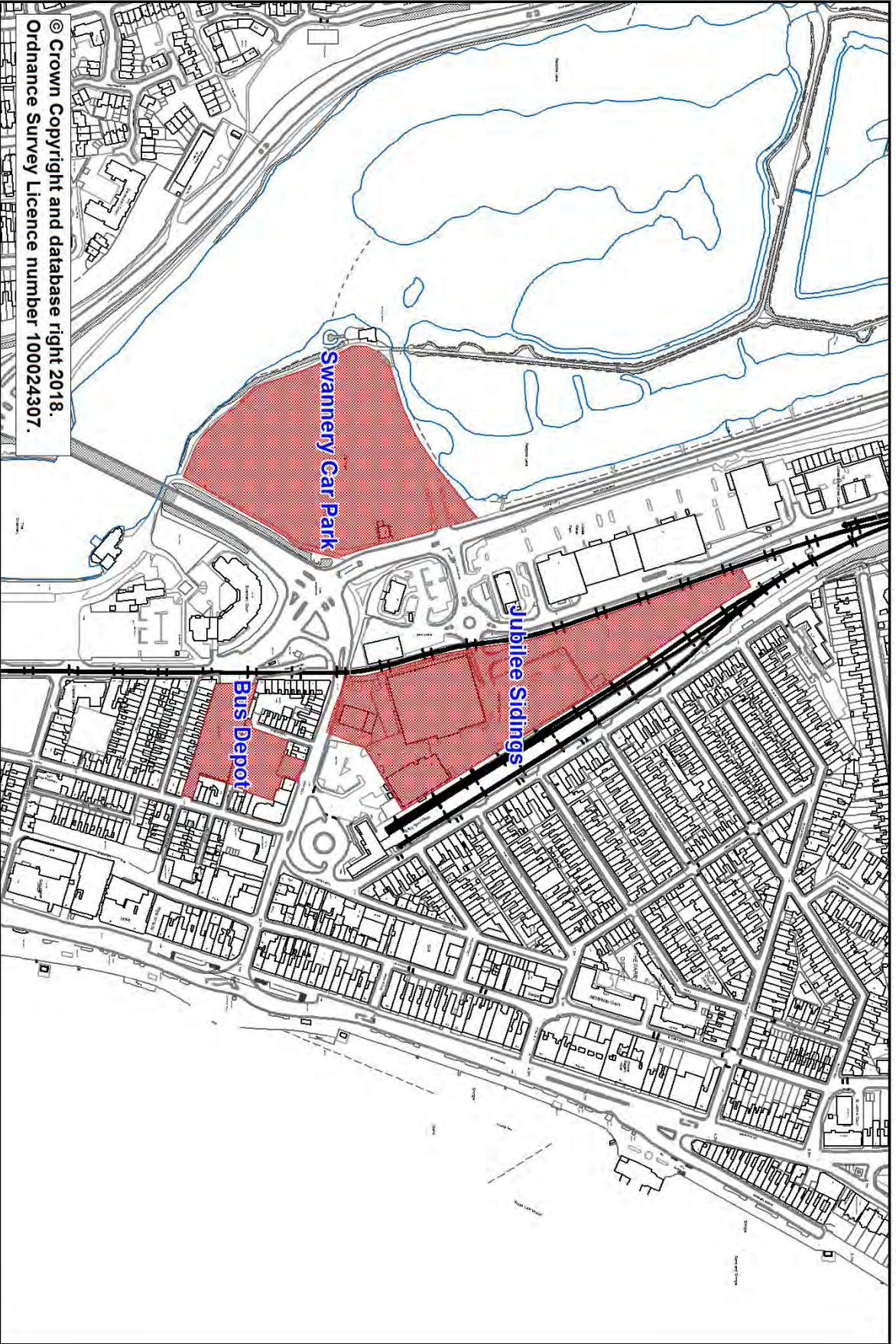




**Legend**

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area

 <p><b>Weymouth &amp; Portland</b> Borough Council</p>	Projection: British National Grid		<p><b>Weymouth</b></p>
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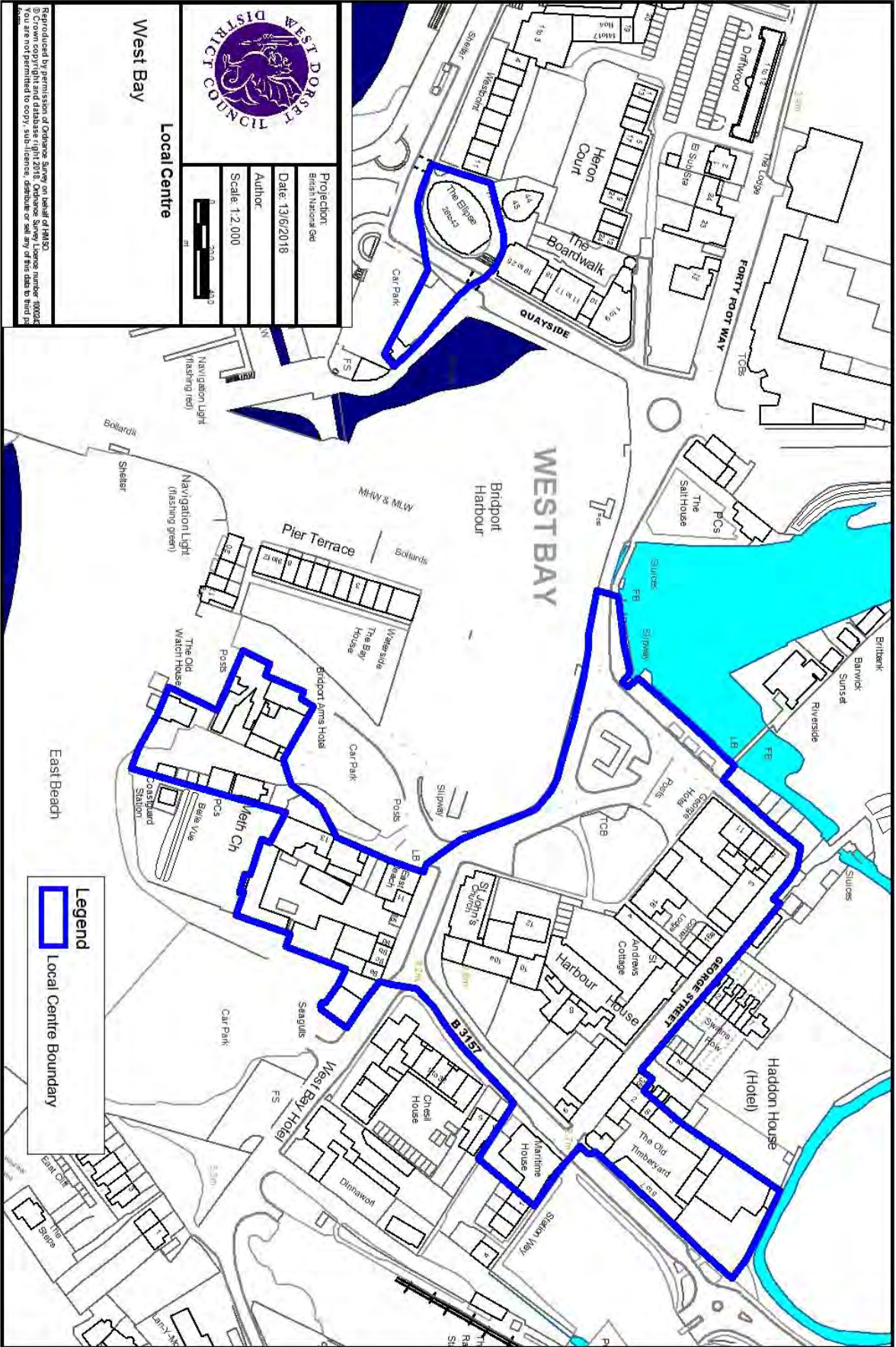


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## 4 Additional Local Centres

- 4.1.1 The Joint Town Centres and Commercial Leisure Study 2018 identified Town Centre Boundaries for the study areas largest centres.
- 4.1.2 The report authors also recommend that the Councils, as part of the emerging Local Plan Review, clearly defines additional Local Centres as part of the retail hierarchy. In order to assist