

# Weymouth Neighbourhood Plan

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## Character Area Assessment draft 31.03.21



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  - Area 4 - Late 20th Century Suburban
  - Area 5 - Coastal urban

## Neighbourhood Plan area

### Introduction

Weymouth is located on the south coast of England, at the mouth of the River Wey. It is sited 7 miles south of Dorchester and 5 miles north of Portland. Weymouth lies on the A354 which connects to the A35 at Dorchester. The rail and bus stations lie within the town centre area and there are rail links to both London and Bristol.

Weymouth is an important tourist and recreation destination, with a beautiful seascape and built heritage. Surrounding the site is the Dorset Area of Outstanding Natural Beauty which is given this status due to the beautiful landscapes. The stretch of coast is a World Heritage Site, the Jurassic coast, important and well known for its geology and fossils.

Weymouth is the third largest settlement in Dorset after Bournemouth and Poole, having a population of around 52,000 and is the largest settlement in the Dorset Council constituency. Weymouth town centre is the largest shopping area in Dorset Council and attracted 405,000 staying visitor trips and 1.7 million day visits in the 2013 summer season. 5,000 jobs are supported by the visitor related spending.

Weymouth is bound to the north by the South Dorset Ridgeway, a high ridge of land dominating the skyline between Weymouth and Dorchester. This location has been



**Map 1** Weymouth location within Dorset

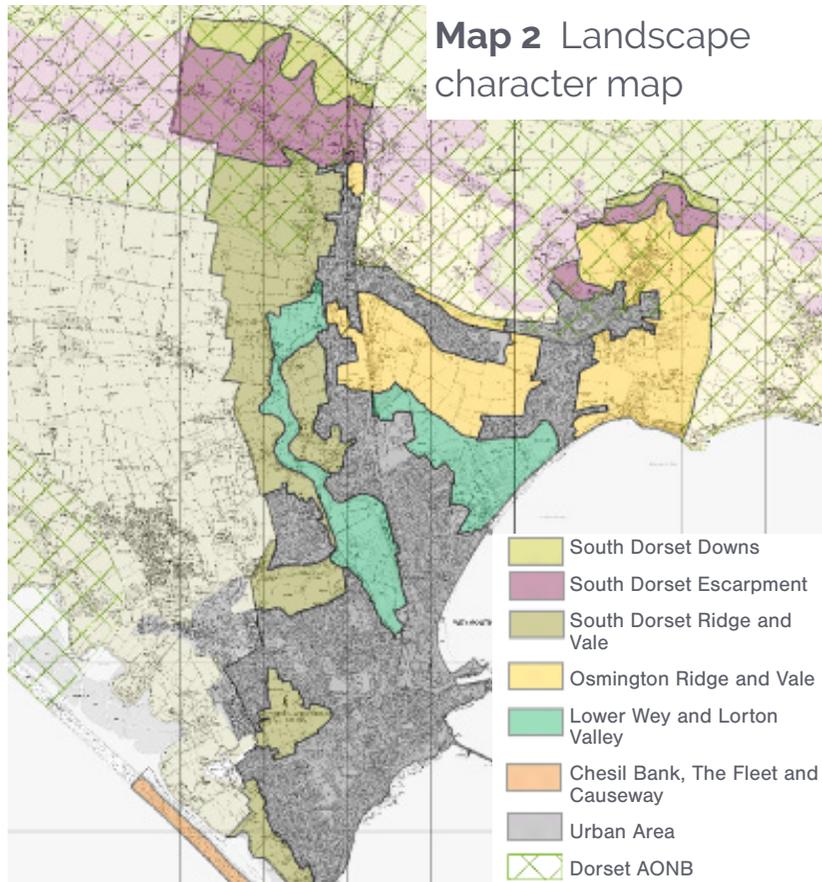
an important place for people for the last 6,000 years, with over 1000 ancient monuments, some dating back to the Neolithic (4,000 - 2,000 BC). The South Dorset Escarpment follows from the South Dorset Downs of expansive open chalk downland that drain from the escarpment. The South Dorset Ridge and Vale and Osmington Ridge and Vale are a series of small limestone ridges and clay vales running east to west. Lower Wey and Lorton Valley is characterised by a flat valley floor and flood plain with large areas of wetland. The valley sides provide a more intimate feature. Radipole Lake and Lodmoor have extensive reed beds and areas of open water from the flood plain. These features form an important backdrop and setting for the town, as well as providing important green space within the built up area.

## Neighbourhood Plan area

### Weymouth Neighbourhood Plan Area

The Weymouth Neighbourhood Plan area shown on map 2 is made up of the 4 wards of the Weymouth Town Council. The wards include Rodwell and Wyke Regis, Westham, Radipole, Melcombe Regis, Littlemoor and Preston, and Upwey and Broadway.

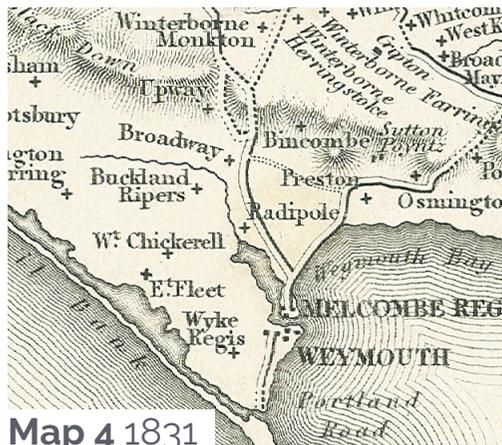
Map 2 Landscape character map



Map 3 Neighbourhood plan boundary



# Neighbourhood Plan area



Map 4 1831

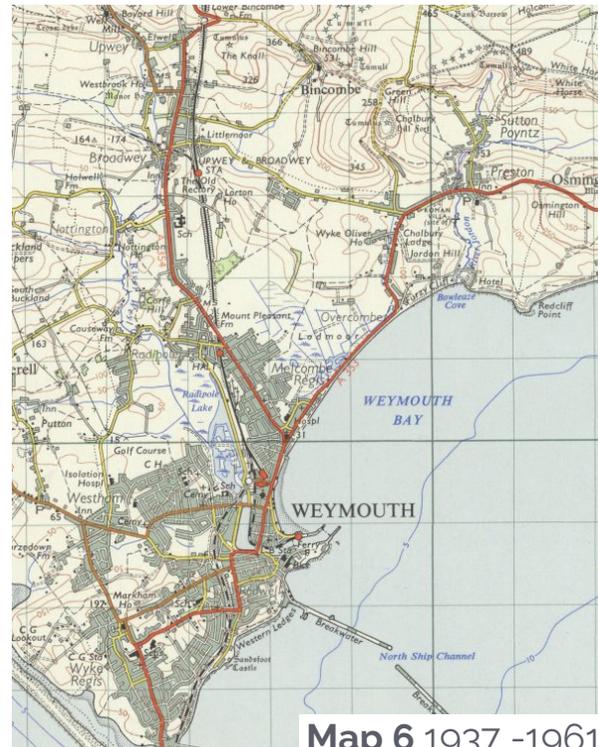
## A brief development history

Weymouth is historically made up of Weymouth town in the 10th Century on the south side of the harbour and Melcombe Regis the north side of the River Wey. These areas currently make up the Town centre and harbour area. Remains of a Roman villa and a square building, possibly a temple, occur in the vicinity of Preston and there is some evidence that a port existed at this period at Radipole at the end of a road from Dorchester.

The parishes of Broadwey, Preston, Radipole, Upwey, Wyke Regis, and Sutton Poyntz all pre-date Weymouth and are mentioned in the domesday book. The boundary of the town was significantly expanded in 1895 with parts of Radipole and Wyke Regis being included in the town. The current boundary was established in 1993 with the addition of the parishes of Wyke Regis, Radipole and Preston. This increased the size of Weymouth by 4 times to 5690 acres and the population by a third to 29,534.



Map 5 1888 -1913



Map 6 1937 -1961



Map 7 2021

## Neighbourhood Plan area

### Character area map

The character area map is divided into areas based on density, constraints, access to facilities, typologies, design styles and era built.

