



West Dorset District Local Development Framework
Options for Growth
Land around Weymouth

June 2009



Working for West Dorset

The Challenge

About this consultation

Weymouth and its surrounding area will need more development in future to meet the need for housing, jobs and facilities. The Government is proposing an urban extension to Weymouth of 700 homes on land in West Dorset by 2026. West Dorset District Council needs to plan where this development should go and we would like your views on some of the potential options. Weymouth & Portland Borough Council is consulting at the same time, and the results will help to shape the future planning policy in both council areas.

Where have these proposals for growth come from?

The proposals for growth are in the latest draft of the Government's **Regional Spatial Strategy for the South West (RSS)**. This was published in July 2008 following public consultation. There has been further consultation on this draft document and we are awaiting adoption of the final document. It will set out proposals for development up to 2026.

You may feel that, given the current economic climate, this is not an appropriate time to be talking about further housing development. However it is important to consider that planning for future development takes a long time and, when the economy starts to recover, sites which have relatively few constraints are the most likely to be easy to develop and may help to bring the area out of recession.

How will these proposals be set out at a local level?

The system that will replace the current Adopted Local Plan is called the Local Development Framework. The key document in the Local Development Framework is the **Core Strategy**. This will set out all the strategic policies, such as where, in broad terms, development will go.

The reason for this current consultation is to ensure that the community is aware of the possibilities for the location of new development adjoining Weymouth and is able to have a say early in the decision making process.

Is there any evidence to base decisions on?

West Dorset District Council has carried out a number of studies and specialist consultants have investigated the options for extensions to Dorchester and

Weymouth. The consultants looked particularly at environmental constraints (such as landscape and nature conservation), infrastructure needs (such as roads and schools) and where these might be significantly costly. The completed **West Dorset Urban Extension Study** is on the council's website at www.dorsetforyou.com/extensionreport/west It was used by the district council when it responded to the final consultation on the Regional Spatial Strategy.

Why is there no consultation on an urban extension to Dorchester at this stage?

Research carried out for the district council has shown that an urban extension to Dorchester would need significant public investment in infrastructure and would not be able to be completed by the target deadline of 2026. The Government has been informed of this and we are not consulting on this urban extension at this time. Should the urban extension to Dorchester continue to be part of the Government's proposals we will consult on this at a later stage.

We are consulting on the Weymouth options for growth as the consultants' study showed that these development options did not necessarily need major investment in infrastructure. As well as being used for the preparation of West Dorset District Council's Core Strategy, the results of this consultation will also be used to prepare Weymouth and Portland Borough Council's Core Strategy, currently at a more advanced stage.

What are the options for growth in the Weymouth area?

West Dorset District Council and consultants have identified options for the urban extension to Weymouth. Other areas were looked at but were ruled out because the constraints were too great. There are still some considerable constraints with the options being looked at here, as shown in this leaflet.

West Dorset District Council does not have a preferred development option at this stage. The purpose of this consultation is to explain some of the choices that may be open to us, and to seek your comments on them. You may object to any development – but it will be very helpful if you can indicate which options you feel are better or worse than others, and why.

What is the aim of this consultation?

We need to make decisions about suitable land for development as an extension to Weymouth, so as to meet the future needs of the area for housing, employment and community facilities, as well as meeting the targets in the draft Government proposals. Weymouth is a significantly sized town with its own needs and therefore it is not appropriate to locate this development elsewhere in the district of West Dorset. This consultation provides an opportunity for the community to show its preferences for this new development. We are also considering whether the development could in the longer term be **larger than 700 dwellings**, whether it could be **split into a number of smaller sites** (although this may not provide as many community benefits) and **which areas are most suitable for employment and which for housing**.

All the areas shown on the following map can accommodate around 700 dwellings needed for the urban extension to Weymouth. At the present time we are consulting on the **possible areas for development** rather than the exact land that the development should be located on. The purple areas showing the potential development options are **very approximate**. The option areas are large and it may be that you only agree with part of the area proposed – if this is the case you can tell us this on the questionnaire provided. You will be consulted on exact boundaries and proposals at a later stage.

