

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

WEYMOUTH BACKGROUND PAPER  
PREFERRED OPTIONS CONSULTATION VERSION

AUGUST 2018

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## 1. Introduction

### PURPOSE OF THE BACKGROUND PAPER

- 1.1 This document is one of a number of background papers produced to support the West Dorset, Weymouth & Portland Local Plan Review.
- 1.2 This paper provides information about:
  - the approach to development in Weymouth,
  - details of current and previous development,
  - rates of growth and how this might change in the future.
- 1.3 The paper also gives details of the site selection process including detailed considerations of environmental constraints in the area.

### LOCAL PLAN AND THE REVIEW

- 1.4 In October 2015, West Dorset District Council and Weymouth & Portland Borough Council adopted their Joint Local Plan<sup>1</sup>. The Local Plan sets out a long term planning strategy for the area and includes detailed policies and site proposals for housing, employment, leisure and infrastructure. The adopted Local Plan is the main basis for making decisions on planning applications.
- 1.5 In his report on the examination of the Joint Local Plan<sup>2</sup>, the Planning Inspector indicated that he considered it to be *"imperative that an early review is undertaken"*. The objective of the review is to identify additional housing land capable of meeting housing need to 2036, identify a long-term strategy for development in the Dorchester area by 2021; and reappraise housing provision in Sherborne.
- 1.6 Although one of the key objectives is to identify a long-term strategy for development in the Dorchester area and reappraise housing provision in Sherborne, the Local Plan review will be considering available land to meet housing needs to 2036. There is therefore a need to ensure growth is maintained in order to meet identified needs to 2036.
- 1.7 If a review is absent, or the Local Plan becomes silent or out of date because of a lack of progress, the presumption in favour of sustainable development applies and the councils would have less control in determining where development goes. Failure to undertake a review or even start it promptly would be likely to increase the risk of developers submitting planning applications at an early stage.

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<sup>1</sup> West Dorset, Weymouth & Portland Local Plan (Adopted 2015) [www.dorsetforyou.gov.uk](http://www.dorsetforyou.gov.uk)

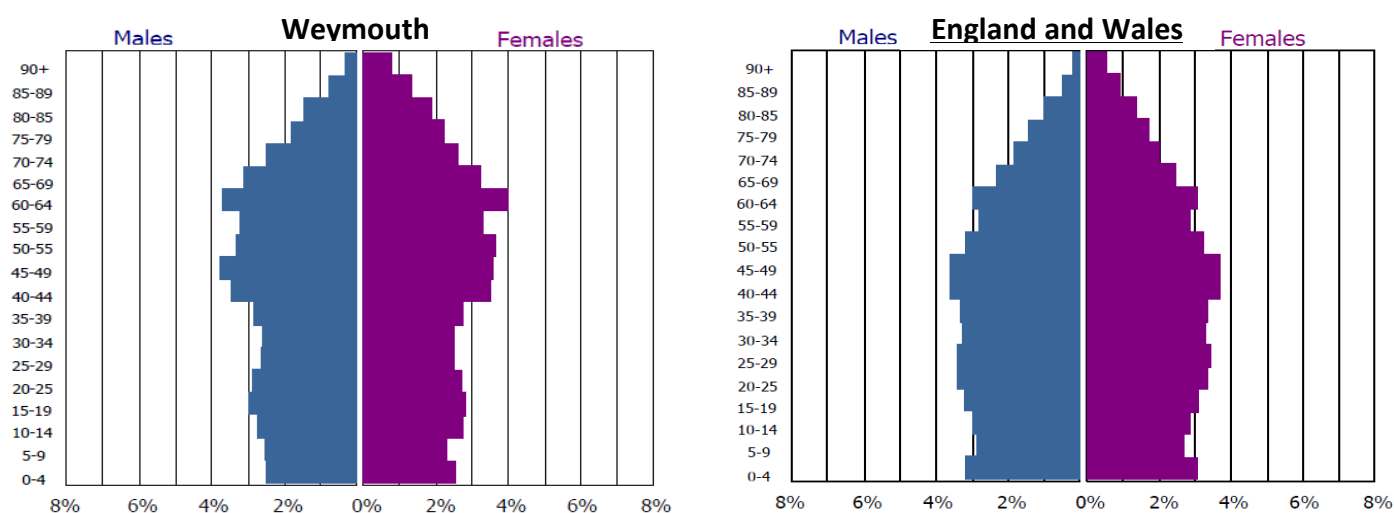
<sup>2</sup> West Dorset, Weymouth & Portland Local Plan Examination Inspector's Report  
[www.dorsetforyou.gov.uk](http://www.dorsetforyou.gov.uk)

- 1.8 At the same time as the review is underway there are opportunities to clarify the interpretation of existing policies.

## 2. Weymouth in Context

- 2.1 After the Bournemouth and Poole conurbation, Weymouth is the largest urban area in Dorset, with a population of 52,168 (2014 mid-year estimate). To the north and west of Weymouth is the town of Chickerell which has a population of 5,524 people (2014 mid-year estimate). Weymouth and Chickerell are loosely connected by development along the B3157.

Figure 2.1: Population Profile – Weymouth



- 2.2 The exceptionally high quality landscape, seascape and built heritage in the south of Dorset makes places like Weymouth an extremely attractive place to live and work. This high quality of life is a major attraction for people who wish to retire. This is reflected in the population profile which shows a strong proportion of older residents (65+) than the average of England and Wales. This ageing population places demands on health, housing and support services.
- 2.3 In contrast, the 20-35 year age group is one of the least represented in the population profile demonstrating that many economically active people leave the area in pursuit of higher paid jobs and access to more affordable housing.
- 2.4 Despite these challenges, Weymouth remains a significant commercial and employment centre and a nationally important tourist and recreation destination attracting half a million staying visitors a year. However it also contains areas of multiple deprivation (some areas within the top 10% of deprived areas in the country), has an economy that is overly reliant on low paid service jobs, and faces difficult challenges due to climate change.
- 2.5 The town centre is the retail, commercial, and tourist heart of Weymouth, including a ferry terminal and commercial wharfs. In order to continue the town centre's important economic function for the area, issues of flooding and regeneration need to be addressed.

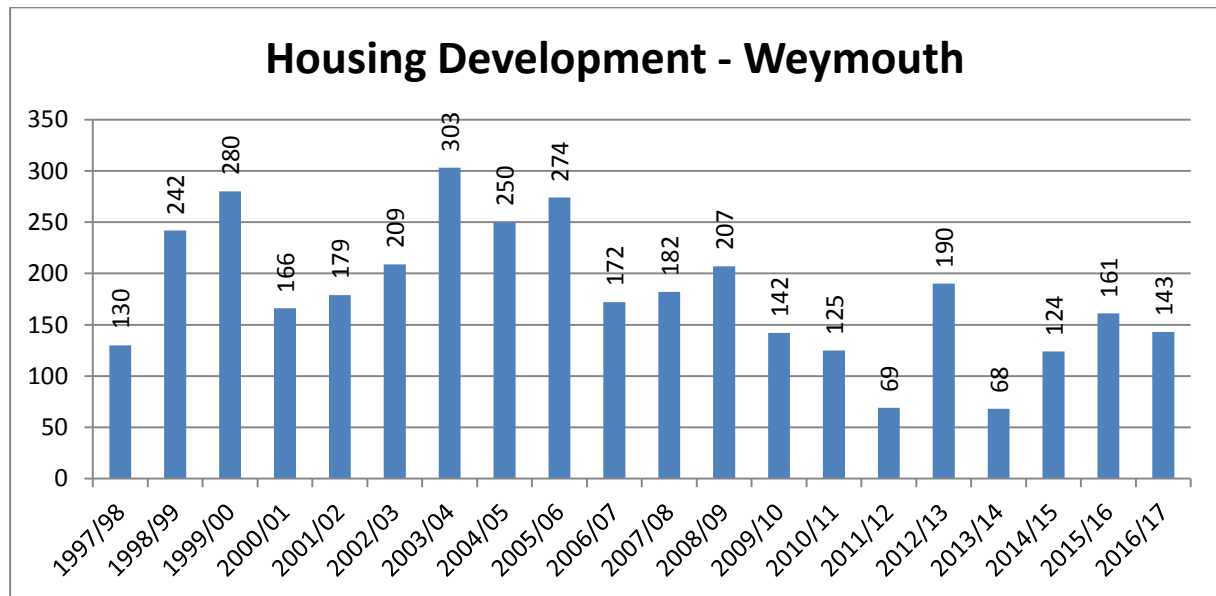
### 3. Background to the growth of Weymouth

- 3.1 The town of Weymouth has long been a focus for growth. Since 1991, the population of Weymouth has grown by 8% from 48,350 to 52,168.
- 3.2 Figures 3.1 and 3.2 below shows recent housing completions in Weymouth. In the period 1997/98 to 2017, approximately 3,616 dwellings have been completed. The annual average delivery rate currently stood at 122 dwellings per year for the five year period 2011/12 to 2015/16 but this has increased since following the development of Curtis Fields. The figures in brackets show the number of affordable houses completed. Since 2011/12, there have been a total of 315 affordable housing completions in Weymouth.

Figure 3.1: Housing Completions: Weymouth

97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
130	242	280	166	179	209	303	250	274	172	182
08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	TOTAL	
207	142	125	69 (43)	190 (50)	68 (31)	124 (87)	161 (63)	143 (41)	3,616 (315)	

Figure 3.2: Development at Weymouth



- 3.3 With the local plan allocations listed in Figure 4.1 and the additional sites which have been granted planning permission, it is anticipated that around 1,597 new dwellings will be built in Weymouth over the coming 5-year period to 2023.