the Councils with identifying these centres, the study provided the following definition taken from Annex B of Planning Policy Statement 4 (PPS 4), now replaced by the NPPF.
- 4.1.3 Local Centres are considered to have “a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot food takeaway and a launderette. In rural areas, large villages may perform the role of a local centre”. Therefore local centres generally provide a top up shopping role serving local needs, often anchored by a small supermarket/convenience store.
- 4.1.4 This definition has been used to define these additional Local Centres.



West Bay

Local Centre

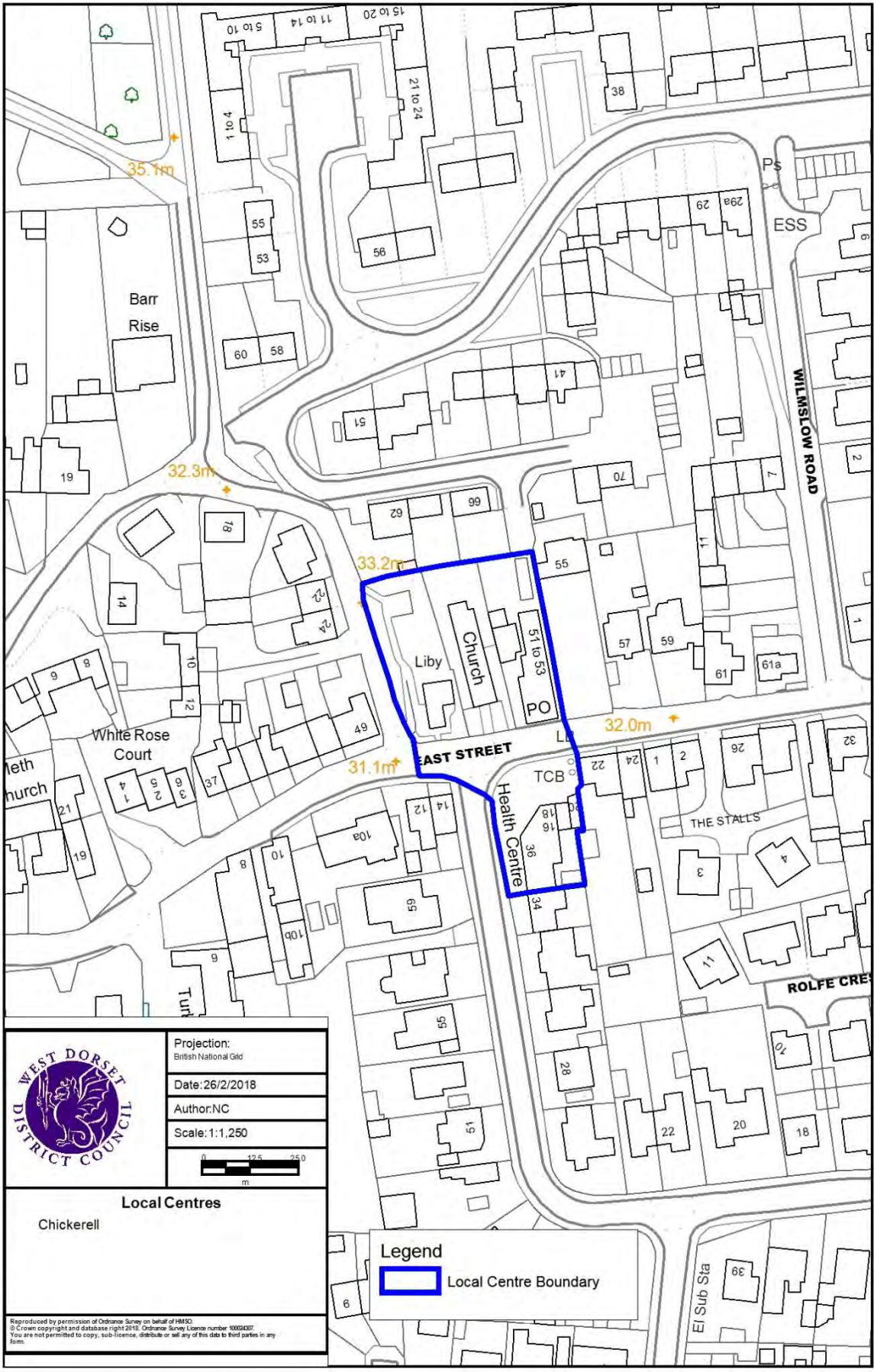
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Scale	1:2,000