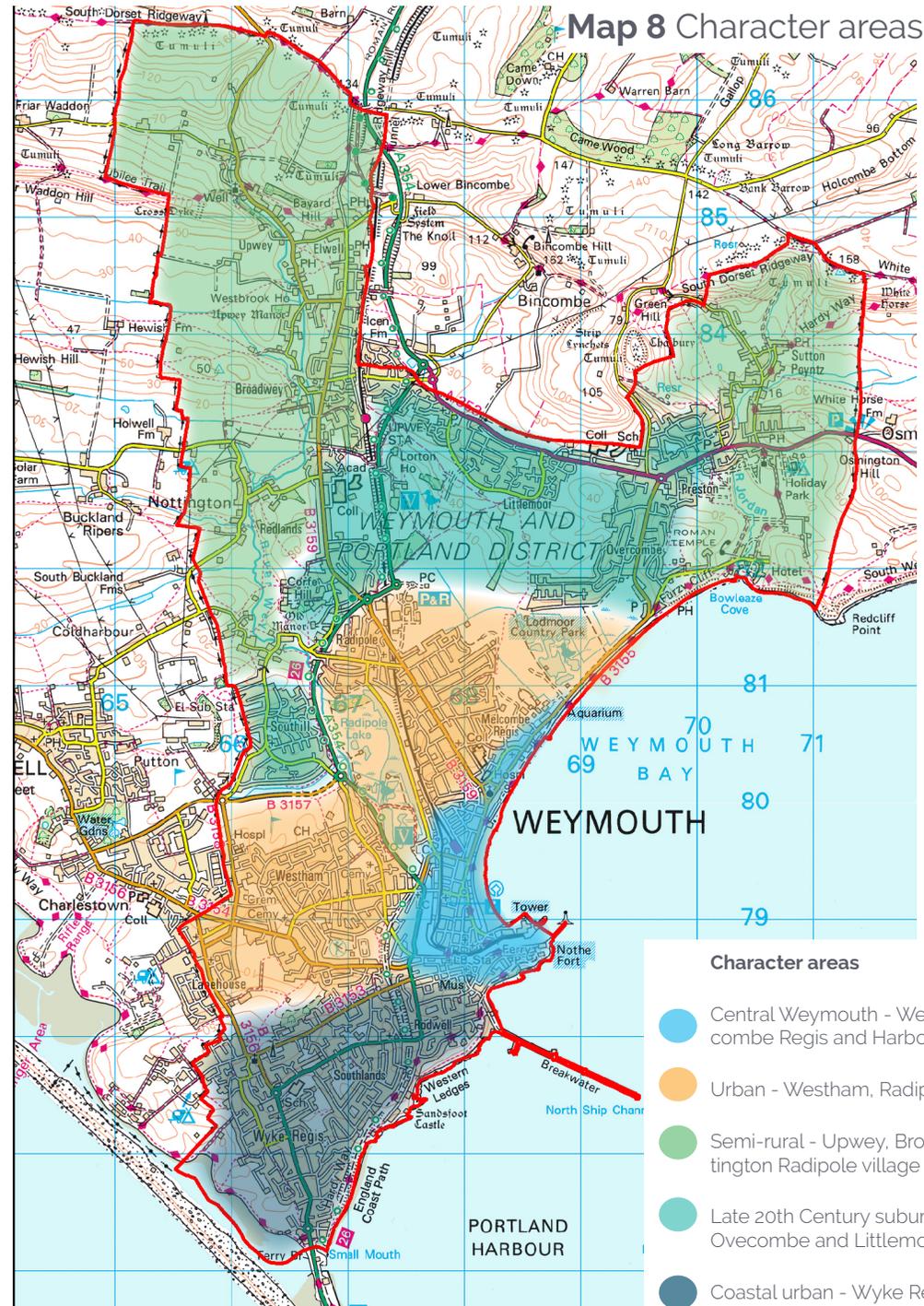
**Character area 1** is the historic core of Weymouth, the town centre, the harbour and Melcombe Regis.

**Character area 2** is Westham, Radipole Spa and Lodmoor are suburban areas of the town.

**Character area 3** consists of the semi-rural parishes of Sutton Poyntz, Preston, Broadway, Upwey, Nottingham and Radipole village.

**Character area 4** is Southill, Littlemoor, Overcombe and Redlands which developed between the 1960's and present day.

**Character area 5** is Wyke Regis, the original parish of Weymouth is now its own distinct area which includes Southland and Rodwell.



## Neighbourhood Plan

### Constraints maps



#### Flooding and drainage

Weymouth town centre is situated in a low lying area at the mouth of the River Wey. The town centre has a high level of flood risk as it lies between the harbour area, the River Wey and the sea. Significant parts of the town centre area lie within flood zones 2 and 3 which indicate the severity of flood risk.

The two sources of flood risk to Weymouth town centre are water tide levels in the harbour and waves over topping the Esplanade. Easterly waves in particular are thought to cause flooding in the town centre and percolation through the underlying gravel is an additional factor. It is predicted that expected rises in sea level will exacerbate flooding issues.

High tidal levels also exacerbate flooding upstream of Westham Bridge. Broadway, Nottingham, and Radipole village all are prone to surface water flooding which is exacerbated by high tides, significant floods occurred in 1955 and the EA has since introduced significant flood mitigation areas in the Wey Valley.

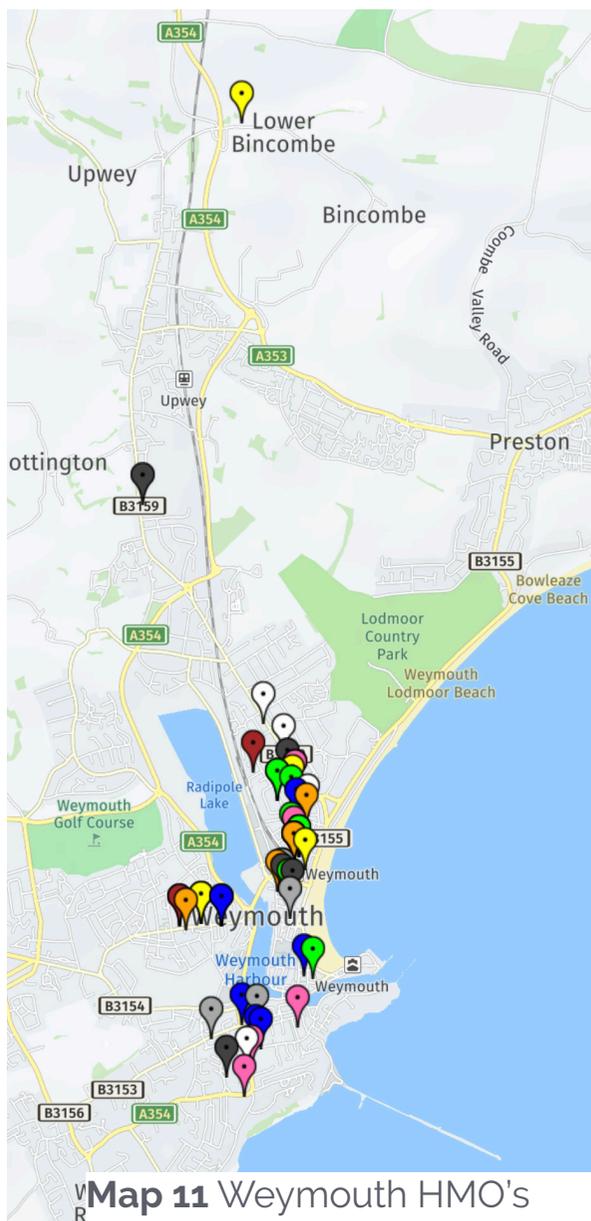
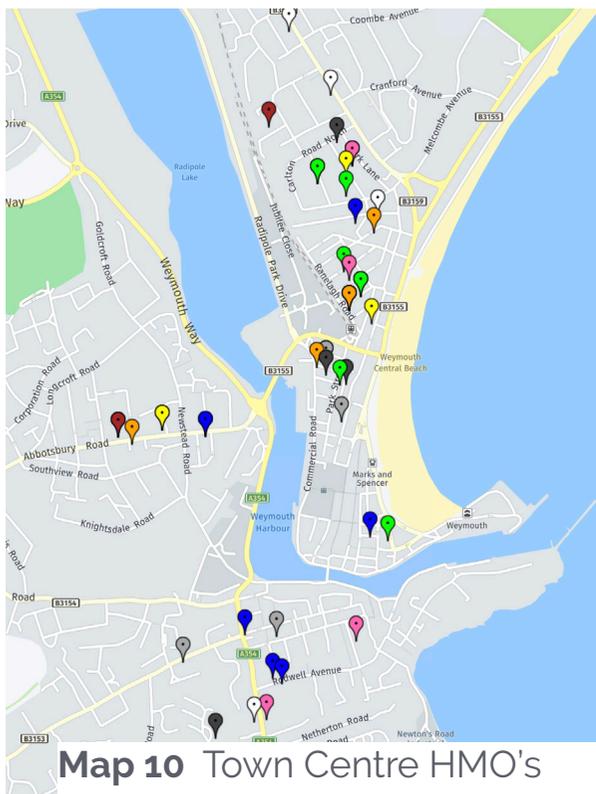
Lodmoor Nature reserve and an area to the south of Broadway and north of Nottingham have large areas prone to flooding. In general flood patterns follow along the River Wey and River Jordan which flows through Sutton Poyntz to Bowleaze Cove.



## Neighbourhood Plan Constraints maps

### Houses of Multiple Occupation (HMO)

Dorset Council has a register of 104 HMO's of those 51 are located in and around Weymouth. Of those 50 are in Weymouth Neighbourhood Plan area. The vast majority of those are in Weymouth Town Centre or in the vicinity of it.