## 4. Current Adopted Local Plan for Weymouth

- 4.1 The current development strategy of the adopted local plan (2015) focuses the majority of new development on the larger settlements, which have more existing jobs and services. Policy SUS2 of the local plan regards Weymouth (of which Chickerell and Littlemoor form outlying parts) as the highest priority location for new development.
- 4.2 The majority of existing housing allocations in Weymouth are expected to be completed by 2028, with the exception being Markham & Little Francis (WEY10) which has planning consent for up to 680 dwellings, 360 units more than allocated. Notwithstanding this additional delivery, there is shortfall in delivery between the years 2032 and 2036.
- 4.3 Figure 4.1 below provides information about the existing development site allocations in Weymouth.

Figure 4.1: Current allocated sites in and around Weymouth

ALLOCATION	USE/UNITS	STATUS	DELIVERY
Markham & Little Francis (WEY10)*	Up to 680 Residential Units	Planning consent issued, phase 1 under construction.	Complete by 2032
Land south of Louviers Road (WEY11)	100 Residential Units	Planning consent lapsed, planning application re-submitted.	Complete by 2022
Wey Valley (WEY12)	340 Residential Units	Outline planning consent granted. Subject to reserved matters.	Complete by 2028
The Old Rectory, Lorton Lane (WEY13)	39 Residential Units	Planning consent issued, under construction	Complete by 2019
Weymouth Town Centre (WEY1-9)	400+ Residential Units	Various sites being delivered through the Weymouth Town Centre Masterplan	Complete by 2031
Littlemoor Urban Extension (part WDDC) (LITT1)	500 Residential Units, up to 12ha of Employment	Planning application under consideration	Complete by 2027

\*Site currently has planning consent for more residential units than allocation.

## 5. Constraints

- 5.1 The area contains a rich and wide variety of landscape, natural and built heritage features. The town of Weymouth is not a continuous built-up area but is dissected by open spaces and landscape features, including large wetland reserves.

### LANDSCAPE

- 5.2 National policy puts an emphasis on the protection and enhancement of valued landscapes. In particular, the National Planning Policy Framework 2012 stated that *"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty."*
- 5.3 The designated Area of Outstanding Natural Beauty, known as the Dorset Downs Heath and Coast covers 7.5 Km<sup>2</sup> of Weymouth, encompassing the settlements of Upwey and Sutton Poyntz and the upper reaches of the Wey Valley.
- 5.4 There are other areas with distinct landscape character including Wey Valley, Lorton Valley and Southdown Ridge, and the Jordan Valley. The Fleet and Chesil Beach are two key landscape features which are protected by the non-statutory Heritage Coast designation which recognises the beauty of the largely undeveloped coastline. In addition to this, most of the coastline is also part of the Dorset and East Devon Coast World Heritage Site recognising its outstanding geological and geomorphological importance.

### HERITAGE ASSETS

- 5.5 In relation to the historic environment, the National Planning Policy Framework 2012 stated that local planning authorities should *"...recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance."*
- 5.6 The built heritage of Weymouth is most clearly defined by its geography, geology and the landscape it has created in its relationship with the sea. Weymouth sits within the Weyland peninsula beneath the Dorset Ridgeway. The River Wey itself is perhaps the single natural feature that has contributed most to man's presence by providing the harbour at the river's mouth that saw the consequent development of Weymouth and Melcombe as opposing mediaeval ports. The river also met the needs of the settlements and villages that lined its banks, including the power for the many watermills, from Upwey to the Roman port of Radipole, with its 'lost' mediaeval village beneath the adjoining fields. These settlements are now a string of conservation areas extending from the Ridgeway to Radipole Lake.

- 5.7 To the east a similar but more restricted settlement pattern developed from the foot of the Ridgeway at Sutton Poyntz, beside the River Jordan down towards and including the village of Preston, and the Victorian waterworks established at Sutton Poyntz still provide the Borough's water supply. The designated conservation area also includes the landscape setting, which was the source for the stone used in the construction of its historic buildings.
- 5.8 The late 18th century saw Weymouth develop, through royal patronage, as an important seaside spa town, with the construction of its Georgian Esplanade adjoining and extending the mediaeval grid iron street pattern of Melcombe Regis. The Esplanade 'turned' the town to face Weymouth Bay rather than the harbour and introduced the use of locally manufactured bricks and clay tiles as the principal building materials as an alternative to stone.
- 5.9 The historic and architectural importance of this commercial core of the town is demonstrated by the fact that it contains over 600 individual listed buildings and was designated a conservation area in 1974. The subsequent Victorian and Edwardian extensions of the town northwards and westwards from the town centre have been included in the conservation area or within separate discrete conservation areas that reflect the architecture of the period and the local materials used.
- 5.10 The exceptional quality of the historic built environment has justified significant financial investment by Historic England over the years. There are however a number of regeneration issues still to be addressed which include: run-down and underused sites; potential contamination and other abnormal costs affecting the viability of redeveloping some key sites; friction between different types of uses, particularly related to night-time leisure; and poor housing conditions.

## BIODIVERSITY

- 5.11 National policy highlights the importance of designated wildlife sites and the need to provide net gains in biodiversity where possible. In relation to the hierarchy of designated sites, the NPPF 2012 stated that "*Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.*"
- 5.12 There are six Sites of Special Scientific Interest (SSSI) and three Nature Reserves within the study area. These SSSI's are Radipole Lake, Lodmoor, the South Dorset Coast, Portland Harbour Shore, Chesil Beach and the Fleet, and Studland Cliffs. The coastline is designated a Special Area of Conservation (SAC) under the EU Habitats Directive.

- 5.13 An extensive network of sites of County significance (Sites of Nature Conservation Interest or SNCIs) and Regionally Important Geological Sites (RIGS) have also been identified.
- 5.14 The marine environment is of outstanding quality and the waters surrounding Weymouth and Portland, including Portland Harbour and Weymouth Bay are identified as a Sensitive Marine Area by Natural England in recognition of the important marine ecology.

## FLOOD RISK

- 5.15 National policy states that "*...development in areas at risk of flooding should be avoided by directing development away from areas at highest risk...*" through the application of the Sequential Test.
- 5.16 Weymouth sits on the River Wey which is classed as a main river, the course of which has shaped the physical layout of the town. The town centre lies between the harbour area of the River Wey and the sea, resulting in a high level of flood risk.
- 5.17 The River Jordan is another influential watercourse running through the Preston and Sutton Poyntz areas. The watercourse is well confined into a close steep sided valley and the largely lower rural reach down to the sea has some significant areas of floodplain.

## AGRICULTURAL LAND CLASSIFICATION

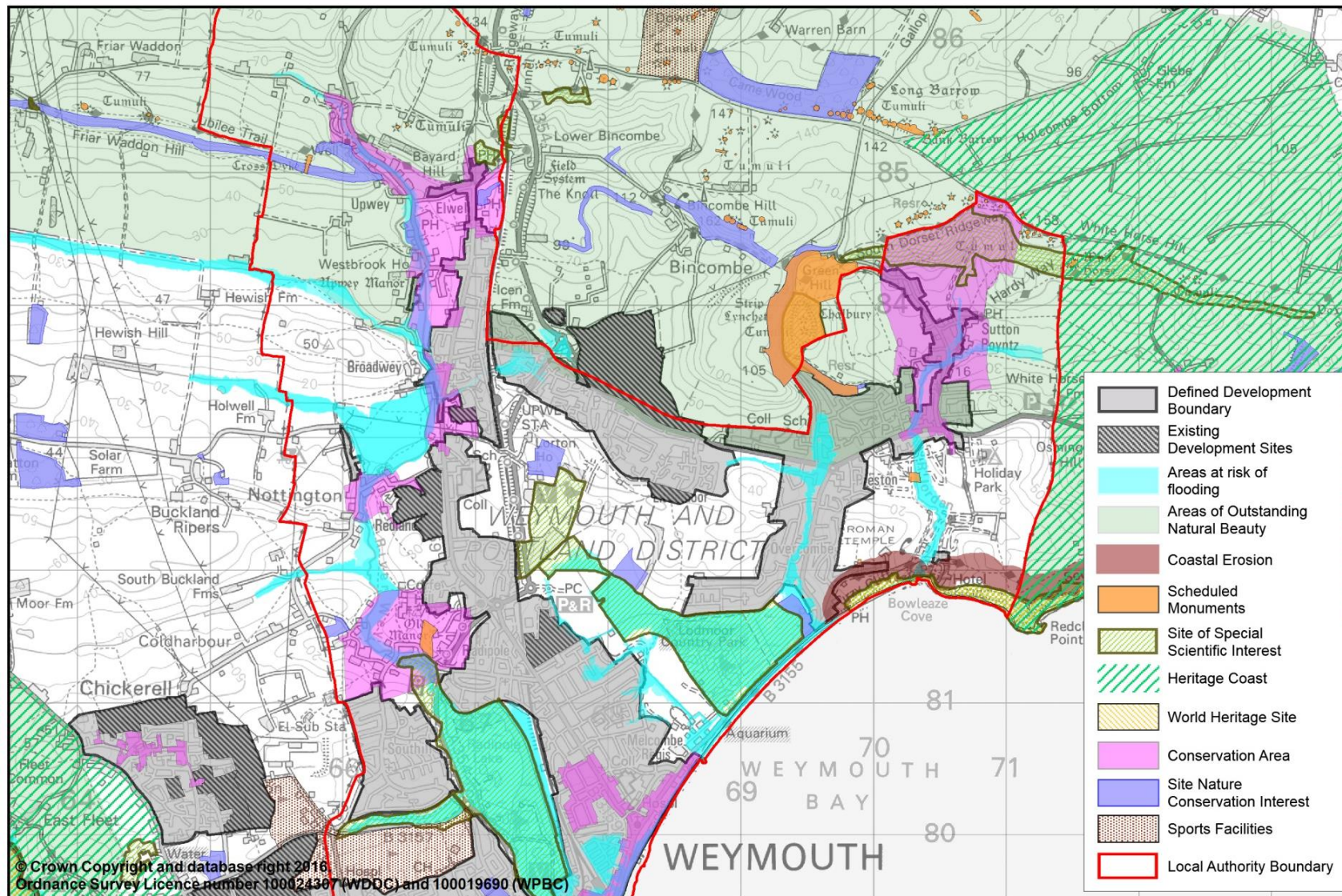
- 5.18 The NPPF 2012 stated that local planning authorities should "*take into account the economic and other benefits of the best and most versatile agricultural land.*" And where development on agricultural land is necessary "*seek to use areas of poorer quality land in preference to that of a higher quality.*"
- 5.19 Agricultural land is classified as grades 1 to 5. Best and most versatile agricultural land is considered to be land classified as grade 1, grade 2 and grade 3.
- 5.20 The Planning Policy Guidance expands on the text within the NPPF 2012 stating that national policy "*...expects local planning authorities to take into account the economic and other benefits of the best and most versatile agricultural land. This is particularly important in plan making when decisions are made on which land should be allocated for development. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.*"
- 5.21 Weymouth is largely urban and the majority of agricultural land which surrounds the urban area is grade 3 meaning good to moderate quality.