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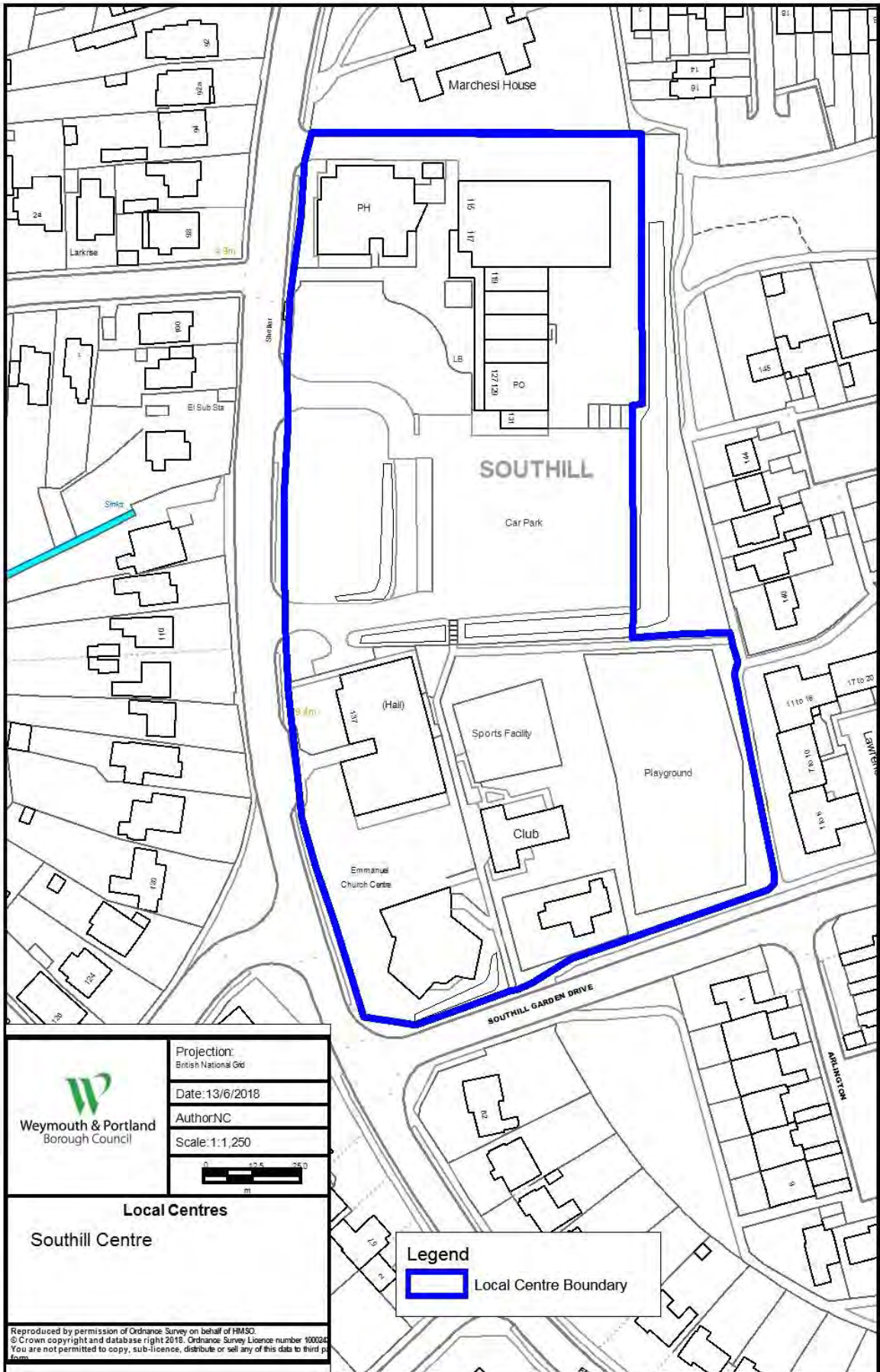
**Legend**

 Local Centre Boundary



	Projection: British National Grid
	Date: 26/2/2018
	Author: NC
	Scale: 1:1,250
	
<b>Local Centres</b> Chickerell	
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**Legend**  
 Local Centre Boundary