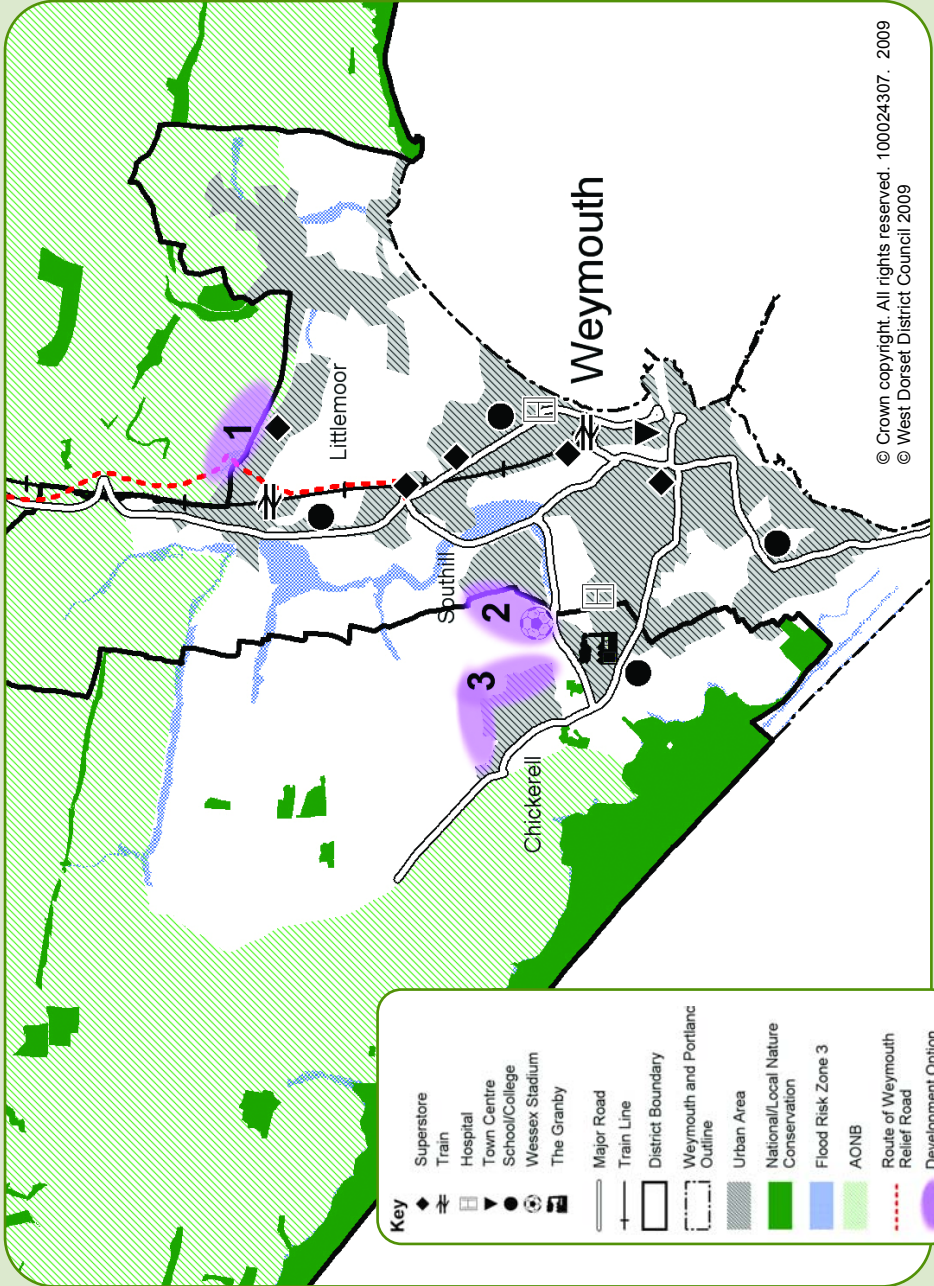
Three potential development options are shown on the map. They are:

- 1.) An extension to Littlemoor
- 2.) An extension to Southill
- 3.) An extension to Chickerell village

Each of these options is discussed in more detail in this leaflet. Development can also be shared out between the options, using only part of the land indicated on the map.