## TRANSPORT AND INFRASTRUCTURE

- 5.22 The access to everyday facilities by sustainable modes of transport is an important factor in considering the location of new development. One of the Core Planning Principles from the NPPF 2012 that “should underpin both plan-making and decision-taking” is that planning should:
- “...actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable...”*
- 5.23 Approximately 9,640 people commute out of Weymouth on a daily basis as much of Weymouth’s employment provision is located on the edge of the town within West Dorset district (the Granby and Lynch Lane Industrial Estates). A significant number of these out-commuting residents travel to Dorchester to work, 3,560.
- 5.24 Existing highway infrastructure is heavily constrained by existing development and environmental constraints.
- 5.25 The railway line reaches down to Weymouth with a mainline connection from Waterloo to the centre of the town together with mainline connection to Bristol.



MAP 1: ENVIRONMENTAL CONSTRAINTS IN AND AROUND WEYMOUTH



## 6. Opportunities

6.1 The National Planning Policy Framework<sup>3</sup> is clear that there are three dimensions to sustainable development: economic, social and environmental. Future growth at Weymouth will help to:

### Economic

- Bring about a strong diversified economy building on its coastal location and advanced engineering sector.
- Provide a better balance of housing and jobs reducing the amount of out-commuting.
- Regenerate the town centre and seafront providing improved flood defences.
- Maintain and improve the variety of shops in the town centre.
- Boost the tourism economy, supporting all year round tourism in the area by promoting Weymouth and the surrounding area as a vibrant place to visit.
- Improve transport and infrastructure within the town.

### Social

- Meet local housing needs, including increasing the supply of affordable homes in the area and meeting demands for all tenures of housing.
- Balance the town's population profile.
- Retain and expand local facilities and public services including schools, doctors' surgeries, sports centres and utilities.

### Environmental

- Secure improved flood defences for the town centre.
- Improve access to green spaces by enhancing provision across the town.
- Maintain and enhance the character of the town recognising its seaside heritage.
- Improve air quality in town by reducing traffic.

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<sup>3</sup> National Planning Policy Framework (2012)

<http://webarchive.nationalarchives.gov.uk/20180608095821/https://www.gov.uk/government/publications/national-planning-policy-framework--2>

## 7. Issues and Options Consultation

- 7.1 The local plan review needs to consider development opportunities around the main eight main settlements in the plan area as identified in the adopted policy SUS2. This includes Weymouth.

### INSPECTOR'S COMMENTS ON GROWTH AT WEYMOUTH

- 7.2 The local plan inspector did not recommend that any specific locations in Weymouth should be examined for their future growth potential. However, he did recommend that the Local Plan Review should identify locations for development to 2036 and recognised Weymouth's *"role as a commercial and employment centre"*.
- 7.3 Opportunities for development in Weymouth are constrained by its proximity to the sea and the tight administrative boundary and the councils have previously sought to maximise the use of available land within the town's constraints. The inspector acknowledged that *"Peripheral sites on the edge of Weymouth have a functional relationship and obvious link to the town despite being in West Dorset"*.
- 7.4 The council has more recently defined a town centre strategy area within which key brownfield sites have been identified to deliver a mixture of uses. The strategy is being guided by a town centre masterplan which was adopted in October 2015. The inspector indicated that *"any development would need careful treatment to ensure the distinctive character of the centre with its mix of historic buildings is not damaged. Nevertheless, there are areas where improvements would be beneficial and where new or more intensive uses could be introduced."*
- 7.5 Given the need to look forward a further 5 years, and the size of Weymouth, it will be important through the review to consider what additional growth will be required to meet the needs of Weymouth over the extended plan period.

### APPROACH TO OPTIONS

- 7.6 In considering the future growth options at Weymouth, the councils undertook an initial 360 degree search of all possible development site options around the settlements of Weymouth and Chickerell. The area of search is constrained by virtue of the coastal setting; nevertheless, 14 areas of search were identified across both towns. These areas (A-N) can be seen on Map 2.
- 7.7 There are three areas of search in the Chickerell parish (J,L,N), all three adjoin Weymouth. For more details please see the Chickerell Background Paper.
- 7.8 Unsuitable options were discounted at an early stage through an initial site sieving exercise, and details of this exercise are provided in Figure 7.1.



MAP2: BROAD AREAS OF SEARCH – WEYMOUTH AND CHICKERELL

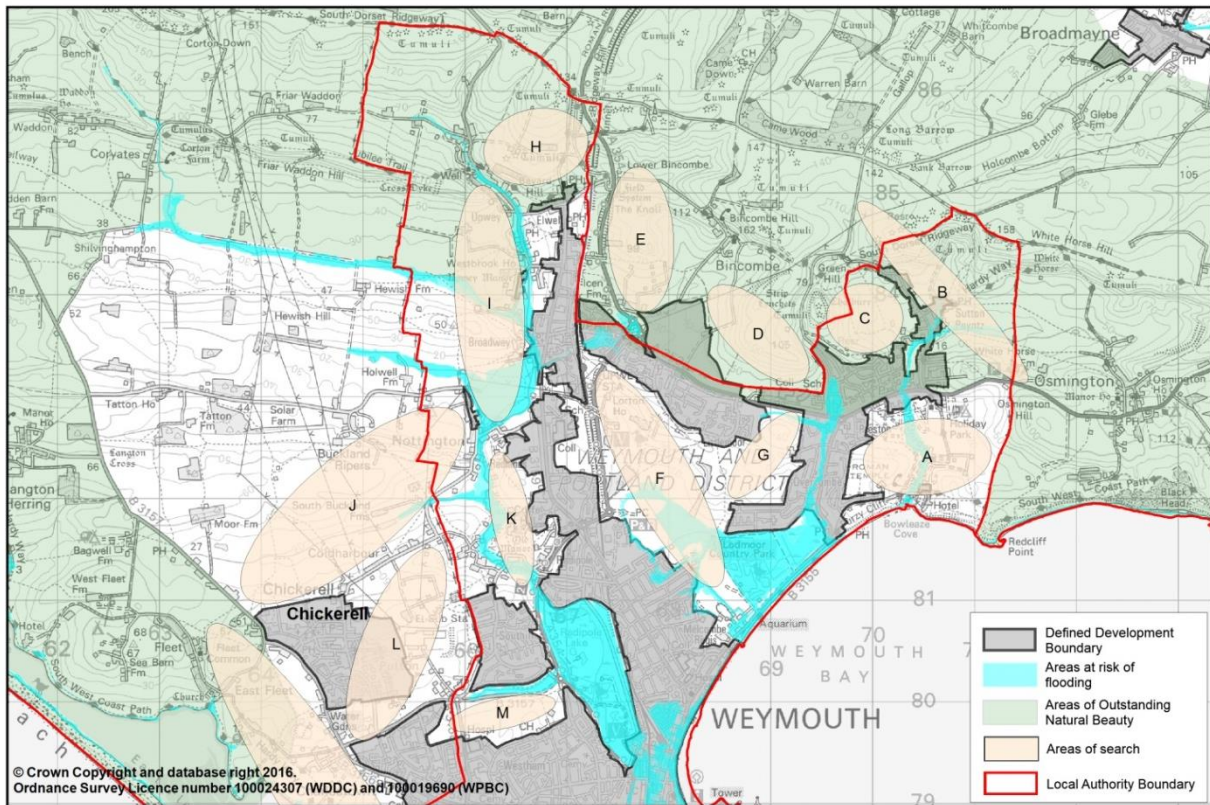


Figure 7.1: Details of each broad search area

AREA A - LAND NORTH OF BOWLEAZE COVEWAY	
Landscape	Development in this area would have adverse impacts on the setting of AONB and the World Heritage Coastline. Key landscape features including Jordan Hill and Osmington Hill limit development opportunities. The area of search is part of the Ridge & Vale landscape character type. The area adjoins the Heritage Coast (Purbeck).
Heritage	There are a number of scheduled monuments in this area including a Roman Temple (Jordan Hill) and a Roman Villa (north of Waterside Holiday Park). Other monument records indicate medieval drainage systems/water meadows.
Biodiversity	The area of search adjoins the South Dorset Coast SSSI and Island of Portland to Studland SAC.
Flooding	There is known coastal erosion at Bowleaze Cove which, in the future, may affect access from Preston Beach Road along Bowleaze Coveway. The river Jordan runs north to south through the area of search and there is a wide network of surface water channels running in an easterly and westerly direction from it. The area of search is largely within EA Flood Zone 1.