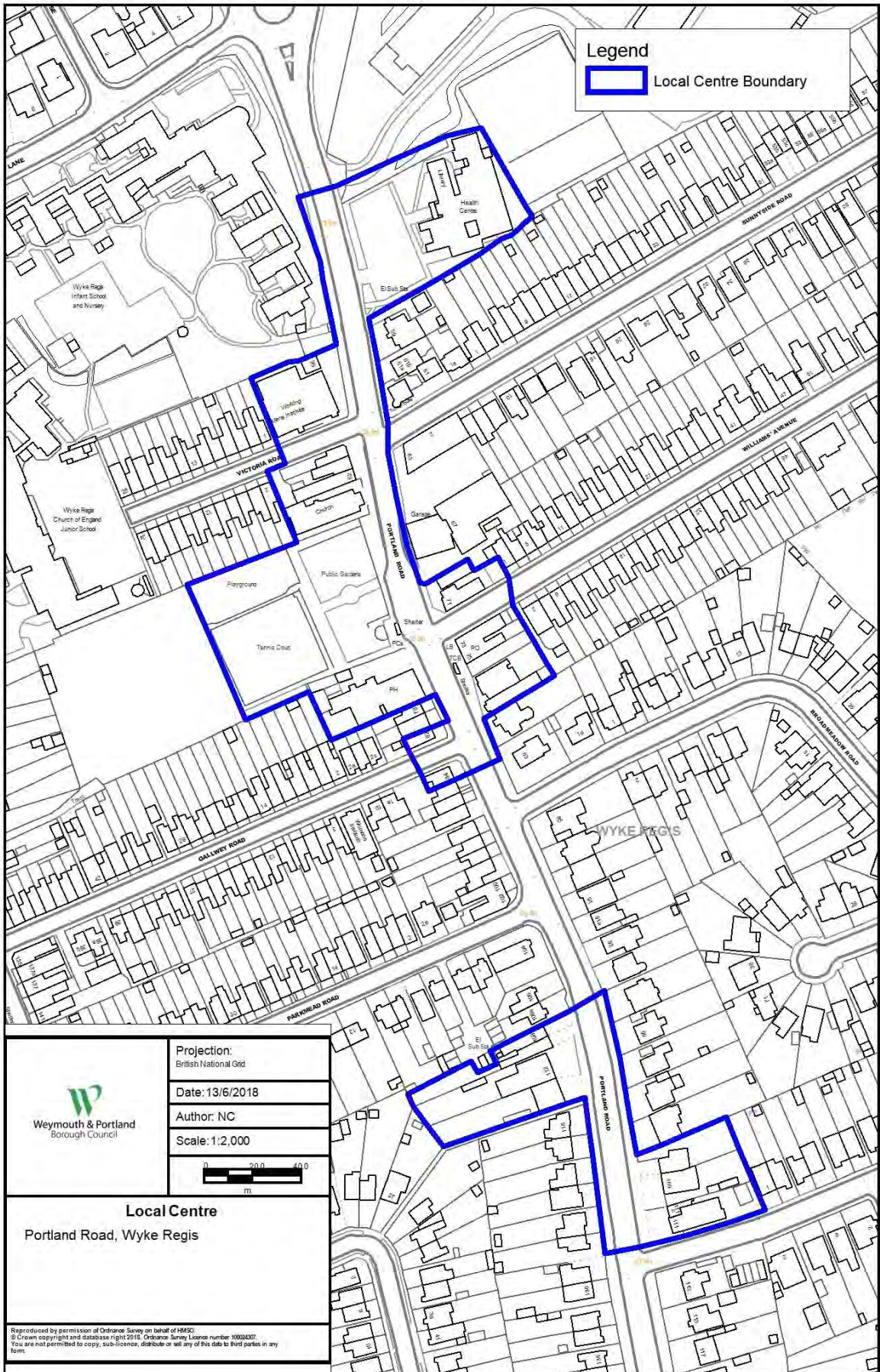
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**Local Centres**  
 Southhill Centre