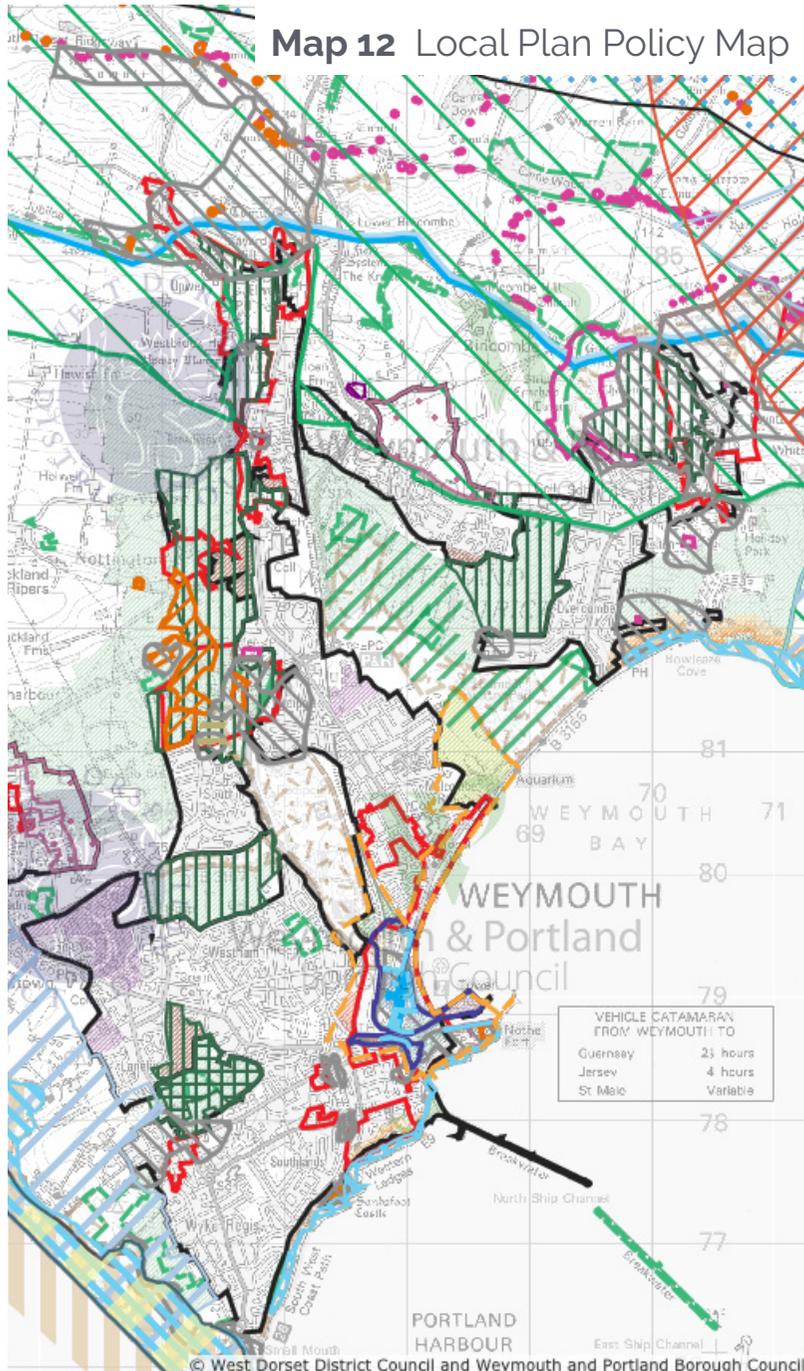
### Constraints

Map 12 on the next page highlights the constraints of Weymouth Neighbourhood Plan Area and the surrounding. Weymouth is a large area and it is broad in its typology from rural AONB to the urban Town Centre. Each of these areas has a unique range of constraints and issues to consider. The urban area has a defined development boundary within which the broad principle of development is acceptable. Outside these areas in the countryside development is more strictly controlled.

Surrounding Weymouth is the Dorset AONB which falls within the neighbourhood plan area to the north. The Heritage Coast which is a World Heritage Site forms a large part of the coastline but does not include the harbour and Weymouth beach. A heathland mitigation zone is located to the East near Sutton Poyntz however there is no heathland in the area.

Wildlife and Habitats include several Sites of Local Importance for Nature Conservation such as Radipole community woodland and Radipole school and as well as Sites of National Importance of Nature Conservation such as Chesil Beach and the Fleet SAC and SPA. As well as this the South Dorset Coast, Portland Harbour

Map 12 Local Plan Policy Map



Map 12 Key

- Area of Outstanding Natural Beauty ENV 1
- Heritage Coast ENV 1
- Regionally Important Geological and Geomorphological Sites (RIGS) ENV 1
- World Heritage Site ENV 1
- Heathland Mitigation Zone 400m ENV 2
- Heathland Mitigation Zone 5km ENV 2
- Sites of County/Local Importance for Nature Conservation ENV 2
- Sites of National Importance for Nature Conservation ENV 2
- Sites of International Importance for Nature Conservation ENV 2
- Poole Harbour Nutrient Catchment Area ENV 2
- Land of Local Landscape Importance ENV 3
- Portland Coastline ENV 3
- Important Open Gaps ENV 3
- Archaeological Importance ENV 4
- Archaeological Importance ENV 4
- Archaeological Potential ENV 4
- Conservation Area ENV 4
- Registered Historic Parks and Gardens ENV 4
- Historic Parks and Gardens of Local Importance ENV 4
- Scheduled Monuments ENV 4
- Areas Vulnerable to Coastal Erosion 100yrs ENV 7
- Areas Vulnerable to Coastal Erosion 50yrs ENV 7
- Areas Vulnerable to Coastal Erosion 20yrs ENV 7
- Slope Instability Zones 1, 2, 3, 4 ENV 7
- Groundwater Source Protection Zones ENV 9
- Defined Development Boundary SUS 2
- Key Employment Sites ECON 2
- Land Allocated for Employment Uses
- Primary Shopping Frontage ECON 4
- Secondary Shopping Frontage ECON 4
- Primary Shopping Area ECON 4
- Town Centre Areas ECON 4
- Town Centre Expansion Area
- Land Allocated for Residential Development
- Dorchester Roman Town Area DOR 3
- Land allocated for Park and Ride DOR 10
- Portland Quarries Nature Park PORT 3
- Portland Quarries Nature Park - Aspirational Area PORT 3
- Land Allocated for Mixed Uses
- Indicative SANG
- Public Open Space or Landscaping
- Bowleaze Cove WEY 14
- Tumbledown Farm Weymouth WEY 15
- Lorton Valley Nature Park WEY 16
- Weymouth Town Centre Strategy**
  - Weymouth Town Centre Strategy Area WEY 1
  - Town Centre Core and Commercial Road WEY 2
  - Station Area and Swannery Car Park WEY 3
  - Custom House Quay and Brewery Waterfront WEY 4
  - The Esplanade (South) WEY 5
  - Ferry Peninsula WEY 6
  - Westwey Road and North Quay Area WEY 7
  - Lodmoor Gateway and Country Park Area WEY 8
  - Bingleaves Cove WEY 9
- Sutton Poyntz Neighbourhood Plan**
  - Local Green Spaces
  - Sutton Poyntz Neighbourhood Plan Area
  - Green Corridors
- Other Layers**
  - Listed Buildings
  - Veteran Trees
- Boundaries**
  - Plan Area Boundary
  - Area Outside the Plan Area

Neighbourhood Plan  
Constraints maps

shore, Radipole Lake, Lodmoor, Lorton Valley, Whitehorse Hill and Upwey Quarries and Bincombe Down SSSI. Radipole Lake is an RSPB Nature Reserve and is an important habitat for birds and fish. Lorton Meadows is a lowland meadow and pasture between Upwey and Littlemoor. Lodmoor Nature Reserve is a mixed landscape that includes low land reed beds, wet grassland, saltmarsh and areas of open water.

Heritage Assets include 7 Conservation areas and hundreds of listed buildings. The Conservation areas are the Broadwey conservation area, Chickereil conservation area, Connaught Road conservation area, Nottingham Conservation Area Sutton Poyntz conservation area, Town Centre Conservation Area Upwey conservation area.

There are areas vulnerable to coastal erosion and land instability surrounding Bowleaze cove the Underbarn, Bingleaves the Nothe in Rodwell and the Western Ledges.

## Assessment criteria

In assessing the Character of Weymouth, a variety of factors need to be taken into account that make a place and make its physical character. The National Design Guide (NDG) outlines 10 criteria that make up a well designed place. These characteristics nurture and sustain a sense of community and work positively to address environmental issues affecting climate. The character assessment will consider each area and its context based on these criteria.

■ **Context** – enhances the surroundings.  
Page 10 NDG. It is the location of a development and attributes of its immediate, local and regional surroundings. It is the features of a site or neighbourhood and an understanding of the context, history, heritage and the cultural characteristics of a site or neighbourhood.

■ **Identity** – attractive and distinctive.  
Page 14. NDG. The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive and memorable and helps people to find their way around.

■ **Built form** – a coherent pattern of development.  
Page 18 NDG, Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics.



Together they create the built environment and contribute to its character and sense of place. It is relevant to city and town centres, suburbs, villages and rural settlements. It creates a coherent framework that forms a basis for the design of individual developments within a place. It is also walk-ability, access to public transport, services and facilities and memorable features.

### ■ **Movement** – accessible and easy to move around.

Page 22 NDG. Patterns of movement include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries. They should be safe and accessible and sustainable by encouraging public transport and technologies. Promote social interactions and should not be car dominated.

### ■ **Nature** – enhanced and optimised.

Page 26 NDG. Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features should be integrated and enhance biodiversity. Natural and designed landscapes should be included with, high quality public open spaces, street trees, and other trees, grass, planting and water. Water management is climate change resilient and integrated into development.

### ■ **Public spaces** – safe, social and inclusive.

Page 30. NDG. Public spaces are streets, squares, and other spaces that are open to all

and are accessible They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art. There should be a hierarchy and it should feel safe secure and attractive.

### ■ **Uses** – mixed and integrated.

Page 34 NDG Sustainable places include a mix of uses that support everyday activities, including to live, work and play. Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use. Where there is rapid social and economic change, such as sustainable growth or diversification in rural communities or town centres, well-designed buildings and places are able to accommodate a variety of uses over time.

### ■ **Homes and buildings** – functional, healthy

Paragraph 38 NDG. Well-designed homes and buildings are functional, accessible and sustainable. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants

over time. Provide good quality internal and external environments for their users, promoting health and well-being; relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion; and resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.