Agricultural Land	Grade 3.	
Transport	Vehicular access via Bowleaze Cove way has known vulnerability to coastal erosion. There may be potential for alternative access from the north off Preston Road.	
Infrastructure	The area of search is on the edge of the existing settlement. There would be access to local services including schools, health facilities and retail.	
Other	The area of search contains three large and well established holiday parks.	
<b>Conclusion</b>	Impacts on European wildlife sites, World Heritage Site, scheduled monuments and AONB. Vulnerable to coastal erosion and at risk of flooding.	<b>Little or no potential in this area – not taken forward</b>

#### AREA B - LAND NORTH AND EAST OF PRESTON

Landscape	This area of search is in the Dorset AONB. Key landscape features include Winslow Hill and the steeply sloping South Dorset Ridgeway running west to east across the north of the search area. These landscape features limit development opportunities. The area of search is part of the Ridge & Vale and Chalk Ridge/Escarpment landscape character area types. The area adjoins the Heritage Coast (Purbeck).	
Heritage	Monument records indicate several medieval and prehistoric field systems in this location. The Osmington White Horse is a significant post medieval monument and its setting would be a constraint to development. The Sutton Poyntz Conservation area lies within at least 50% of the search area.	
Biodiversity	White Horse Hill SSSI.	
Flooding	There is a wide network of surface water channels running from the east of the River Jordan. The area of search is largely within EA Flood Zone 1.	
Agricultural Land	Grade 3.	
Transport	Access via Sutton Poyntz is limited given the network of narrow roads serving the village. Winslow Hill limits the opportunity for alternative access off Preston Road.	

Infrastructure	The area of search is on the edge of existing settlement. There would be access to local services including schools, health facilities and retail.	
Other	None.	
Conclusion	Impacts on national wildlife designations, the Heritage Coast and the Conservation Area.	<b>Little or no potential in this area – not taken forward</b>

#### AREA C - LAND BETWEEN SUTTON POYNTZ AND PRESTON

Landscape	This area of search is in the Dorset AONB. Key landscape features include Chalbury Hill and Green Hill. These landscape features limit development opportunities. The area of search is part of the Ridge & Vale and Chalk Ridge/Escarpment landscape character area types.	
Heritage	The main feature here is Chalbury Hillfort which sits on top of Chalbury Hill. There is also evidence of medieval field systems and furrows west of the village of Sutton Poyntz. The Sutton Poyntz Conservation area lies within approximately 20% of the search area.	
Biodiversity	White Horse Hill SSSI lies to the north of this search area. Chalbury Fort is designated as a SSSI.	
Flooding	There is a network of surface water channels running from north to south through the search area. The area of search is largely within EA Flood Zone 1.	
Agricultural Land	Grade 3.	
Transport	Access via Sutton Poyntz is limited given the network of narrow roads serving the village. Landscape features limit the potential for access from Coombe Valley Road.	
Infrastructure	The area of search is on the edge of existing settlement. There would be access to local services including schools, health facilities and retail.	
Other	None.	
Conclusion	Impacts on Scheduled Monument, SNCI, AONB and Conservation Area.	<b>Little or no potential in this area – not taken forward</b>

#### AREA D - LAND EAST OF LITTLEMOOR

Landscape	<p>This area of search is in the Dorset AONB. The landscape features such as Coombe Valley Ridge limit development opportunities in this area of search.</p> <p>The Adopted Local Plan has established the principle that there should be no built development beyond the 40m contour on the land to the north of Littlemoor Road. The land in this area of search rises steeply to a height of 100 metres; it would therefore be unsuitable for development. The area of search is part of the Ridge &amp; Vale and Chalk Ridge/Escarpment landscape character area types.</p>	
Heritage	The main feature here is Chalbury Hillfort which sits on top of Chalbury Hill.	
Biodiversity	None.	
Flooding	There is a small network of surface water channels. The area of search is largely within EA Flood Zone 1.	
Agricultural Land	Grade 3.	
Transport	Landscape features limit the potential for access from Coombe Valley Road. There is potential for vehicular access from Louviers Road or the Littlemoor Urban Extension.	
Infrastructure	The area of search is on the edge of existing settlement. There would be access to local services including schools, health facilities and retail.	
Other	None.	
<b>Conclusion</b>	Impacts on Scheduled Monument, SNCI and AONB.	<b>Little or no potential in this area – not taken forward</b>

<b>AREA E - LAND EAST OF UPWEY</b>		
Landscape	This area of search is in the Dorset AONB. Significant landscape features include the Knoll. The area of search is part of the Ridge & Vale and Chalk Ridge Escarpment landscape character area types.	
Heritage	There is evidence of medieval field boundaries at Weyside Farm.	
Biodiversity	None	
Flooding	The area of search is within EA Flood Zone 1.	
Agricultural Land	Grade 3.	

Transport	There are a number of opportunities to access the area of search from the Dorchester Road, e.g. via Icen Lane, Chapel Lane. However these access points are constrained in both width and height by railway bridges. There is no access vehicular from the Relief Road.	
Infrastructure	The area of search is on the edge of an existing built up area which has local services including schools, health facilities and retail.	
Other	The area of search is bisected by the Weymouth Relief Road running north to south. There are a number of small land parcels west of the relief and east of the railway line.	
Conclusion	Impacts on landscape, AONB, and heritage assets need to be given consideration. Potential for development adjacent to built up area. Access constraint reduces suitability of search area to southern area with access off Icen Lane	<b>Some potential for development in this area (W3 West of Relief Road)</b>

AREA F - LAND IN THE LORTON VALLEY	
Landscape	This area of search lies outside the AONB. Nevertheless, it is in an area with important landscape features, namely the Lorton Valley. The area of search is within the Ridge & Vale landscape character type.
Heritage	There is evidence that small medieval field boundaries exist to the north and east of the search area.
Biodiversity	The area of search contains the Lorton Meadows Nature Reserve which is a Site of Special Scientific Interest (SSSI). Other biodiversity rich features include Horse Lynch Plantation, Two Mile Coppice, and Lodmoor Nature Reserve
Flooding	A river channel runs from Lorton House to Lodmoor Nature Reserve. There are surface water channels running in various directions from it. Lodmoor Nature Reserve is recorded as being in Flood Zone 2.
Agricultural Land	Grade 3.
Transport	The site adjoins the Weymouth Relief Road but there is no access vehicular from it.
Infrastructure	The area of search is largely within open countryside between the wards of Radipole, Littlemoor and Preston. The area of search has is accessible to local schools, health facilities and retail.
Other	None.

<b>Conclusion</b>	Impacts upon national and local wildlife designations. Area at risk of flooding.	<b>Little or no potential in this area – not taken forward</b>
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<b>AREA G - WYKE OLIVER FARM</b>		
Landscape	This area of search lies outside the AONB. Nevertheless, it is in an area with important landscape features, namely Wyke Oliver Hill. This feature and the undulating profile of the land would limit the extent of development. The area of search is within the Ridge & Vale landscape character type.	
Heritage	There is evidence that small medieval field boundaries exist in the search area.	
Biodiversity	None	
Flooding	There is a small river channel running through Wyke Oliver Farm. The area of search is largely within EA Flood Zone 1.	
Agricultural Land	Grade 3.	
Transport	The area of search adjoins the existing built-up area of Preston. Vehicular access would be possible from various points including Brackendown Avenue, Budmouth Avenue and Wyke Oliver Road. A public Right of Way runs north to south through the area of search.	
Infrastructure	The area of search is largely within open countryside between the wards of Littlemoor and Preston. The area of search is accessible to local schools, health facilities and retail.	
Other	None.	
<b>Conclusion</b>	Potential for small scale development in the south eastern part of this area, impacts upon wildlife and landscape.	<b>Some potential for development in this area (W2 Wyke Oliver Farm)</b>

<b>AREA H - LAND NORTH OF UPWEY</b>	
Landscape	The area of search is in a prominent elevated position. The area of search is within the South Dorset Escarpment landscape character type.
Heritage	Various ancient features of interest. Partly within the Upwey Conservation Area.

Biodiversity	The area of search contains the Upwey Quarries and Bincombe Down SSSI.	
Flooding	The area of search is within Flood Zone 1.	
Agricultural Land	Grade 3.	
Transport	Existing vehicular access which narrows to the north. Not suitable for additional growth.	
Infrastructure	The area of search extends into open countryside north of the village of Upwey. The area of search is accessible to local schools, health facilities and retail.	
Other	None.	
<b>Conclusion</b>	Impacts on landscape including AONB, conservation area and SNCI	<b>Little or no potential in this area – not taken forward</b>

**AREA I - LAND WEST OF UPWEY / BROADWEY**

Landscape	The area of search is set within a series of ridges and valleys running west to east. The area of search is outside of AONB, but development in this area could have a negative impact on its setting.	
Heritage	There is evidence of historical field boundaries. To the east lies a significant area of historical water meadows which sit just north of Nottingham Lane.	
Biodiversity	None	
Flooding	There are a number of river corridors running west to east from the existing built up area of Upwey and Broadwey. There are several surface water channels running north and south. The area of search is largely within EA Flood Zone 1.	
Agricultural Land	Grade 3.	
Transport	Access is limited due to the network of narrow lanes off the Dorchester Road, namely, Nottingham Lane, Stottingway Street, Elwell Street. There is a network of Public Rights of Way running east to west through the area of search.	
Infrastructure	The area of search extends into open countryside west of the village of Upwey and Nottingham. The area of search is accessible to local schools,	



	health facilities and retail.	
Other	None.	
<b>Conclusion</b>	Impacts on conservation area, landscape and AONB. Area at risk of flooding and access difficulties.	<b>Little or no potential in this area – not taken forward</b>