**Legend**


 Local Centre Boundary

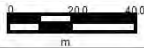
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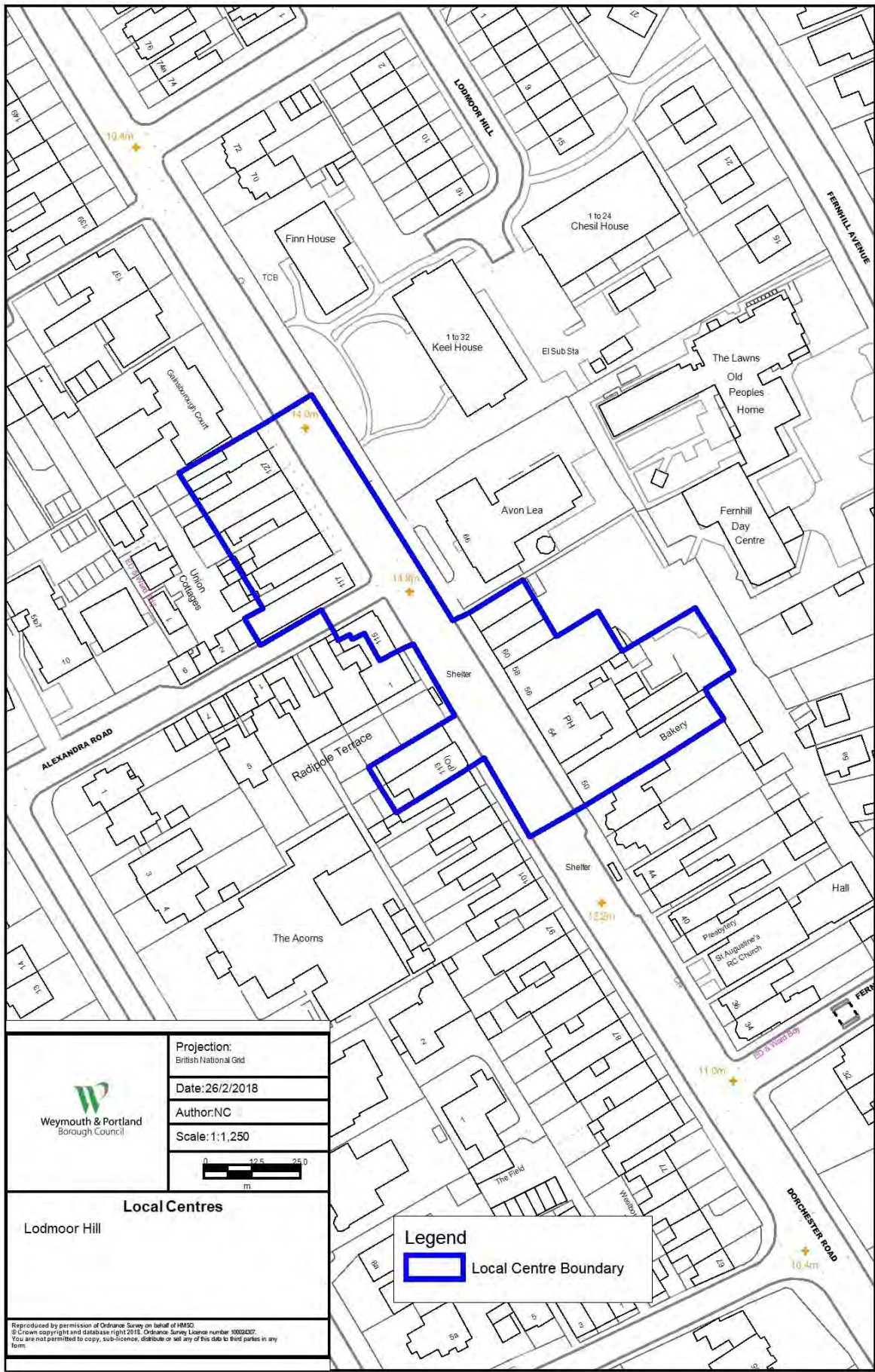
Local Centre Boundary

 <p>Weymouth &amp; Portland Borough Council</p>	Projection: British National Grid
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	Scale: 1:2,000