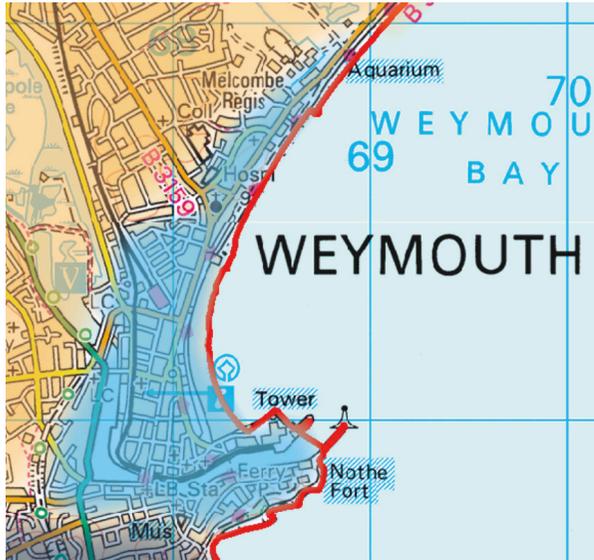
### ■ **Resources** – efficient and resilient.

Page 42 NDG. Well-designed places: conserve natural resources including land water energy and materials. They are compact and walkable which supports health and reduces energy demand. They have a layout, form and mix of uses that reduces their resource requirement; are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste; use materials and adopt technologies to minimise their environmental impact.

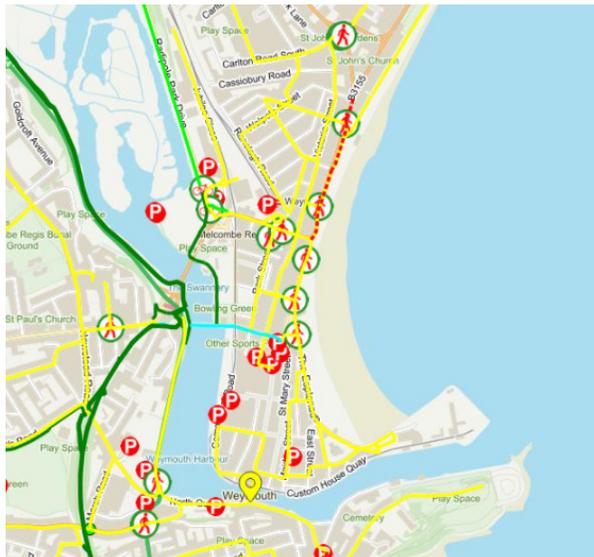
### ■ **Lifespan** – made to last.

Page 46 NDG. Well-designed places, buildings and spaces are: designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages; robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully; adaptable to their users' changing needs and evolving technologies; and well-managed and maintained by their users, owners, landlords and public agencies.

## Character Area Assessment Area 1



Location Plan



Cycle network

## Area 1: Central Weymouth - Town Centre, Harbour and Melcombe Regis

### Context and identity

Weymouth Town Centre is located at the mouth of the River Wey. It is the harbour area including the area originally called Weymouth to the North of the River Wey and it is Melcombe Regis to the South of the river mouth. The area also include the primary shopping area of Weymouth and the main Weymouth seafront which includes a sandy beach and promenade.

Part of the area is designated as a conservation area and Weymouth town centre contains over 600 listed buildings. The unique character of the town centre derives from the close relationship of Weymouth Harbour, Melcombe Regis, the Esplanade, Greenhill and Park Street. The high architectural quality of the buildings and groups of buildings, many of which have statutory listing of historic or architectural importance contribute to this overall character. The outer harbour and its associated buildings are a major tourist attraction in their own right. Here, there are nu-

merous buildings from the 17th century or earlier, though 18th and 19th century replacements, conversions and refacing have occurred in many instances. The unique character of the area is made up from the tight groups of buildings and network of confined streets.

The Esplanade is a fine example of 18th and 19th century architecture which follows the sweep of the Weymouth Bay. It is mainly Georgian in character and is of national historical and architectural importance. At the entrance to Weymouth harbour is Nothe Fort, a Scheduled Ancient Monument. The fort played an important role in World War II and is one of the best preserved forts of its kind in the country.

### Built Form

Development in this area is very dense with buildings mainly in the form of terraces and blocks of flats. They range from 6 storeys along the Georgian sea front, Tudor and Victorian harbour and town centre shopping area to 2 storeys



Panoramic view of harbour and beach

## Character Area Assessment Area 1

along the more residential back streets. Development generally abuts the pavements or have a small set back. The area is mainly laid out in a linear form. There is a large portion of Houses of Multiple Occupation. The highest in rural Dorset by a long way.

### Movement

The area is very walk-able due to this dense form providing services within easy walking distance. Cycling and public transport is interconnected in the town with the main bus depot located here as well as the Weymouth train station. Routes appear safe and accessible. An area of concern is the lack of access across Swanery Bridge which is very well used by residents however there is no official pedestrian pathway Also crossing the Esplanade can be hazardous with only two public crossing points.

The area is very sustainable by encouraging public transport however technologies are lacking in terms of car charging points for electric vehicles. Parking is generally well integrated in private developments but there are great areas of car parks on the flat which could be redeveloped and better utilised for mixed use.

### Nature and Public Spaces

The largest area of public space in the town centre is the beach which spans the length of the area. Lying on the edge of the town centre area, Radipole Lake is an RSPB Nature Reserve and the mouth of the River Wey is an important habitat for birds and fish. Lodmoor Nature Reserve and the Nothe fort to the South of the River Wey include land designated as Sites of

Special Scientific Interest. Nothe Gardens is a village green and there are 8 play spaces within the area. In addition to this there is a commercial permanent fair with seating and grass on the seafront and another roundabout style area of grass at the end of St Marys Street. Also on the edge of this area is Radipole Park & Gardens, Bingleaves Open Space, Greenhill Gardens (including tennis courts and crazy golf). The Weymouth & Melcombe Regis Bowling Club and Greenhill Bowling Club are in this area.

Palm trees are located along the Promenade and trees are on the harbour side walks. The high street area and roads in general are however lacking in street trees. A few are along the high street and around the car parks but there is mass of concrete and tarmac in the public realm.

Masses of water surround the site in the form of the

harbour and beach. The harbour and River Wey are bounded by tree and grass but could be improved to span the length of the harbour.

There is a public square at New Bond Street and expanses of public space along the promenade. Street furniture line these areas and seems in plentiful supply out of season. There is artistic lighting along the prom and public sculptures and art including a sand sculpture building that changes.

There is a fear of crime in these areas due to daytime drinking in the streets around the train station and on the promenade.

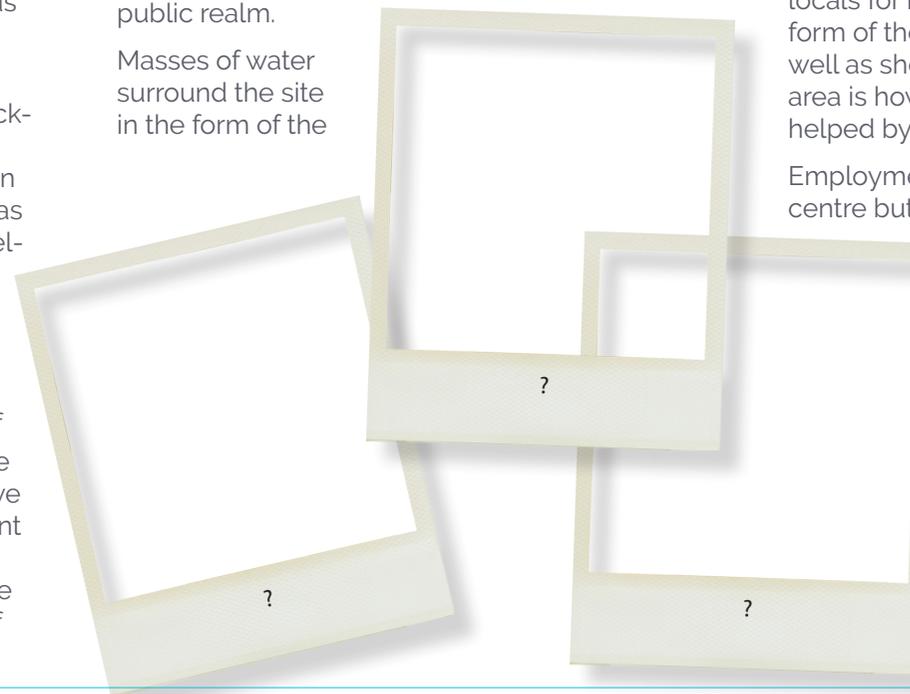
### Uses, Homes and Buildings

Weymouth Town Centre is used by tourists and locals for recreation, sports and leisure in the form of the Pavillion theatre and restaurants as well as shopping leisure centres and gyms. The area is however in decline which has not been helped by covid in the last year.

Employment uses are lacking in the town centre but there is seasonal work in the form of tourist facilities. As well as shops and restaurants. This includes the town centre, harbour as well as the Jubilee Retail Park.

The area has a dense housing provision in the form of terraces and flats which is commensurate with the access to the wide range of facilities. There are a range of uses with HMO's and Guest houses being prevalent in this area.

Doctors and dentists are within a



## Character Area Assessment Area 1

10 minute walk of most properties. There are however no schools in the town centre and are over a 1km walk away from the main town centre.

Private gardens are small or non-existent in some cases. Buildings do relate positively to the private, shared and public spaces around them and allow for positive interactions with neighbours due to being pedestrian dominated.

### Resources and lifespan

The area is susceptible to flooding and has been given the go-ahead for a 1 in 100 year flood protection plan.

Streets have a hierarchy with central shopping areas. The area feels generally safe. The area is car-dominated in terms of parking provision however walk-able for day-to-day amenities and allow for social interaction and inclusion which supports health and reduces energy demand..

Buildings are dilapidated and in some cases empty and require conservation work in cases. They are restricted in their adaptability and provision of renewable technologies due to their heritage status however still have potential. Their heritage status means that they are expensive and more specialist to use and look after, However Reusing buildings is the most sustainable approach to development as it conserves natural resources and is better in terms of CO2 consumption..