<b>AREA K - NOTTINGTON</b>		
Landscape	This relatively small area of search is part of the Ridge and Vale and Valley Pasture landscape character types. There are no significant landscape features within this location.	
Heritage	The area of search is partly within the Nottingham Conservation Area which covers the village of Nottingham and its immediate setting. Records show evidence of historic field systems, clustered along the river corridor.	
Biodiversity	Grade 3 agricultural land.	
Flooding	There is a river channel running north to south and an extensive surface water catchment covering the land to the north of Nottingham Lane. The area of search contains flood zones 2 and 3.	
Agricultural Land	Much of the greenfield land in this area is in agricultural use with working farm.	
Transport	The area of search can be accessed via Nottingham Lane and Dorchester Road.	
Infrastructure	The area of search extends into open countryside west of Wey Valley and south and west of the village of Nottingham. The area of search is close to local primary and secondary schools in the Redlands area. The area of search is close to local leisure facilities and retail.	
Other	Residential development is currently proposed in this area of search through policy WEY12 of the adopted Local Plan. The proposed residential development lies to the east of the search area and adjoins the existing linear development on the Dorchester Road.	
<b>Conclusion</b>	Potential for small scale development away from areas at risk of flooding. Need to consider impacts on conservation areas.	<b>Some potential for development in this area (W4 South of Wey Valley)</b>



<b>AREA M - LAND AT WEYMOUTH GOLF COURSE</b>		
Landscape	The area of search is in an elevated position with an undulating profile. The area provides a landscape gap between the settlements of Westham and Southill.	
Heritage	There is evidence of historical drainage features.	
Biodiversity	Chafey's Lake lies immediately north and is a designated SSSI.	
Flooding	There are surface water channels running through area of search. The area of search is largely within EA Flood Zone 1.	
Agricultural Land	The area of search does not have an agricultural function.	
Transport	The area of search is within the built up area of Weymouth and is well served by transport links which include local bus services.	
Infrastructure	The area of search is accessible to local primary schools in Westham. Health facilities and retail are also accessible in this area.	
Other	The area of search is the municipal golf course for Weymouth and provides an important recreational function. The site extends to the west crossing Radipole Lane.	
<b>Conclusion</b>	Impacts on SSSI and the loss of golf course as a recreational facility.	<b>Little or no potential in this area – not taken forward</b>

## REFINED OPTIONS

- 7.9 As a result of the initial sieve of potential development areas and the consideration of all of the above constraints, three site options have been identified within the administrative boundary of Weymouth. Additional development options have been identified in the parish of Chickerell which adjoins Weymouth. These options include land West of Southill (CH1) and Land adjacent Budmouth College/Lynch Lane (CH2) – more information about these options can be found in the Chickerell Background Paper.
- 7.10 Figure 7.2 below sets out an indicative level of development and the potential development issues for each of the Weymouth options. Both the Weymouth and Chickerell options are shown on Map 3.
- 7.11 At this stage, no commitment is being made to the development of any individual or group of options. Further information about the potential development options is being sought through the Issues and Options consultation. Additional work will

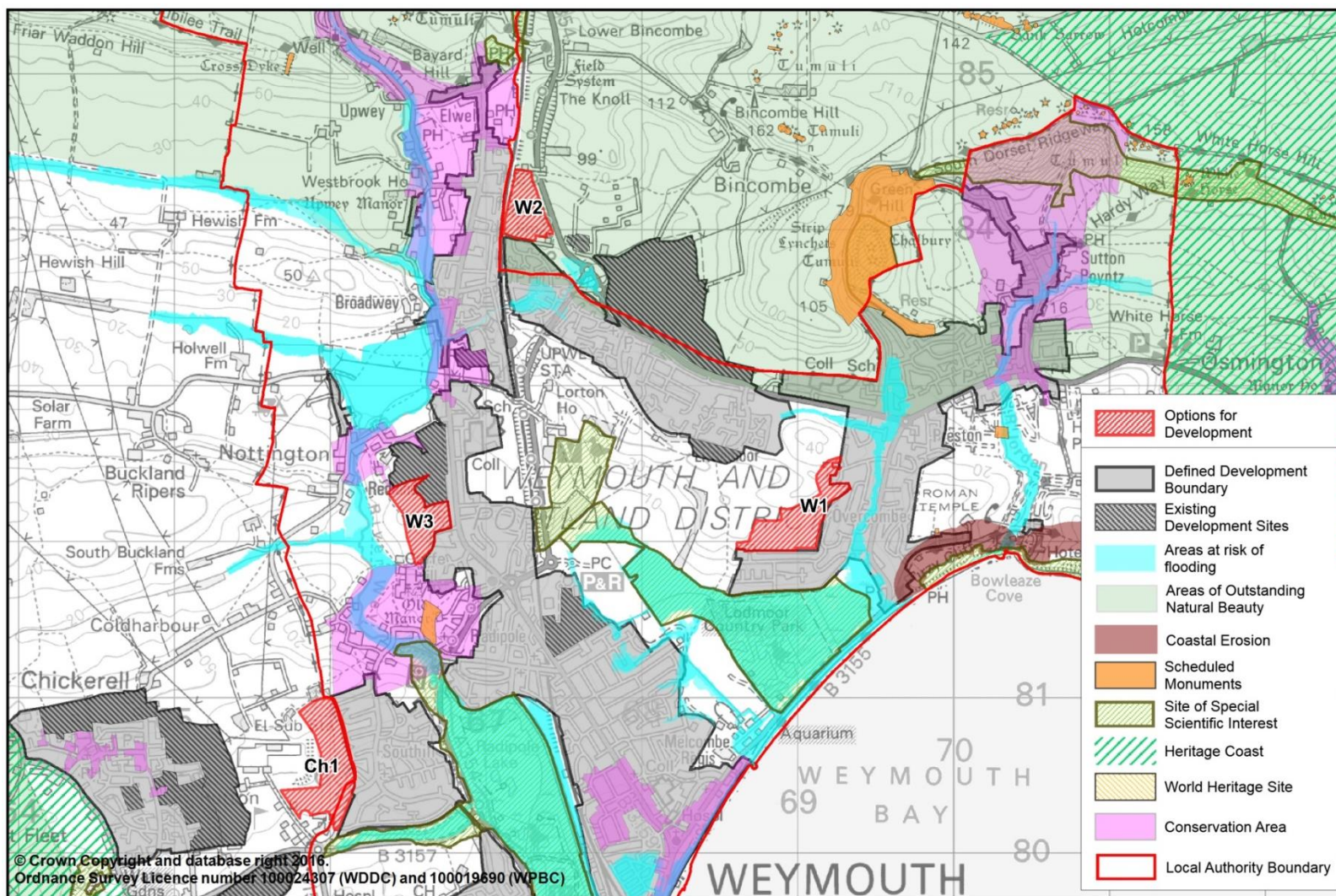
need to be undertaken to refine site suitability and fully establish infrastructure and requirements as well as constraints to development such as landscape or heritage impacts.

Figure 7.2: Details of refined options for growth in Weymouth

REFINED OPTION	CAPACITY / MAIN USE	DEVELOPMENT CONSIDERATIONS
W1: Wyke Oliver Farm	Residential / 300 units	There is potential here to sympathetically redevelop the farm buildings and the adjoining land to the south. However, the topographical constraints and associated landscape features would limit the extent of development. This option could provide green links to Lodmoor and the Lorton Valley. Pedestrian and cycle links connecting to the town centre would be necessary. There is evidence off-site flooding downstream along Preston Brook. This option would need to provide appropriate on/off-site infrastructure mitigation to ensure that it does not cause harm to existing services and facilities, e.g. education and healthcare.
W2: West of Relief Road, Upwey	Residential / 180 units	This option is within the AONB. Therefore, the effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated would need to be demonstrated. There is limited vehicular accessibility via Icen Lane which would constrain the level of development in this location. There is evidence of off-site flooding downstream which would require mitigation in order to prevent further detriment. Pedestrian and cycle links to the existing network would need to be provided. This option would need to provide appropriate on/offsite infrastructure mitigation to ensure that it does not cause harm to existing services and facilities, e.g. education and healthcare.
W3: South of Wey Valley	Residential / 200 units	This option presents an opportunity to extend southwards the existing allocated site WEY12. Further development would have to consider the setting of nearby heritage assets including Radipole Conservation Area and Corfe Hill House, both which lie to the south of this site. Off-site flooding occurs downstream at Radipole Bridge/Lake. This option is part of the Minerals Safeguarding area and may warrant mineral extraction

REFINED OPTION	CAPACITY / MAIN USE	DEVELOPMENT CONSIDERATIONS
		<p>prior to development. Pedestrian and cycle links to the existing network would need to be provided. This option would need to provide appropriate on/offsite infrastructure mitigation to ensure that it does not cause harm to existing services and facilities, e.g. education and healthcare.</p>

MAP 3: REFINED OPTIONS FOR GROWTH IN WEYMOUTH



## 8. Issues and Options Consultation Responses

8.1 The Issues and Options consultation provided an opportunity for stakeholders and the public to give their views on the development options. Ten public consultation events were held between 20th February and 9th March 2017. It is estimated that 1,172 people attended these events.

Table 8.1: Consultation Event Attendance Summary

LOCATION	DATE	ESTIMATED ATTENDANCE
<b>Sherborne</b>	20 February 2017	92
<b>Weymouth</b>	21 February 2017	72
<b>Portland</b>	23 February 2017	48
<b>Charminster</b>	24 February 2017	244
<b>Dorchester</b>	27 February 2017	86
<b>Beaminster</b>	28 February 2017	105
<b>Lyme Regis</b>	1 March 2017	54
<b>Bridport</b>	2 March 2017	127
<b>Crossways</b>	7 March 2017	230
<b>Chickerell</b>	9 March 2017	114
<b>Total</b>		1,172

8.2 As part of the consultation, 135 responses were received that related to Weymouth resulting in 487 individual comments. A summary of the responses received for each of the questions asked are set out below. A full report of the Issues & Options consultation is also available<sup>4</sup>. It should be noted that these are a summary of the responses received and do not necessarily reflect the Council's position.