**Local Centre**  
Portland Road, Wyke Regis


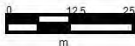
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<p><b>Local Centres</b></p> <p>Lodmoor Hill</p>	
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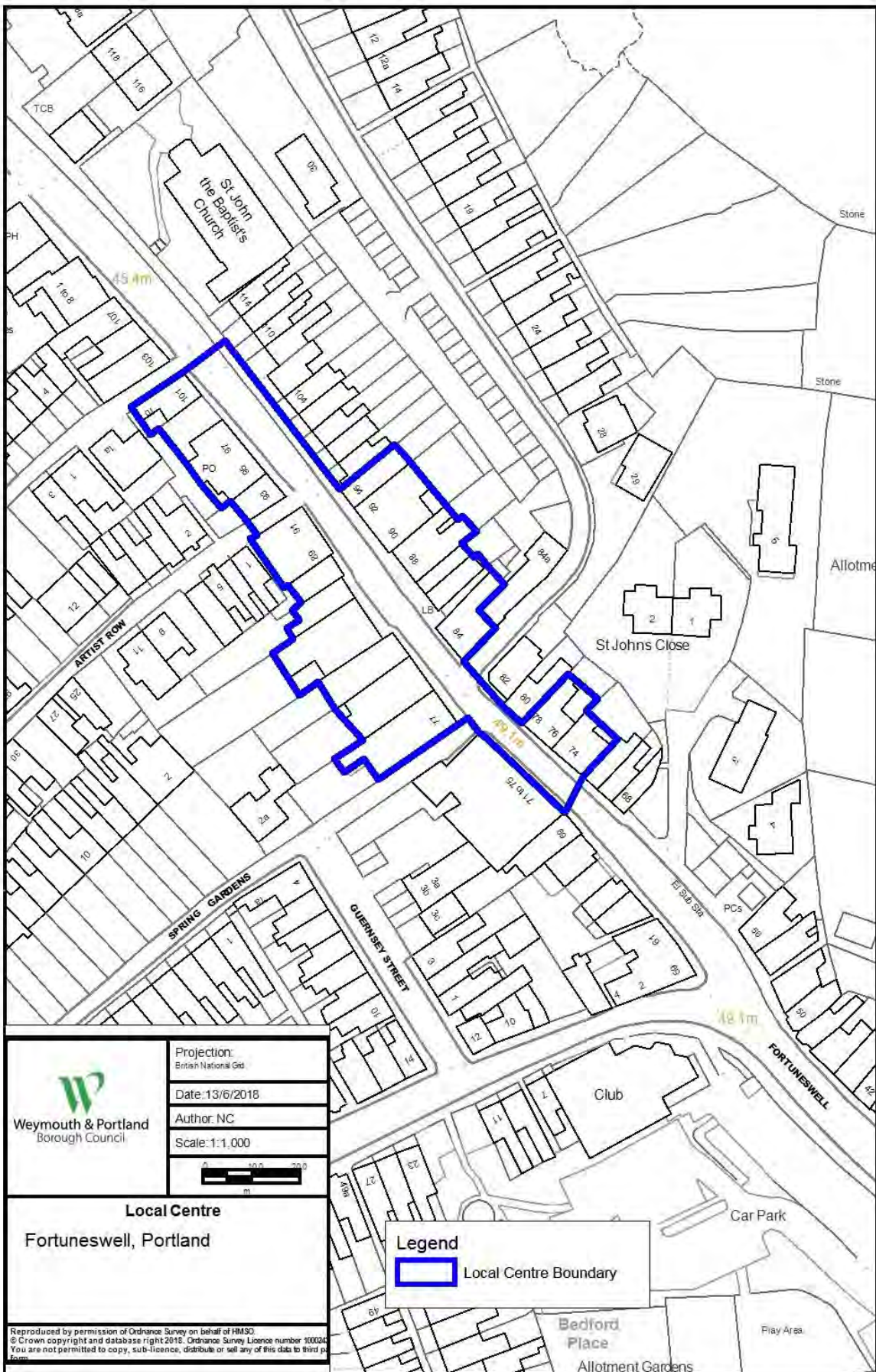
<p><b>Legend</b></p>	
	<p>Local Centre Boundary</p>