### Relevant Planning Policy

#### West Dorset and Weymouth & Portland Local Plan 2015

ENV1 Landscape, Seascape and Sites of Geological Interest - World Heritage Site and Sites of Geological interest Lower Wey and Lorton Valley and Weymouth Urban Area.

ENV2 Wildlife and Habitats - Sites of National Importance of Nature Conservation,

ENV4 Heritage Assets

ENV7 coastal erosion and land instability

SUS2 Distribution of development and settlement boundaries

ECON1 Provision of employment

ECON2 Protection of key employment sites

ECON3 Protection of other employment sites

ECON4 Retail and town Centre Development - primary shopping area, Town centre areas, Primary Shopping Frontages, Secondary Shopping Frontage

ECON5 Tourism attractions and facilities

ECON6 Built tourism accommodation

HOUS1. Affordable housing

HOUS3 Open market housing

HOUS4 Flats, hostels and houses in multiple occupation

WEY 1 Town Centre Strategy

WEY2 - Town Centre Core and Commercial Road Area

WEY 3 - Station Area and Swannery Car Park

WEY4 - Custom House Quay and Brewery Waterfront

WEY5 - The Esplanade

WEY5 - Ferry Peninsula

WEY 7 - Westway Road and North Quay Area

#### Weymouth Town Centre Masterplan SPD (2015)

#### Emerging Dorset Local Plan

DEV9 Neighbourhood plans

ENV1 Green infrastructure

ENV2 habitats and species

ENV4 Landscape

ENV5 Heritage Assets

ENV6 Geodiversity World Heritage site

ENV10 Shop fronts and advertisement

ENV13 Flood risk

ENV14 SUDs

ENV15 Land instability

WEY1 is the Flood Risk and Coastal Erosion policy.

WEY2 Weymouth Town Centre strategy

WEY3 Town Centre core and Commercial Road

WEY4 Station and Swannery car park

WEY5 Custom House Quay and Brewery waterfront

WEY6 The Esplanade South

WEY7 Ferry Peninsula

WEY8 Westway Road and North Quay Area

WEY9 Lodmoor Gateway and Country Park Area

9 as the other 'Town Centre' development areas

Appendix 3 - Small and Medium sites within

Weymouth are listed in - New Bond St

Shopping Centre, Bus Depot King St, 3 Car

Parks on Commercial Rd, Lakeside Super Bowl,

Governor's Lane Car Park, Post Office Sorting

Office, Weymouth Bowling Club, Railway Station

Forecourt, North Quay Council Offices, and

Newberry Gardens Car Park.)

## Opportunities for change

- Reuse of existing buildings to increase occupancy/utilisation
- Better utilise car parks
- More vibrant shopping provision
- Year round employment facilities
- Identity improvements in the form of the heritage buildings, harbour use and beach front tourism
- Access along Swannery Bridge
- Restaurant and leisure hub
- Electric vehicle charging points
- Tree provision
- HMO provision needs managing



Central Weymouth

Town Centre

and

Harbour

## Harmful features

Large expanses of open car parking are an eye sore and a poor use of space when they can be redeveloped with parking as well as other uses over and beside them,

Fear of crime due to drinking in the streets, antisocial behaviour, littering and poorly lit routes to the outlying areas. .

Empty buildings need reusing.

Seasonal uses and jobs that need to have a larger year round provision

## Important features

Weymouth Beach, harbour and seafront is an iconic part of Weymouths overall identity to visitors. T

The harbour and town centre buildings are rich in heritage and also form part of the identity of the area.

Listed buildings and the conservation area form part of the identity and heritage

The Shopping centre is important for the provisions of the town and local area. It is a hub for gathering and for restaurants or an evening out.

Tourism function and provision is important for the economy as well as the facilities.

Dense walk-able built form as well as cycle and pedestrian routes

SSSI and open spaces are important for biodiversity as well as leisure and recreation.

Art and sculptures in the centre provide well being and enrichment.

Access to sustainable public transport connecting the outlying area of Weymouth and beyond its boundaries.

## Features at risk

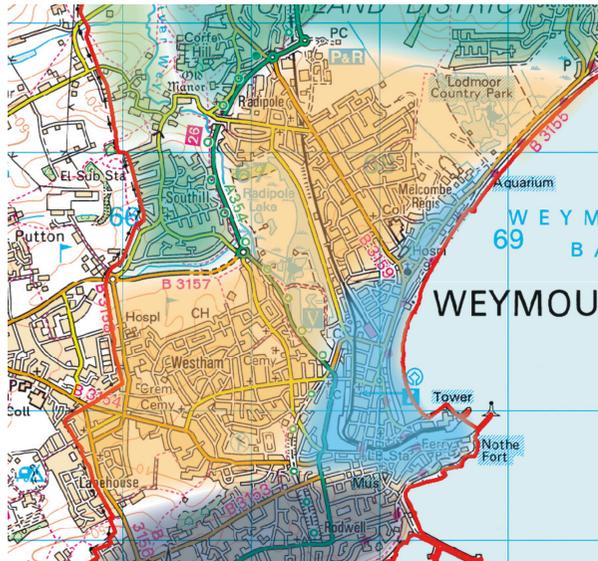
Flood risk and drainage issues

Dilapidated heritage buildings in a poor state of repair

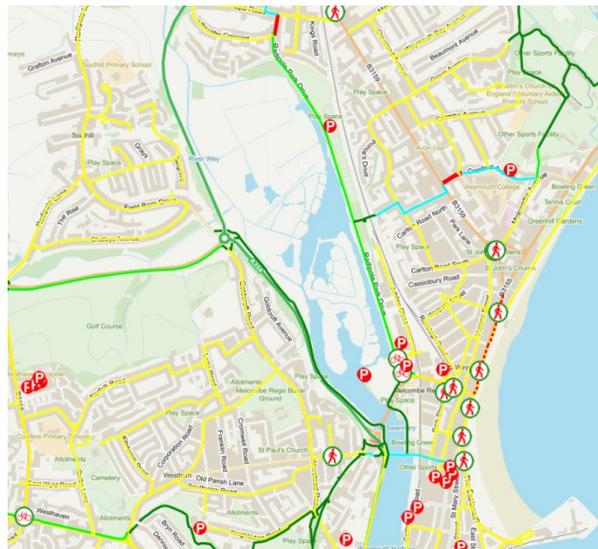
Leisure provision from development

Shops and restaurants shutting

## Character Area Assessment Area 2



Location Plan



Cycle network

## Area 2: Urban - Westham, Lodmoor and Radipole Spa

### Context and Identity

Westham, Lodmoor and Radipole Spa are located to the north and west of the Town Centre. They are large pockets of residential developments with a main road with shops running through the centres away from the main Weymouth Town Centre.

Radipole Lake and the River Wey are sited between the two areas. Both areas are adjacent to employment areas, Granby Industrial estate to the west of Westham and Mount Pleasant Business Park to the east of Radipole Spa.

Lodmoor Hill Conservation Area is located on the edge of the Town Centre and to the south of Radipole. The area contains 19 Listed Buildings and Structures. Principally they have been built from the middle of the 19th Century onwards, and the majority still date from the Victorian and Edwardian eras, despite the introduction of modern houses, flats and large extensions. As a consequence, there are many trees throughout the area including the remains of avenues that once extended alongside most of the roads in the area. However, perhaps the strongest visual element of the area is the garden walls adjoining the footpaths. Where these have been removed the character of the area has suffered.

### Built Form

Both areas have large amounts of Victorian and Edwardian properties but experienced large amounts of growth in the early 20th Century. This resulted in post war homes and 30's semi's which are former council estates. The areas have a tight urban grain and is predominantly of a domestic two storey scale. The majority of the

developments have a strong linear form with infill developments disrupting this pattern. Westham is slightly more dense than Radipole with smaller gaps between properties.

Predominantly buildings are a red brick construction or white render with white uPVC windows. They comprise a mix of detached, semi-detached and terraced housing. Semi and detached properties have a set back that allows for a garden and parking space to the side. Terraces generally have a minimal set back of a metre or no set back and utilise parking on the roadside.

### Movement

Public transport access in Westham is plentiful with numerous bus stops. However Radipole mainly only has access along the main B Road. Both areas have ample cycle networks leading to Radipole Lake SSSI and to the town centre.

Patterns of movement include walking and cycling, access to facilities, Adjacent are the employment areas, Granby Industrial estate to the west of Westham and Mount Pleasant Business Park to the south of Radipole.

Both areas have access to shops and outdoor spaces by foot promoting social interactions. Pedestrians dominate as opposed



to being car dominated due to adequate pavements and a human scale from the relationship of properties with the street.

### Nature and Public Spaces

Radipole Lake is an RSPB Nature Reserve and the mouth of the River Wey is an important habitat for birds and fish. Lodmoor Nature Reserve is to the north east of Radipole and are designated as Sites of Special Scientific Interest.

The areas have access to a Golf Course which is also an important open gap. The Marsh in westham is the site of playing fields, running track, play area, swimming pool and indoor bowls area. Also found are allotments and 9 play spaces. Generally street trees are lacking but there are trees in the open spaces, pathways and private gardens.

### Uses, Homes and Buildings

Key employment sites are protected in the local plan which include the Granby Industrial Estate and Mount Pleasant Business Park. Granby Industrial estate is the largest of the employment facilities in Weymouth but it lies outside of the Town boundary. As a result employment provision is lacking within Westham but it is nearby

Mount Pleasant Business Park is at risk by developers seeking to use allocated land for residential and retail uses as opposed to employment uses.