Please give us your views on the attached short questionnaire in the middle pages

Weymouth Options



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Weymouth Options

Option 1 - Extension to Littlemoor

What does it mean?

Development would be on greenfield land north of Littlemoor Road. This area is in the Area of Outstanding Natural Beauty and so would need exceptional reasons for development. However, due to the sheltered location of this option, screened by the rising land to the north, development could potentially be provided without major impact on the character of the wider existing landscape.

After 2011 when the Weymouth Relief Road is planned to be finished, access to the area will be possible without significant investment in road building. The area is in easy walking and cycling distance of the community facilities and services at Littlemoor. It is also near to a range of public transport. The land appears to have few nature conservation constraints and is in an area of low flood risk but action would be needed to reduce the impact of development on these issues. West Dorset District and Weymouth and Portland Borough Councils would need to work together on future plans for the site.

Option 2 - Extension to Southill

What does it mean?

Development would be in the area west of Southill. It would potentially use greenfield land, land that has been allocated for employment use, and some land used for recreation.

A mixed use development of 700 or more dwellings and employment would use most of land in this area. It would also mean moving the current recreational facilities. However, if this option was looked at in combination with another option, a smaller development in this location would be possible whilst keeping existing uses.

The electricity transformer station is a major feature in this location. While it is not a registered hazard, areas close to it may be more suitable for employment

Questionnaire

Please detach

Please take this opportunity to give your opinions on the options for growth

Instructions: Please read the whole of this leaflet before answering this questionnaire. The questionnaire can be detached and sent back using the Freepost address supplied.

The following questions will ask for your opinion on the best place or places for development around Weymouth. Please remember that land has to be found for an urban extension of at least 700 new dwellings but we also want to find out whether you think more than this could be considered. If you feel that it is not appropriate to locate all this development in one area, but split it up between the areas, you can tell us in Question 1. With any large new development we would want to see a mixture of uses including employment and community facilities. If you feel that some areas are more suited to a different mix between housing and employment, then please tell us this in Question 3.

Don't forget to ensure your views are taken account of during the consultation period: please return this questionnaire by **5 August 2009**.

Freepost:

**West Dorset District Council
Freepost DO179
Planning Policy
58/60 High West Street
Dorchester
DT1 1BR**

Questionnaire

Please detach and fill in this questionnaire and send it back to the Freepost address by the 5 August 2009.

1. Which do you think is the most appropriate direction of growth for Weymouth?
(If you think it best for all the development to be in one location, then please tick one box only; if you think the development should be in more than one area, then please tick the appropriate boxes.)

1. Extension to Littlemoor

2. Extension to Southill

3. Extension to Chickerell

2. Of the area/areas that you favour, are there any particular parts of the area that you would not want to see developed? (please describe)

3. What do you think would be the best use or mix of uses for the following areas if they were developed?

| | 1. Extension to Littlemoor | 2. Extension to Southill | 3. Extension to Chickerell village |
|------------------------------------|----------------------------|--------------------------|------------------------------------|
| All housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mostly housing/ some employment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Equal mix | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mostly employment/ some housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| All employment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

4. How much new housing do you think would be appropriate around Weymouth (within West Dorset)?

700 dwelling urban extension

More than 700 dwellings

If more than 700 dwellings, how many more?

5. Do you object to any of the possible directions of growth?

1. Extension to Littlemoor

2. Extension to Southill

3. Extension to Chickerell village

Why

6. If there are any other areas that you feel would be more suitable for development around Weymouth please detail below

7. If you have any other comments please use the space below

About you

Name:

Address (including postcode):

Email address:

Organisation: (if applicable)

Representing: (if applicable)

Please tick if you would like to be contacted about future consultation on this issue

Ensuring Equal Access for ALL

We wish to ensure that all members of the local community have an equal opportunity of accessing our services. By answering the following questions, you will enable us to monitor the current situation. We will take steps to eliminate any inequalities we become aware of. All responses will be completely confidential.