 <p>Weymouth &amp; Portland Borough Council</p>	<b>Projection:</b> British National Grid
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	<b>Author:</b> NC
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<b>Local Centres</b> Littlemoor	
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**Legend**

 Local Centre Boundary



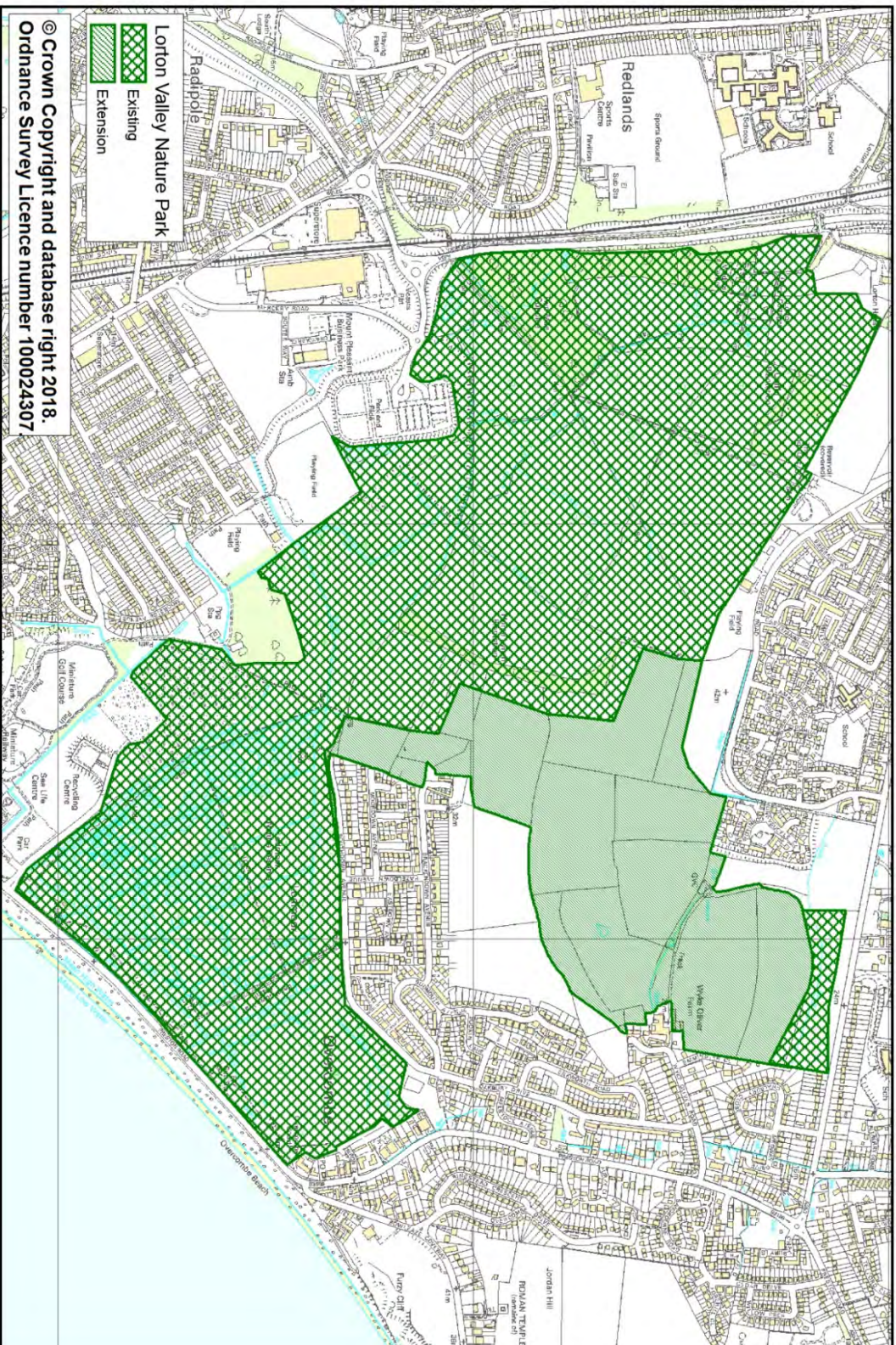
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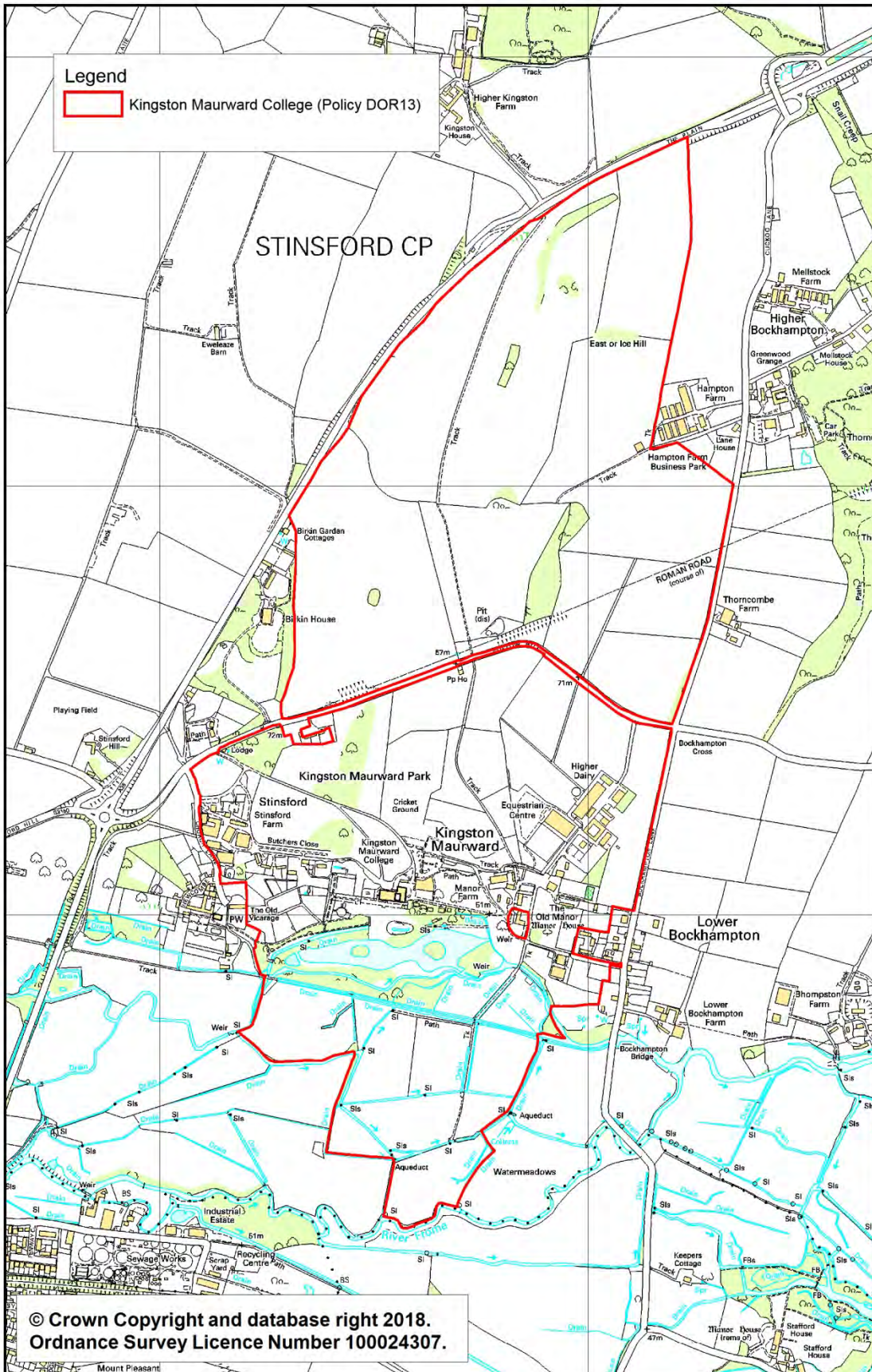
**Local Centre**  
Fortuneswell, Portland