There is potential land, particularly in Lodmoor to provide employment over time at Mount Pleasant or the Park and Ride sites. Westham is more constrained but does have access to the employment facilities outside the Neighbourhood Plan boundary.

Abbotsbury Road in Westham has a mix of shops, pharmacies and a large supermarket, Asda, is located to the south east. mix of uses to live, work and play. Dorchester Road in Lodmoor has a similar provision with smaller shops and to the north there are 3 large supermarkets of Aldi, Sainsburys and Morrisons with a pharmacy. Both areas are inclusive and to meet the changing needs of people of different ages and abilities in terms of housing provision but employment is lacking. Lodmoor has St John's Primary School, Weymouth Community Hospital, doctor's surgery and two Dental Practices.

Westham also has a community hospital, leisure centre, athletics centre and 2 primary schools. There are 2 doctors surgeries in the site but the nearest dentists is in the town centre. Budmouth College is nearby as is a preschool in Charlestown but it is not in the Neighbourhood Plan boundary. There is a local golf and football club to the north as well as access to takeaways, pubs and restaurants.

Lodmoor has the recycling centre, the Country park including Sealife Centre, Sand Sculpture Park, 9-hole Pitch & Put Golf, Hotel/Pub and numerous rides, 2 pre-schools, 1 primary school, an adult learning centre, 3 hotels, 2 doctors surgeries. There is also a rugby club, and leisure centre within the area as well as access to takeaways, pubs and restaurants.

### Resources and lifespan

Water management from the main rivers is climate change resilient in Radiple as it floods onto the Lodmoor wetland area. Westham has surface water flooding issues which is mainly focused on the marsh and back gardens which again is a climate change resilient strategy. Land at Westham and Little Francis has integrated flood resilience into their scheme but is fenced off. This could have been potentially been utilised for outdoor play.

Streets have a hierarchy with the main through roads having shops and facilities along them. Then behind this are the residential areas. The area feels generally safe and secure with positive relationships with public and private spaces and sufficient safe on-road parking spaces. The area is not car dominated and walk-able therefore allowing for social interaction and inclusion which supports health and reduces energy demand.

Buildings have potential to be adaptable over time, reducing the need for redevelopment and unnecessary waste; Buildings could be retrofitted with materials and adopt technologies to minimise their environmental impact. Properties are easy to use and look after,



## Character Area Assessment Area 2

### Relevant Planning Policy

#### West Dorset and Weymouth & Portland Local Plan 2015

ENV1 Landscape, Seascape and Sites of Geological Interest - World Heritage Site and Sites of Geological interest Lower Wey and Lorton Valley and Weymouth Urban Area.

ENV2 Wildlife and Habitats - Sites of National Importance of Nature Conservation,

ENV 3 Green Infrastructure network- Important Open Gaps and Land of Local Landscape Importance.

ENV4 Heritage Assets - archaeological importance, Radipole Conservation Area Archaeological importance

SUS2 Distribution of Development

ECON 2 Protection of Key Employment Sites

HOUS1. Affordable housing

HOUS3 Open market housing

HOUS4 Flats, hostels and houses in multiple occupation

ENV7 coastal erosion and land instability

SUS2 Distribution of development and settlement boundaries

ECON1 Provision of employment

ECON2 Protection of key employment sites

ECON3 Protection of other employment sites

ECON4 Retail and town Centre Development - primary shopping area, Town centre areas, Primary Shopping Frontages, Secondary

Shopping Frontage

ECON6 Built tourism accommodation

WEY8 - Lodmoor Gateway and Country Park Area

WEY10 Land at Markham and Little Francis

WEY16 - Lorton Valley Nature Park

### Emerging Local Plan

DEV9 Neighbourhood plans

ENV1 Green infrastructure

ENV2 habitats and species

ENV3 biodiversity net gain

ENV4 Landscape

ENV5 Heritage Assets

ENV6 Geodiversity World Heritage site

ENV7 High quality design

ENV 8 Landscape and Townscape context

ENV9 Achieving high levels of environmental performance

ENV10 Shop fronts and advertisement

ENV13 Flood risk

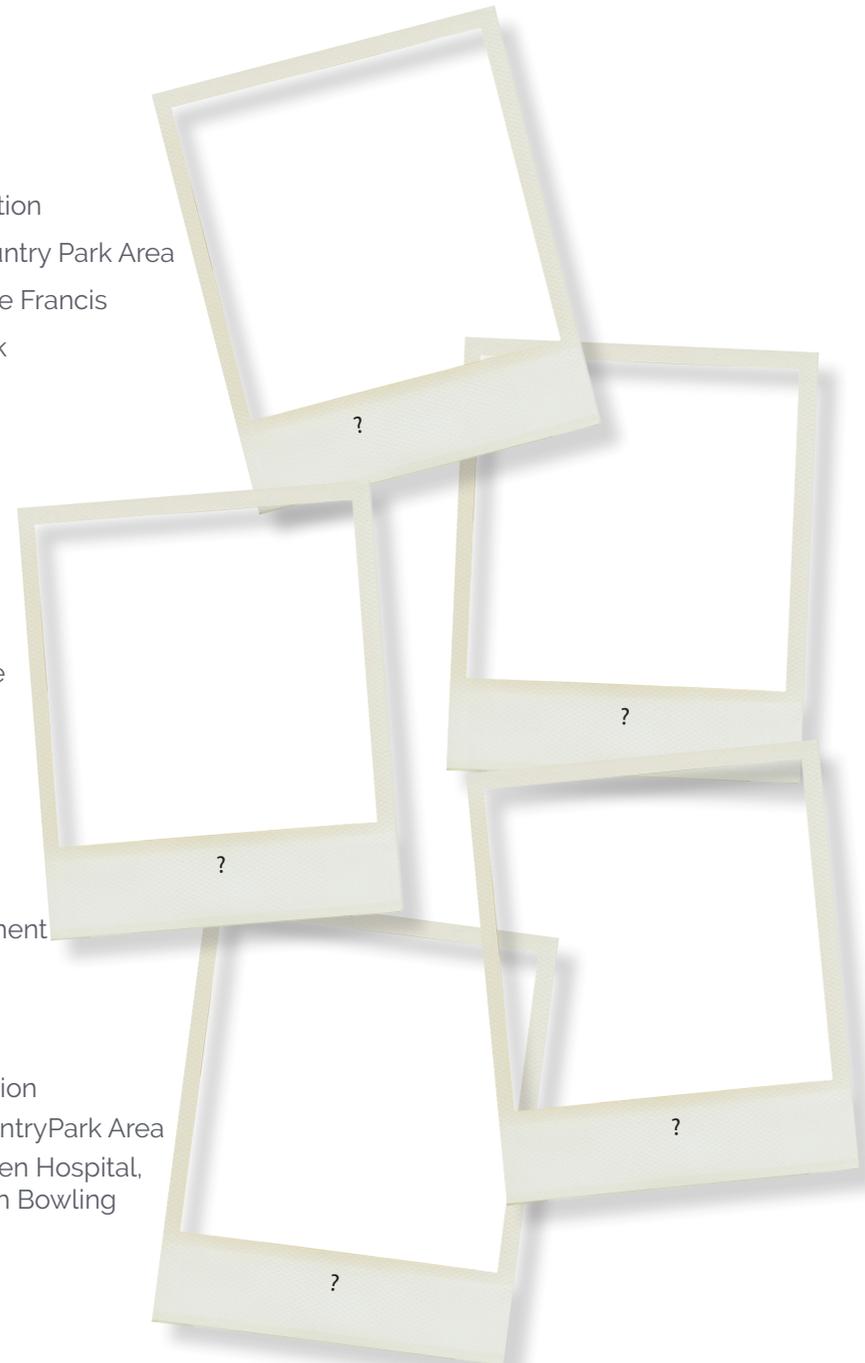
ENV14 SUDs

ENV15 Land instability

WEY1 Flood Risk and Coastal Erosion

WEY9 Lodmoor Gateway and CountryPark Area

Appendix 3 -small sites - Westhaven Hospital, Land adjoining Southill Weymouth Bowling Club,



## Character Area Assessment Area 2

### Important features

Listed buildings and the Lodmoor conservation area form part of the identity and heritage .

Mount Pleasant Business Park provides employment opportunities for the local area and has the potential for more provision.

Open gaps, Rodwell trail access, Radipole Lake, Park and Gardens, Lodmoor Nature Reserve and golf course provides important open spaces as well as defining the boundary of each area.

Walk-able neighbourhoods allows opportunities for sustainable development of each neighbourhood area.

Leisure Centre provides important recreational facilities for the area and surrounding Weymouth.

### Features at risk

Hospital is at risk to redevelopment. Flooding and surface water drainage issues risk flooding properties.