What is your age? Under 18 18 - 24 25 - 34 35 - 54 55 - 64 65 and older

Are you: Male Female

How do you identify your ethnic origin (tick one box only)

| | | | |
|------------------------|---|--|---|
| White | British <input type="checkbox"/> | Asian or Asian British | Indian <input type="checkbox"/> |
| | Irish <input type="checkbox"/> | | Pakistani <input type="checkbox"/> |
| | Any other white background <input type="checkbox"/> | | Bangladeshi <input type="checkbox"/> |
| Black or Black British | Caribbean <input type="checkbox"/> | | Chinese <input type="checkbox"/> |
| | African <input type="checkbox"/> | | Any other Asian background <input type="checkbox"/> |
| | Any other black background <input type="checkbox"/> | | Other |
| Mixed | White and black Caribbean <input type="checkbox"/> | Other ethnic group (please specify) <input type="checkbox"/> | |
| | White and black African <input type="checkbox"/> | | |
| | White and Asian <input type="checkbox"/> | | |
| | Any other mixed background <input type="checkbox"/> | | |

Do you consider yourself as having a disability? Yes No

The definition of disability in the Disability Discrimination Act 1995 is a "physical or mental impairment having a substantial long term effect on a person's ability to carry out day to day activities".

If yes please indicate the nature of your disability:

Physical Impairment Mental Impairment Mobility Impairment

Visual Impairment Hearing Impairment A Learning Difficulty

Other (please specify)

uses. In landscape terms the land is outside the Area of Outstanding Natural Beauty. However the northern part is particularly high and would be visible in the wider area. Some of this option is in an area that is considered to form a green buffer between Chickerell and Weymouth.

Access to the area would need significant investment in road building including changes to the Wessex Stadium roundabout. The area is in easy walking and cycling distance of the community facilities and services at the existing Southill settlement. The land appears to have few nature conservation constraints and is in an area of low flood risk but action would be needed to reduce the impact of development on these issues. West Dorset District and Weymouth and Portland Borough Councils would need to work together on future plans for the site.

Option 3 Extension to Chickerell Village

What does it mean?

Development would be on greenfield land around the village of Chickerell. There is potential to the north and to the east, in addition to land east of Putton Lane which is already allocated for development in the West Dorset Local Plan. The land is outside the Area of Outstanding Natural Beauty but land to the east of Chickerell is considered to form part of a green buffer between Chickerell and Weymouth. The electricity transformer station is also close to the land to the east of Chickerell. Access for vehicles to the area would be from Chickerell village and would be possible without significant investment in road building.

This option is well-related to Chickerell and is in walking or cycling distance of facilities including schools, shops and employment. The land appears to have few nature conservation constraints and is in an area of low flood risk but action would be needed to reduce the impact of development on these issues. A pipeline lies to the north east of the area but this could be avoided by any potential development.

Option Summary

| | 1. Extension to Littlemoor | 2. Extension to Southill | 3. Extension to Chickereil Village |
|------------------|--|--|--|
| Use | <ul style="list-style-type: none"> Site is currently undeveloped Potential for employment and housing | <ul style="list-style-type: none"> Existing recreation uses would need to be kept or moved to other areas and development would be dependent on this happening. Potential for employment and housing though proximity of electricity transformer to part of this option may make employment uses more suitable close to this | <ul style="list-style-type: none"> Site is currently undeveloped Potential for employment and housing |
| Landscape | <ul style="list-style-type: none"> Within Area of Outstanding Natural Beauty and would need exceptional reasons for major development Due to the sheltered location of this option, screened by the rising land to the north, development could potentially be provided without major impact on the wider existing landscape character | <ul style="list-style-type: none"> Outside the Area of Outstanding Natural Beauty High land to the north of this option would make development here very visible Some of this option is in an area that is considered to form a green buffer between Chickereil and Weymouth | <ul style="list-style-type: none"> Outside the Area of Outstanding Natural Beauty Land to the east of Chickereil is in an area that is considered to form a green buffer between Chickereil and Weymouth |
| Access | <ul style="list-style-type: none"> Good access to Weymouth Relief Road Access to the area achievable without significant infrastructure costs after 2011 (after completion of Weymouth Relief Road) | <ul style="list-style-type: none"> Close to good road links Access to the area would require significant investment in infrastructure | <ul style="list-style-type: none"> Access to the area achievable without significant infrastructure costs |