<sup>4</sup> West Dorset, Weymouth & Portland Summary of Responses to the Initial Issues & Options Consultation (August 2017) [www.dorsetforyou.gov.uk](http://www.dorsetforyou.gov.uk)



**9-i Weymouth urban area has grown at an average rate of 150 dwellings per year over the last 5 years. Should we plan for a lower level of growth, maintain that level of growth, or take a strategic longer term view for the growth of the town?**

#### COMMENTS RECEIVED RELEVANT TO QUESTION 9-i

- 8.3 There was no consensus over the rate of future growth with respondents making a case for more growth, less growth or the same level of growth. Those that commented in favour of reduced levels of growth were concerned that more housing wouldn't stimulate economic growth, and that it would have a detrimental impact on the environment. There were calls to develop brownfield, not greenfield sites.
- 8.4 Natural England favoured a long-term strategic approach to the growth of Dorchester (rather than Weymouth) given the proximity of important wildlife designations, the Dorset AONB, and significant flood risks and key green infrastructure assets, such as the Lorton Nature Park. There were no comments from Highways England regarding the level of growth. Yetminster and Ryme Intrinsic Parish Council commented on options for each settlement seeking a level of growth in line with local needs and wishes.
- 8.5 The comments from the general public and statutory consultees raised similar issues about concerns over environmental impact over higher levels of growth.

#### HOW THESE ISSUES HAVE BEEN ADDRESSED?

- 8.6 Despite Weymouth being the largest settlement in the plan area, the level of growth proposed through the various options is modest in comparison to the level of growth proposed at other smaller settlements area such as Dorchester, Sherborne and Crossways.

**9-ii Are there any additional issues related to the development of the site options?**

## COMMENTS RECEIVED RELEVANT TO QUESTION 9-ii

### SITE W<sub>1</sub> – WYKE OLIVER FARM

- 8.7 Issues relating to landscape were frequently raised including concerns over the impact on the setting of the AONB, the elevated position of the land and the loss of the green corridor/gap between Preston and Littlemoor. Concerns over the suitability of the local highway infrastructure were also frequently raised, particularly on the grounds of highway safety and the capacity of junctions. A number of local residents commented on flood events, particularly surface water and general waterlogging of the ground after heavy rainfall. Site W<sub>1</sub> is a popular area for dog walking and recreation, and so its loss would be considered damaging to the availability of local amenity. Local residents also raised concerns with the provision of existing infrastructure (hospitals, schools, local shops, foul sewerage) not being sufficient to support further growth.
- 8.8 Landscape concerns were raised by Dorset AONB and Natural England. The Dorset AONB team noted that the site was very elevated. Both respondents raised concerns about the potential adverse impact on the views of the AONB and the need to ensure development on Wyke Oliver Hill is avoided. They also raised concerns about the potential cumulative effects with existing proposed development, e.g. the Littlemoor Urban Extension. In terms of transport, Dorset County Council considered that the site would be best served via access from Wyke Oliver Road with a green link through to Littlemoor.
- 8.9 This site was the most commented upon option for Weymouth, with a significant number concerns raised over landscape and the suitability of highways and infrastructure. Those statutory consultees who commented have suggested ways to mitigate and reduce the impact of the development, for example, the suggestion of requiring Wyke Oliver Hill as an extension to the Lorton Valley Nature Park.

### HOW THESE ISSUES HAVE BEEN ADDRESSED?

- 8.10 The concerns over the landscape setting will be addressed in part by limiting the extent of development northwards so that the development doesn't break the Southdown Ridge.
- 8.11 Concerns over accessibility will be addressed through the provision of at least two points of access to share the traffic load.

- 8.12 Flooding concerns will be addressed through the provision of Sustainable Drainage Systems to ensure there is minimal impact on properties and existing flood defences.
- 8.13 The concerns raised over the loss of wildlife and open space will be addressed by extending the Lorton Valley Nature Park and providing new green links to Littlemoor.

#### SITE W<sub>2</sub> – WEST OF RELIEF ROAD, UPWEY

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- 8.14 The comments from the public were generally neutral or supportive of this option.
- 8.15 Natural England raised concerns about the setting of the AONB due to the elevated nature of this site. As with option W<sub>1</sub>, concerns were raised by both Natural England and the AONB team regarding the potential cumulative effects with existing proposed development, e.g. the Littlemoor Urban Extension. Dorset County Council recognised the site has access constraints, particularly the narrow railway bridge on Chapel Lane. DCC suggested other access points from Shortlands Road / Old Station Road may be required.
- 8.16 This option was generally well received. Barriers to development were identified along with means of overcoming them through mitigation.

#### HOW THESE ISSUES HAVE BEEN ADDRESSED?

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- 8.17 While the comments were generally positive, the site access constraints caused by the narrow railway bridges cannot be suitably overcome.
- 8.18 In addition, the site is within the AONB and is visible from viewpoints within the AONB. Development would appear as an extension of the urban area into an otherwise undeveloped green strip within the AONB.

#### SITE W<sub>3</sub> – SOUTH OF WEY VALLEY

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- 8.19 The councils received a petition signed by 682 people campaigning against the inclusion of this development site. Comments in the petition included concerns over the loss of the farm, loss of wildlife, concerns over the cumulative impact of development adjoining the existing housing allocation at Wey Valley, and disturbance to local amenity, particularly the loss of footpaths which are popular for dog walkers.
- 8.20 Dorset County Council noted that the site appears in the Mineral Safeguarding Area due to the presence of building stone. Historic England noted the proximity to two nearby Conservation Areas and needed clear assessment to avoid harm to them. Winterborne Farrington Parish Council raised concern with development



encroaching the border with the AONB; however, the Dorset AONB noted that the site has a negligible impact on the AONB. From an environment/landscape perspective, Natural England raised no objection. From a transport perspective, Dorset County Council recognised the potential for Dorchester Road to provide vehicular access to the site.

- 8.21 The submitted petition included a high number of signatures raising a number of different concerns about the scale and impact of development. The comments from statutory consultees were generally supportive of the principle of development.

#### HOW THESE ISSUES HAVE BEEN ADDRESSED?

- 8.22 While the statutory comments were generally supportive. The strength of feeling about the loss of working farm, farm shop and open gap cannot be addressed or overcome at this stage without discounting this option for development consideration.

#### **9-iii What are the infrastructure requirements for the development of the sites options, individually or in combination with others?**

#### COMMENTS RECEIVED RELEVANT TO QUESTION 9-iii

- 8.23 Improvements to local services such as education and healthcare are required, particularly in relation to option W1.
- 8.24 Natural England would seek the expansion of Lorton Valley Nature Park as part of any proposal at option W1. Highways England sees no need for infrastructure to support the strategic road network unless all the development options in Weymouth and Chickerell come forward. The Crookhill Waste Transfer Depot has capacity to collect waste from new development.
- 8.25 A relatively limited number of responses were lodged against this question. However, the response to W1 highlighted concerns about the potential for development to harm the provision of already overstretched local services.

#### HOW THESE ISSUES HAVE BEEN ADDRESSED?

- 8.26 The concerns identified over the impact on local services will be addressed by the provision of planning obligations and/or contributions through the Community Infrastructure Levy. Obligations sought by these mechanisms will be used to support and improve the provision of local infrastructure including healthcare, education and community facilities.

## GENERAL COMMENTS RECEIVED

- 8.27 The plan should give more consideration of the proposed greenfield sites and the wildlife they support. The plan should explore empty/unused buildings.
- 8.28 Additional development sites suggested include:
- Railway Station Car Park
  - Weymouth Bus Station
  - Weymouth Football Stadium
  - MOD site at Chickerell
  - Land adjoining Plaisters Lane, Sutton Poyntz
  - Land west of Dorchester Road, Broadway
  - Land north of Nottingham Lane.

## 9. Evidence Gathering

- 9.1 To support the selection of preferred options, evidence has been gathered to investigate further relevant issues. A summary of the results of the evidence is included here.

### THE JOINT RETAIL AND COMMERCIAL LEISURE STUDY<sup>5</sup>

- 9.2 This study provides a robust evidence base to inform plan-making and decision taking. It provides an assessment of the need for new retail floorspace at the strategic level to help inform the likely scale, type, location and phasing of new retail development over the next 15 years.
- 9.3 The study considers Weymouth to have a wide range of retail, leisure and community uses and facilities. It is the largest town centre in the network and hierarchy of town centres in the plan area. As such it is defined as a 'Main Town Centre' in the Local Plan.
- 9.4 The study includes a health check for each of the main towns in the plan area. The health check is used to assess and monitor the overall health and performance of centres. This health check identifies that Weymouth is a vital and viable town centre serving both the needs of its resident catchment population, as well as a wider tourist and visitor market. Furthermore, it identifies that:
- Weymouth has a relatively strong comparison goods provision which is above the national average.
  - Convenience provision in the town centre is below the national average. The majority of food stores are out of town.
  - Strong provision of leisure services including cafes, restaurants, cinema, pubs and large attractions.
  - Number of large vacant buildings including North Quay Offices, Maiden Street Methodist Church and Brewer's Quay.
  - Good level of parking provision in the town centre which could allow for the redevelopment of a number of car parking sites.
  - Town centre sites including Commercial Road, The Peninsula, Station Gateway and Harbourside could be redeveloped for a mix of uses to help enhance the town centre.