### Harmful features

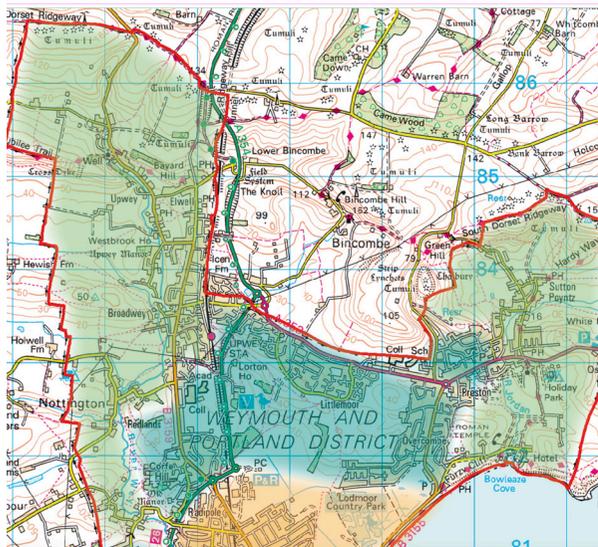
Lack of access to dentists  
Lack of employment provision within the area

*Opportunities for change*

- Employment provision
- Ensure retention of the community hospital as part of any redevelopment scheme
- Encourage walkable neighbourhoods and access to day to day facilities
- Protect heritage of Lodmoor Conservation area and listed buildings
- Protect open gaps and open spaces
- Attractively integrate flooding and drainage engineering solutions into design

Urban  
Westham, Lodmoor  
and  
Radipole Spa

## Character Area Assessment Area 3



Location Plan

### Context and Identity

The character area of the semi-rural Weymouth is made up of Sutton Poyntz, historic Preston, Bowleaze Cove, Upwey, Broadwey, Nottingham, and Radipole Conservation area. Within this area there are 6 Conservation areas that retain their historic village or hamlet rural character surrounded by hill sides and treed woodlands with farmland and paddocks jutting between.

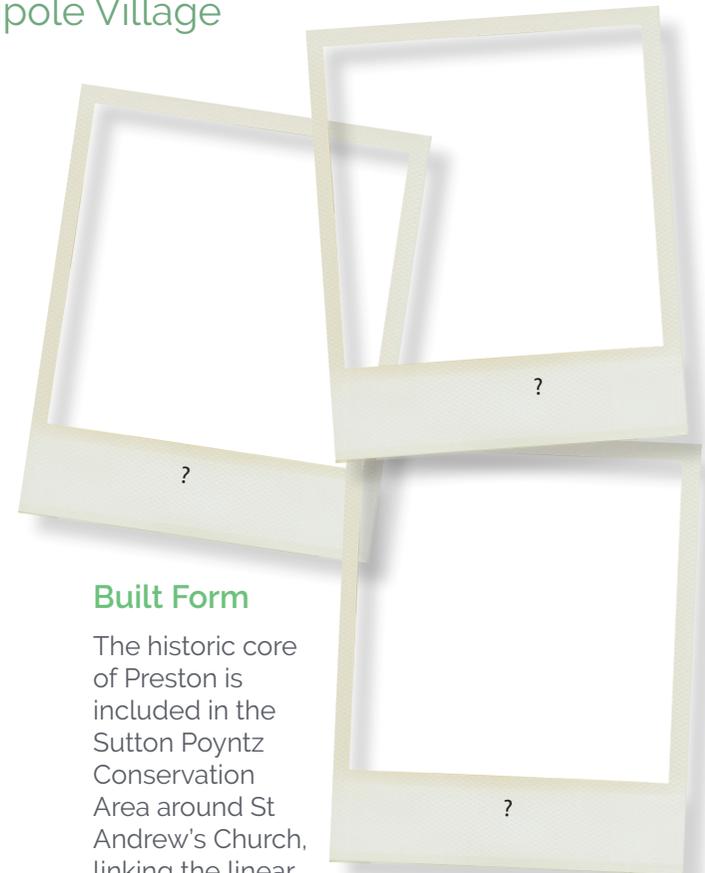
Sutton Poyntz and historic Preston lies in the Jordan Valley at the foot of the chalk hills north-east of Weymouth. An attractive natural setting is provided by the stream and its pond, which is the central feature of the settlement and by Ridgeway in the background. Bowleaze Cove is mainly caravan parks and holiday facilities.

## Area 3: Semi-rural Weymouth - Sutton Poyntz, Preston, Upwey, Broadwey, Nottingham, and Radipole Village

Upwey is located at the head of the River Wey, which runs southwards from the foot of the Ridgeway escarpment. It is a linear settlement, extending for approximately one mile. Farmland and tree belts create a distinct visual and physical separation between the village and the ribbon of suburban development along the Dorchester Road. Broadwey Conservation area is located below this point straddling the Dorchester Road

The hamlet of Nottingham lies in the valley of the River Wey and forms a group with the settlements of Upwey, along the valley to the north, and Radipole to the south. It occupies a secluded situation in undulating countryside, which contrasts with the open development of Weymouth suburbs close by.

Radipole village was an important bridging point of what was once a tidal estuary, prior to the building of the dam and bridge between Westham and Melcombe Regis. This extended settlement lies in a valley on both sides of the River Wey. Most of the village lies beside the River Wey in Causeway and on Radipole Lane, St Anns, Radipole Manor House (rebuilt in the C16th) and the Georgian Rectory could be said to be the "heart" of the village. The deserted Medieval Village is found beneath the fields between the church and the rectory.. The character of Radipole is rural of "buildings in the landscape". It is dominated by the steeply rising fields to the south and the numerous treed hedges and banks dividing fields and enclosing the narrow winding roads which are an intrinsic part of the charm and character of the area.



### Built Form

The historic core of Preston is included in the Sutton Poyntz Conservation Area around St Andrew's Church, linking the linear north to south settlement of Sutton Poyntz with the west to east settlement of Preston. Sutton Poyntz has 12 listed buildings and Preston has 26. Both areas are characterised by the use of local rubble stone with slate, thatch and clay tile roofs, with small two storey C19th cottages predominating. The compact form and narrow roads, in some cases unpaved and all without footpaths are a special feature of Sutton Poyntz. One of the main characteristics of Sutton Poyntz is its 'back lanes'

Upwey has approximately 70 listed buildings

## Character Area Assessment Area 3

and can be divided into three distinct areas: firstly the C15th Church of St Lawrence and the Victorian School; secondly Elwell street (mainly C19th buildings) and the Roman Road; and thirdly the area around the C17th Upwey Manor extending into Stottingway Street. Although each is distinct they are strongly linked and characterised by the sense of enclosure created by the valley slopes, the river, tree belts high stone walls, and common use of the local stone building materials.

In between these "core" areas can be found small groups of individual buildings separated by countryside, which extends down to Church Street. These "gaps" are an important and integral part of the Upwey Conservation Area and establish its essentially rural character. Common use of the local Ridgeway Limestone in the construction of buildings and walls, and slate or thatch for roofing materials creates a sense of harmony so that, with few exceptions, even those buildings that are not listed make a significant contribution to the architectural character of the area.

The core of the Broadwey Conservation Area is the cluster of buildings consisting of

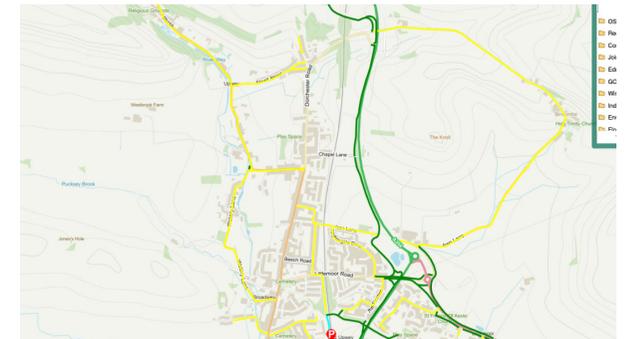
23 listed buildings in Mill Street, which include the remodelled medieval Church of St Nicholas and the group of C18th and C19th Mill buildings. The streets are narrow enhanced by the stone walls and the tall mill buildings. The countryside "breaking" into an urban setting is an important feature which determines the character of this Conservation Area. The majority of the pre C20th buildings are built with Upwey or Portland stone with Welsh slate roofs. The Dorchester Road elements are typically small cottages mixed with larger farm buildings.

The older buildings in the hamlet of Nottingham are predominantly rural in character and have associations with a mill, a malthouse, a farm and a spa at a sulphurous spring. There are 8 Listed buildings. The area extends to the hillside and woodland around the site of Nottingham House, as these features frame one side of the hamlet, separating it from suburban development along Dorchester Road.

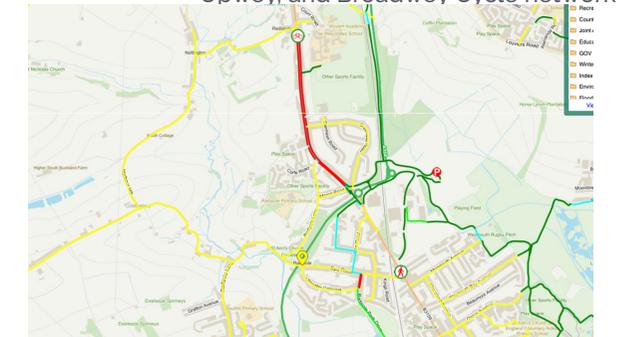
Radipole Conservation area is a rural village of 18 listed buildings. The area lies in a valley on both sides of the River Wey strung out along the road. St Anns, Radipole Manor House (rebuilt in the C16th) and the Georgian Rectory could be said to be the "heart" of the village. The deserted Medieval Village to be found beneath the fields between the church and the rectory would seem to confirm this historically

### Movement

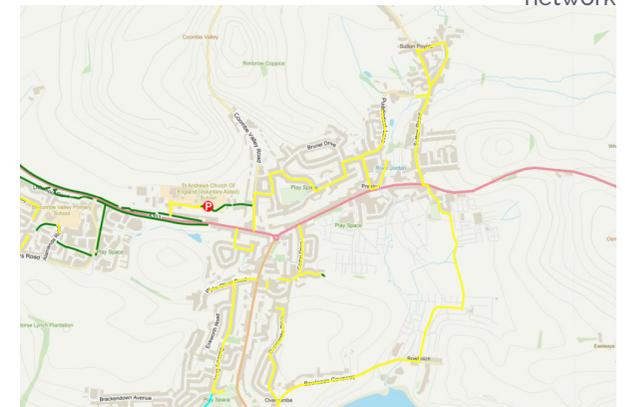
Wey Valley has a strong linear form of development there are footpaths linking the sites but generally it is not conducive to being a walk-able neighbourhood. A bus route and cycle route is provided through the centre and along the lanes surrounding the areas. Broadwey also has Upwey train station linking the site beyond its boundaries. To the east there is a traffic free cycle route that links Lodmoor Weymouth Beach and up to