| | 1. Extension to Littlemoor | 2. Extension to Southill | 3. Extension to Chickerell Village |
|----------------------------|--|--|---|
| Facilities | <ul style="list-style-type: none"> • Would provide opportunity for additional community facilities for the area • Walking and cycling distance from existing shops and community facilities at Littlemoor • 4km from Weymouth town centre | <ul style="list-style-type: none"> • Would provide opportunity for additional community facilities for the area • Walking and cycling distance from existing shops and community facilities at Southill • Less than 4km from Weymouth town centre | <ul style="list-style-type: none"> • Would provide opportunity for additional community facilities for the area • Walking and cycling distance from existing shops and community facilities at Chickerell village • Northern section 3-4km from Weymouth town centre |
| Transport | <ul style="list-style-type: none"> • Public transport access by bus and rail | <ul style="list-style-type: none"> • Public transport access by bus | <ul style="list-style-type: none"> • Public transport access by bus |
| Flooding | <ul style="list-style-type: none"> • Low flood risk | <ul style="list-style-type: none"> • Low flood risk | <ul style="list-style-type: none"> • Low flood risk |
| Nature Conservation | <ul style="list-style-type: none"> • Opportunities for green infrastructure such as wildlife corridors and public open space • Few nature conservation constraints. | <ul style="list-style-type: none"> • Opportunities for green infrastructure such as wildlife corridors and public open space • Few nature conservation constraints. | <ul style="list-style-type: none"> • Opportunities for green infrastructure such as wildlife corridors and public open space • Few nature conservation constraints. |
| Other | <ul style="list-style-type: none"> • Development here needs joint working between councils | <ul style="list-style-type: none"> • Electricity transformer station nearby • Development here needs joint working between councils | <ul style="list-style-type: none"> • Pipeline restriction to the north east of area • Electricity transformer station nearby land to the east |

Next Steps

What will happen now?

These options are being put forward by West Dorset District Council for your comments. We are keen to know what you think about the options and if you have any other ideas of your own.

Please take this opportunity to let us know what your views are in one, or more, of the following ways:

- Complete the questionnaire attached to this leaflet and return it to the district council using the Freepost address.
- Complete the questionnaire online at www.dorsetforyou.com/west/growthoptions
- Visit one of our information days which are being held at:

Willowbed Hall, Chickerell
Thursday, 25 June, 12pm-7pm

St Francis of Assisi Church Hall, Littlemoor
Thursday, 2 July, 12pm-7pm

Community Centre, Southill
Thursday, 9 July, 12pm-7pm

The consultation runs from 10 June to **5 August 2009**. Comments must be received by this date.

Please return the questionnaire by 5 August 2009 to:

West Dorset District Council
Freepost DO179
Planning Policy
58/60 High West Street
Dorchester
DT1 1BR

What happens next?

A summary of the responses received as a part of this options for growth consultation will be made available on the website.

After considering the responses to this consultation, and looking at more research, the Council will put forward its 'Preferred Options' in a further stage of consultation in 2010.

How can I find out more?

If you want to find out more about the Core Strategy we would encourage you to visit the website at www.dorsetforyou.com



Telephone the planning policy team on:
01305 252386



Email the team at:
strategicplanning@westdorset-dc.gov.uk



Write to the team at:
Stratton House, 58-60 High West Street, Dorchester DT1 1UZ



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