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<sup>5</sup> Joint Retail and Commercial Leisure Study – 2018. Carter Jonas on behalf of North Dorset District Council, West Dorset District Council and Weymouth & Portland Borough Council (March 2018) [www.dorsetforyou.gov.uk](http://www.dorsetforyou.gov.uk)

- 9.5 There is a relatively limited food and convenience goods provision in and on the edge of the town's primary shopping area; its offer is mainly anchored by a Marks and Spencer Food Hall and Tesco Metro. The majority of food stores offering a full range of products are located outside the town centre. The Retail Study identifies a qualitative need for new food and convenience stores which should be located in the town centre first, to help rebalance the significant out-of-centre provision and market shares. New provision in the town centre will also help to meet the needs of the planned and proposed residential developments on the edge of the town that will look to Weymouth to meet their 'bulk' food shopping and service needs.
- 9.6 There is a forecast need for circa 182 m<sup>2</sup> of convenience floorspace in Weymouth Primary Shopping Area by 2036 and 1,831 m<sup>2</sup> from out of centre locations. This capacity could be met through either one medium-sized food store operated by one of the 'top 6' grocers, or possibly two supermarkets or discounters. Future need should be directed to sites either in or on the edge of Weymouth town centre first in compliance with the sequential approach.
- 9.7 Weymouth benefits from a strong comparison goods offer, which appeals to both residents and day / overnight visitors. Debenhams and Marks & Spencer are the two key anchor stores that help to underpin the centre's vitality and viability. There is a wide range of non-food categories represented across the centre. Weymouth's retail offer also benefits from a weekly market held in the Swannery Car Park.
- 9.8 The retail study identifies a potential need for 7,319 m<sup>2</sup> net of comparison floorspace by 2036. This need could potentially be met over the short (up to 2021) to medium term (up to 2026) though possible infill development and / or change of use applications. Given the scale of need forecast up to 2036, the retail study concludes that 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 floor space. These sites all fall within the Station Area and Swannery Car Park site shown in Figure 7.1, which is covered by Policy WEY3.
- 9.9 In terms of leisure needs, there is a potential need for between 3,084 and 7,652 m<sup>2</sup> gross of new food and beverage outlets including cafes, restaurants, pubs and wine bars up to 2036. There is the potential need for possible one gym or health & fitness centre over the plan period subject to market demand. There is also potential to improve the over quality and offer of other commercial leisure uses such as hotels and cultural attractions/facilities.

## LANDSCAPE AND HERITAGE ASSESSMENT<sup>6</sup>

- 9.10 A joint landscape and heritage assessment has been prepared which appraises the sensitivity of the land at the main centres of growth to the effects of development. The assessment is formed of two stages, stage one is an independent review of the landscape/heritage constraints considered at Issues and Options stage. This stage also recommends which broad areas of search should be scoped in or out of a further detailed level two assessment, the findings of which are summarised below.
- 9.11 Stage one recommended the following areas of search be scoped out on landscape and heritage grounds:
- B: Land north and east of Sutton Poyntz – the north area including White Horse Hill is excluded on both landscape and heritage grounds.
  - C: Between Sutton Poyntz and Preston – the whole area was excluded on landscape and heritage grounds
  - D: Land east of Littlemoor – the whole area was excluded on landscape and heritage grounds
  - F: Land in the Lorton Valley – the majority of this area is excluded on landscape grounds
  - H: Land north of Upwey – all of this area is excluded on heritage grounds
  - M: Land at Weymouth Golf Course – excluded due to current use as municipal golf course
- 9.12 The broad areas taken forward to stage two included:
- A: Land north of Bowleaze Coveyay – whole area. Stage two notes that the landscape sensitivity is moderate to high, and the heritage sensitivity is high. The main sensitivities include the undeveloped setting, the sloping valley landform, the sense of exposure/long views, and the presence of presence of scheduled monuments.
  - B: Land north and east of Sutton Poyntz – southern area. Stage two notes that both the landscape and heritage sensitivity are high. The main sensitivities include the prominent and distinctive landform, the semi-natural habitat, the setting of heritage features, strong rural character and setting within the Dorset AONB.

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<sup>6</sup> Joint Landscape and Heritage Assessment – LUC on behalf of West Dorset District Council and Weymouth & Portland Borough Council (2018)  
[www.dorsetforyou.gov.uk](http://www.dorsetforyou.gov.uk)

- E: Land east of Upwey – whole area. Stage two notes that both the landscape and heritage sensitivity are medium to high. The main sensitivities include the high level of tranquillity and the strong rural character, the semi-natural habitat, historic features and the sparsely settled character of the landscape.
- F: Land in the Lorton Valley – northernmost area. Stage two notes that the landscape sensitivity is medium and the heritage sensitivity is low to medium. The main sensitivities include the semi-natural habitat and the prominent slopes which enable long views in a southerly direction. Despite the presence of adjacent urban development, the rural character is unsettled and intact.
- G: Wyke Oliver Farm – whole area. Stage two notes that the landscape sensitivity is medium to high and the historic sensitivity is low to medium. The main sensitivities are the network of hedgerows and trees, the locally prominent valley slopes, the hill landform and the open and expansive skyline.
- I: Land west of Upwey/Broadwey – whole area. Stage two notes that both the landscape and heritage sensitivity are medium to high. The main sensitivities are the distinct valley landform, the woodland and hedgerows, the setting of the conservation area.
- K: Nottingham – whole area. Stage two notes that the landscape sensitivity is medium to high and the heritage sensitivity is high. The main sensitivities are the local prominent hill landform, the immediate setting of the Nottingham and Radipole conservation areas and the sense of separation the landscape provides between the distinctive settlements of Redlands and Nottingham.

## LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT<sup>7</sup>

- 9.13 A Level 1 Strategic Flood Risk Assessment has been prepared which replaces the previous Level 1 assessments for West Dorset and Weymouth & Portland. The updated SFRA provides up to date guidance on flood risk taking into account the latest flood risk information, it identifies the requirements for site-specific flood risk assessments and the application of Sustainable Drainage Systems (SUDS). It provides a basis for applying the flood risk Sequential and Exception Tests. A comprehensive set of maps accompanies the Level 1 assessment.
- 9.14 There are a number of documented flood events in Weymouth, with flooding recorded from a number of sources including tidal, fluvial, surface water and

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<sup>7</sup> Level 1 Strategic Flood Risk Assessment – JBA Consulting on behalf of West Dorset District Council and Weymouth & Portland Borough Council (April 2018)  
[www.dorsetforyou.gov.uk](http://www.dorsetforyou.gov.uk)

groundwater sources. Weymouth is at risk of tidal flooding near Weymouth Bay in Overcombe and in Weymouth Harbour, continuing to Radipole Lake.

- 9.15 Residential areas within or close to the vicinity of Overcombe are also susceptible to fluvial flooding. Surface water is mainly confined to the vicinity of existing watercourses although there is some risk across the road network. Surface water near Radipole Lake and Weymouth Harbour has potential to flood onto Westwey Road.
- 9.16 Groundwater varies across Weymouth, in particular around Weymouth Bay.
- 9.17 The study recommends that development should preferably be located outside of areas shown to be at a current or future risk of flooding where possible. Development in areas where surface water flooding occurs could provide an opportunity to reduce risk through reduction in impermeable surfaces and the use of SuDS.

#### SPORT & LEISURE FACILITIES NEEDS ASSESSMENT<sup>8</sup>

- 9.18 This study provides a detailed assessment of the current provision of indoor and built sports facilities for Weymouth & Portland identifying needs and gaps in provision. It also provides detail as to what exists in the borough, its condition, location, availability and overall quality and considers demand for facilities based on population distribution, planned growth etc.
- 9.19 The evidence underpinning the assessment will be used to both identify and justify the provision of developer contributions.
- 9.20 Key strategic recommendations from the assessment include:
- Support the redevelopment of Weymouth Swimming and Fitness Centre to ensure the town has a suitable swimming and fitness facility to meet local needs.
  - Identify ongoing investment, maintenance and refurbishment requirements to protect and improve existing sports facilities.
  - Support other development which may assist in increasing sport and physical activity within the wider community.
- 9.21 Where appropriate, this evidence has and will be used to help identify possible planning obligations or on-site provision on development options.

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<sup>8</sup> Active Dorset: Sport & Leisure Facilities Needs Assessment – Knight, Kavanagh & Page on behalf of Weymouth & Portland Borough Council (April 2017)  
[www.dorsetforyou.gov.uk](http://www.dorsetforyou.gov.uk)

## 10. Preferred Options Consultation

- 10.1 The responses to the Issues and Options consultation along with the evidence gathered have helped to establish one new development option for the Local Plan Review which is subject to consultation at Preferred Options stage.

### OPTIONS CONSIDERED

- 10.2 This section sets out both the Preferred Option and excluded options. Alongside each option is an explanation why the option has or has not been taken forward.

Table 10.1: Weymouth Preferred Options

REFINED OPTIONS	REASONS
W1: Wyke Oliver Farm	The development option has been included as it is considered to be in a generally sustainable location. Development can help bring forward improved accessibility to Lodmoor and the Lorton Valley. The topographical constraints and associated landscape features would limit the extent of development and flood risk from surface water and along the Preston Brook would need to be tackled.

Table 10.2: Weymouth Excluded Options

REFINED OPTIONS	REASONS
W2: West of Relief Road, Upwey	The development option has been excluded on the basis of unsuitable highway access to the site. Concern has been raised through earlier consultations over the cumulative landscape impacts given the proximity of the site to the Littlemoor Urban Extension and its location within the Dorset AONB.
W3: South of Wey Valley	The development option has been excluded as it was considered that development would adversely affect the open gap, in particular the portion of the gap which separates the Wey Valley allocation WEY12 and the existing housing development at Redlands Farm. Concerns were also raised about the effects of development upon the working farm and local businesses currently located at the site.