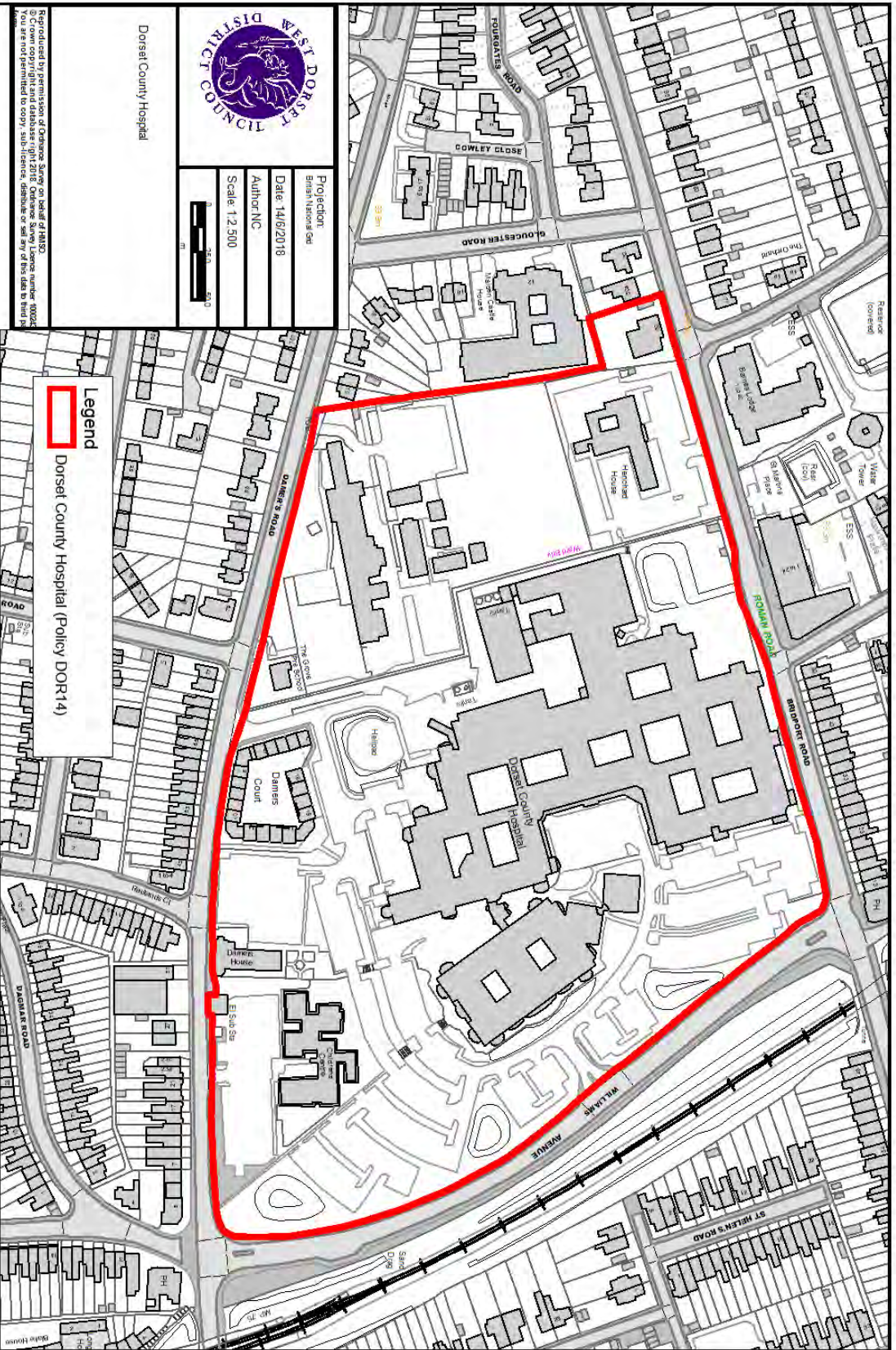
<b>Legend</b>	
	Local Centre Boundary

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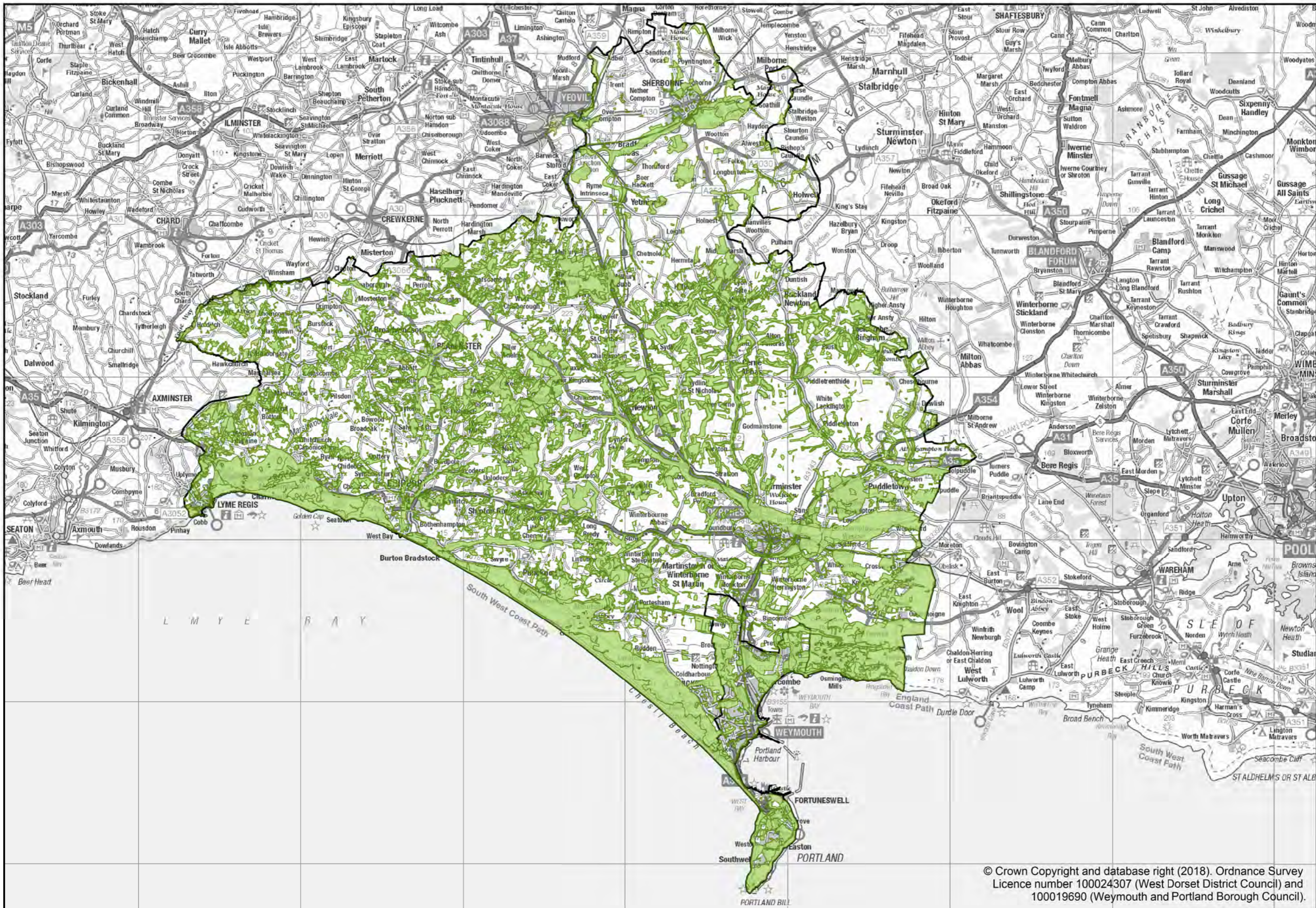






## **8. Green Infrastructure Network**

- 8.1 The green infrastructure network as set out in Policy ENV4 in the Preferred Options document is made up of a number of different sites. These sites are shown on the map below.
- 8.2 The boundaries of these sites will be reviewed for inclusion in the submission version of the local plan policies map. This review will take into account current and proposed development sites along with an assessment of the areas contribution to the network. New areas may be added and area may be removed.



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