## PREFERRED OPTIONS

10.3 The Preferred Options consultation document takes forward the existing allocations from the current plan and identifies a number of new sites for housing and employment development. As explained in paragraph 10.2, there is only one Preferred Options for Weymouth. A full list of site-specific development policies for Weymouth is provided in Table 10.3.

Table 10.3: Full list of site specific development policies for Weymouth.

POLICY	SITE
WEY <sub>1-9</sub>	TOWN CENTRE STRATEGY AND TOWN CENTRE SITES
WEY <sub>10</sub>	MARKHAM & LITTLE FRANCIS
WEY <sub>11</sub>	LAND OFF LOUVIERS ROAD
WEY <sub>12</sub>	LAND AT WEY VALLEY
WEY <sub>13</sub>	LAND AT THE OLD RECTORY, LORTON LANE
<b>WEY<sub>14</sub></b>	<b>LAND AT WYKE OLIVER FARM (PREFERRED OPTION)</b>
WEY <sub>15</sub>	LAND AT TUMBLEDOWN FARM
WEY <sub>16</sub>	LORTON VALLEY NATURE PARK

## KEY CHANGES SINCE THE ADOPTED PLAN

- 10.4 The existing site-specific policies and supporting text have been updated where necessary as part of the Preferred Options consultation. Key updates include:
- Recognising the adoption of the Weymouth Town Centre Masterplan Supplementary Planning Document and the recommendations of the retail study on policy WEY<sub>3</sub>.
  - Acknowledgement of the additional planning consent at Markham & Little Francis taking total development potential to 'up to' 680 residential dwellings.
  - Updated planning history for Land off Louviers Road, Wey Valley, and the Old Rectory
- 10.5 The remainder of this background paper will look more closely at the two additional Preferred Options for Weymouth setting out in detail the proposed approach to development.

## SITE ANALYSIS - LAND AT WYKE OLIVER FARM

- 10.6 Land at Wyke Oliver Farm is located on the eastern side of Weymouth. The site comprises a small complex of existing farm buildings with agricultural fields stretching to the south. The site is in an elevated position but well related to the existing residential area of Preston. It is important that the development is sympathetic to the wider setting of the Dorset AONB which lies to the north.
- 10.7 The site has an estimated capacity for approximately 175 new homes, which will be concentrated on the land immediately north of Brackendown Avenue in order to minimise the landscape harm. The need for flood attenuation measures here also limits the extent of development.

## DEVELOPMENT STRATEGY - LAND AT WYKE OLIVER FARM

- 10.8 Policy WEY14 of the Preferred Options consultation document provides criteria for consideration should this site be adopted. The policy as drafted (below) and the accompanying supporting text are subject to consultation.
- 10.9 Given the landscape setting here, it is important to minimise harm by limiting the extent of development so that it doesn't rise above the Southdown Ridge. Enabling additional adjoining land including Wyke Oliver Hill to be managed for the purposes of securing landscape protection, improved public access, and the protection and enhancement of wildlife corridors and biodiversity will help improve what is already a popular area for dog walkers.
- 10.10 The Preston Brook Flood Alleviation scheme receives surface water from this site. The scheme was designed to manage the discharge from existing development and has limited capacity to receive further run-off without intervention through surface water attenuation and improved foul sewer connections. The areas suggested for surface water attenuation within the option are shown on the indicative layout.
- 10.11 Vehicular access to the site can be established relatively easily but given and two points of access are considered appropriate to reduce the impact on nearby roads and junctions. The site is served by a network of streets which connect to Preston Road. Further investigation of the suitability of the junction with Preston Road is necessary and mitigation measures may be required as a result.

### **WEY14. LAND AT WYKE OLIVER FARM (PREFERRED OPTION)**

- i) Land within Wyke Oliver Farm and north of Brackendown Avenue, as shown on the policies map, is allocated for residential development and public open**

space.

- ii) Built development should not extend beyond the Southdown Ridge in order to minimise the impact on the landscape character and setting.
- iii) Wyke Oliver Hill and surrounding land immediately to the south will form an extension to Lorton Valley Nature Park (WEY 16), together with green linkages off-site to improve connectivity to the Nature Park.
- iv) Vehicular access should be served from Brackendown Avenue and Budmouth Avenue.
- v) The development will incorporate surface water mitigation measures such as surface water attenuation to mitigate off-site flooding along the Preston Brook.

#### MITIGATION MEASURES - LAND AT WYKE OLIVER FARM

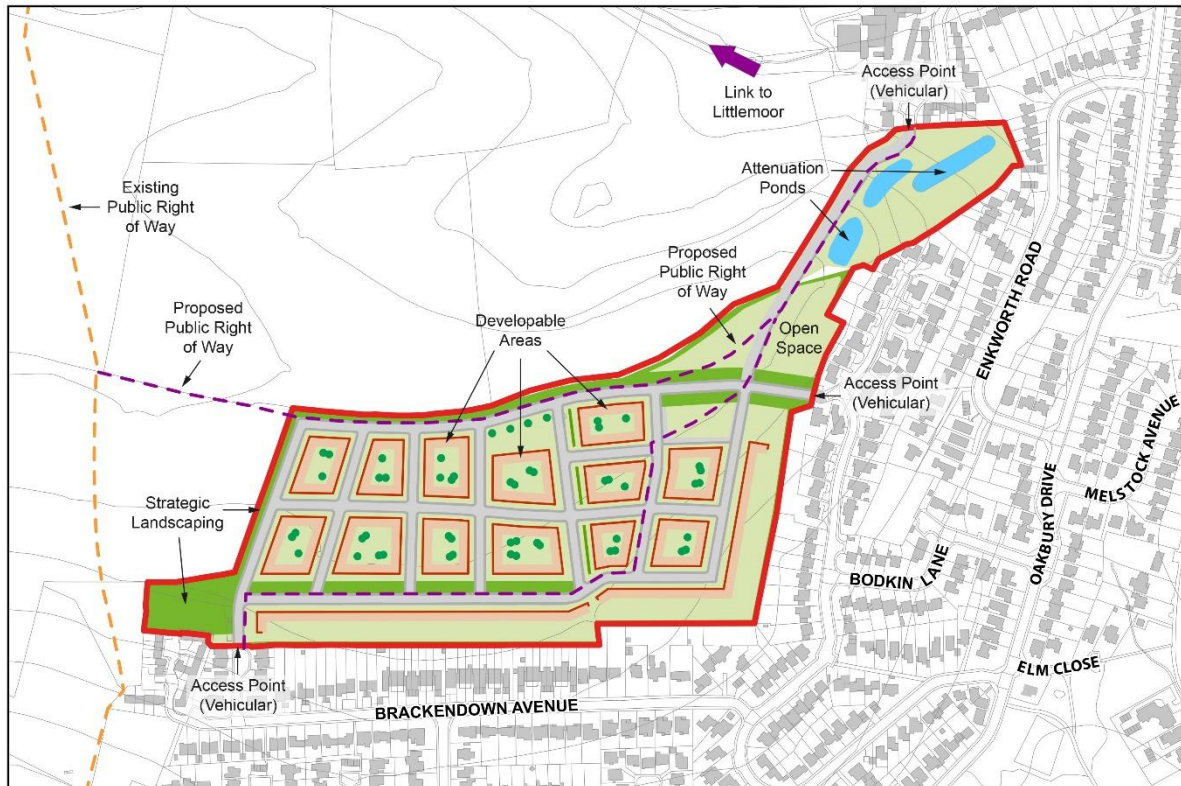
- 10.12 Mitigation measures have been identified and are set out below. These measures would be necessary to support the grant of planning permission.
- 10.13 This Preferred Option shown will also be subject to the Community Infrastructure Levy. The levy will be used to support community infrastructure including education, healthcare and community facilities. In addition to the levy, there may be a need for additional site-specific infrastructure necessary to make the development acceptable in planning terms. These will be delivered using a S106 legal agreement.

Table 10.4: Mitigation Measures for Preferred Option – Land at Wyke Oliver Farm

	MITIGATION MEASURE
Landscape	To not extend built development beyond the Southdown Ridge
Flooding	To incorporate surface water mitigation measures within the development.
Transport	Two points of access with improved pedestrian and cycle links to the existing network.
Community Infrastructure	Improve connectivity to the Lorton Valley Nature Park.
Biodiversity	To incorporate surrounding land into an extension of the Lorton Valley Nature Park.

## INDICATIVE LAYOUT/CONCEPT PLAN - LAND AT WYKE OLIVER FARM

- 10.14 An indicative layout has been produced for each of the proposed new site allocations to give a visual representation of how development could take place. The layouts have been produced to help guide future site design work and show where the main policy requirements for each site could be located. The layouts will however act as a guide only and may be subject to change through the planning process.



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## CONSULTATION QUESTIONS

- 10.15 The Preferred Options consultation provides an opportunity for stakeholders and the public to give their views on the preferred development options. The questions relating to Weymouth are set out below. After the consultation process has ended, this background paper will be updated with a summary of the responses.
- 10.16 Policy Wey3 has been updated in light of the findings of the retail study. The question asks for comments on the suitability of the site for retail development.

**7-i Policy WEY3 has been amended to reflect the findings of the recent retail study, which indicates that sites at Jubilee Sidings, Swannery Car Park and Weymouth Bus Depot may be suitable for retail development to meet the town's long-term needs. Do you have any comments on the changes to Policy WEY3?**

10.17 The final question relates to Preferred Option WEY14 – Land at Wyke Oliver Farm. The question asks for comments on the principles for development as set out in the draft policy.

**7-ii Policy WEY14 proposes housing development on land at Wyke Oliver Farm. Do you have any comments on new Policy WEY14?**