Upwey, and Broadwey Cycle network



Radipole and Nottingham Conservation Area Cycle network



Sutton Poyntz, Bowleaze and Preston Cycle network



## Character Area Assessment Area 3

Dorset. Nottingham and Radipole village have no bus stops serving them at all. Sutton Poyntz and Preston has a bus provision along the main A road which is 800 metres from the central area of Sutton Poyntz. Preston is very well provided for as it is closer to the main road however Bowleaze has a cycle route but no bus provision

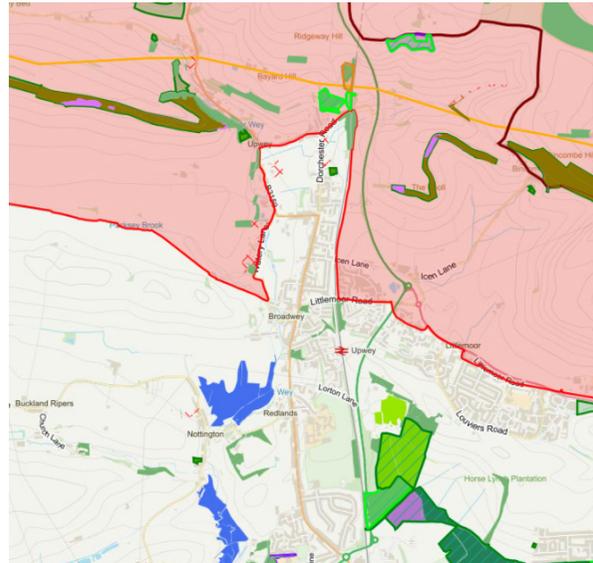
### Nature and Public Spaces

Sutton Poyntz has protected areas of green space to the centre and north of the village. Sutton Poyntz also has a protected open gap to the west There are no play facilities within the village and the nearest is in Preston where there are 2 spaces.

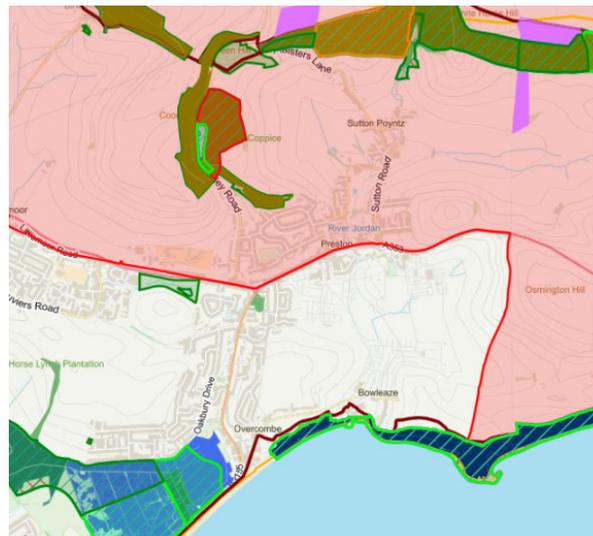
Broadway and Upwey have a play space each Nottingham and Radipole Village dont have play spaces but Radipole has access to Southill play area.

All the areas have deciduous woodlands that add to their character and setting. Radipole conservation area also has SSI land in the form of Radipole Lake. Nottingham and Radipole also have orchards and floodplain grazing marsh. Upwey Quarries and Bincombe Down SSSI is located to the north of Upwey. Sutton Poyntz and Preston have Whitehorse Hill SSSI and Chalbury Hill Quarry SSSI. To the north there are also Countryside and Right of Way open access land. Bowleaze Cove has a Special Area of Conservation (SAC) and SSSI on the coast. It also forms part of the South West Coastal Path.

AONB. land crosses into the Neighbourhood plan area in places in Upwey, Preston and Sutton Poyntz. Radpole Conservation has an allocated land for a community farm within it.



Upwey, Broadway, Nottingham and Radipole Conservation Area open spaces



Sutton Poyntz, Bowleaze and Preston open spaces

Broadway and Redlands has an important open gap visual break in the ribbon development along both sides of Dorchester Road retain the separate identity from suburban Weymouth and prevent coalescence of development, Broadway wey valley Open Gap focuses on the Wey Valley and has been defined to prevent the coalescence of the separate and distinct parts of the built up area along the valley floor Nottingham-Redlands Open Gap serves to separate the village of Nottingham from the built up area of Weymouth at Redlands and Broadway and provides a link between these latter areas and the open countryside to the west. The open gap is comprised of farmland. The Open Gap between the neighbourhoods of Southill and Redlands protects the rural character and setting of Radipole Village.

### Uses, Homes and Buildings

Radipole village has its own community building with easy access to shops and a pharmacy at Southill but the nearest Doctors surgery is over 1.5 km away. The nearest dentists is over 3km away. Primary schools are located within easy walking distance Nearby Southill has a community centre with sports facilities. No public transport links the site beyond its boundaries and no employment use sites nearby.

Nottingham, Upwey and Broadway have access to a convenience shop but the nearest Dentists pharmacy and Doctors is in Littlemoor. Due to the areas ribbon development form the most northern areas do not have access to a primary school but those in the south are in walking distance of a primary and secondary school. Nottingham is within walking distance of the schools via a public footpath. Eating out is sporadic with

## Character Area Assessment Area 3

a team room and facilities to the north and south but not in the centre. The area also has a community centre and Sports hub in Redlands but this is not easily accessible by those in Upwey. There are 3 campsites, and a fruit farm businesses.

Sutton Poyntz and Preston have 3 pubs and the holiday site has a bar and restaurant. There are also 2 shops, on the main road and a shop in the holiday complex. The nearest Doctors and pharmacy is on Preston Road which isn't walking distance from the north of Sutton Poynts or Bowleaze but is for the majority. Littlemoor has the nearest dentists which is on a bus route but not walking distance. The primary school is half way between Littlemoor and Preston and isn't walking distance for the majority. The only leisure and sports offerings are in the holiday parks and Bowleaze cove.

None of the rural areas have access to employment in the form of industrial land. Preston and Sutton Poyntz are in walking distance of holiday sites and hotels at Bowleaze Cove which offers

some full time and much seasonal work. Overall these areas are car dominated for day to day facilities. Sutton Poyntz community centre is the pub; Preston community is spread out but have 2 pubs as community focus along with church and shops, Upwey community centre remains the church and the 2 pubs. Radipole has the church and school room as its hub. Nottingham has no hub, play area or focus apart from its community speed watch team! Broadway has largely been merged into the ribbon development but retains the Upwey Station and Broadway Post Office

Properties are generally larger family homes with gardens owing to the rural nature. Starter homes and flats are lacking and it is therefore difficult to meet the changing needs of people of different ages and abilities accommodate a variety of uses over time.

Properties have quality internal and external environments for their users and generally relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion;

### Resources and lifespan

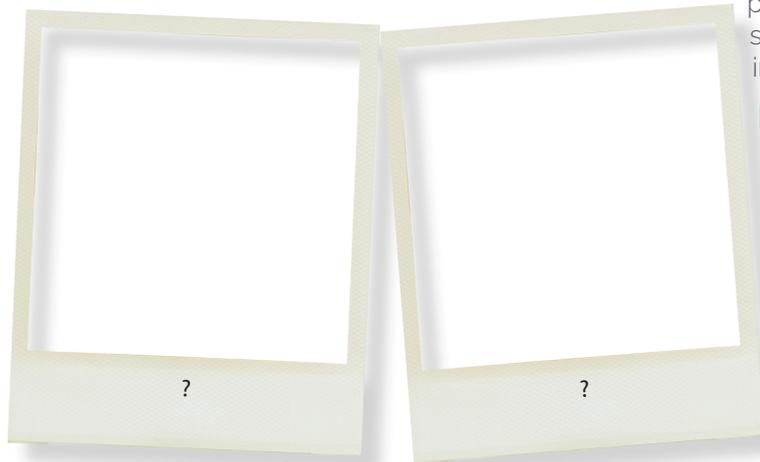
Nottingham, Broadway, Upwey Radipole Village, Sutton Poyntz and Preston all have flooding issues. Nottingham is also prone to surface water flooding particularly the area proposed for development. Any scheme needs to ensure that there is appropriate sustainable drainage solutions.

None of the villages are particularly



compact and walk-able in terms of access to facilities which would support health and reduces energy demand. This is particularly the case for the ribbon developments. All sites are on the periphery of Weymouth and are lacking in a community or facility hub.

Buildings have potential to be adaptable over time, reducing the need for redevelopment and unnecessary waste; Buildings could be retrofitted with materials and adopt technologies to minimise their environmental impact. Properties are easy to use and look after,



## Character Area Assessment Area 3

### Relevant Planning Policy

#### West Dorset and Weymouth & Portland Local Plan 2015

ENV1 Landscape, Seascape and Sites of Geological Interest - World Heritage Site and Sites of Geological interest Lower Wey and Lorton Valley and Weymouth Urban Area.

ENV2 Wildlife and Habitats - Sites of National Importance of Nature Conservation,

ENV4 Heritage Assets - archaeological importance, Town Centre Conservation Area Scheduled ancient monuments

ENV7 coastal erosion and land instability

SUS2 Distribution of development and settlement boundaries

ECON1 Provision of employment

ECON3 Protection of other employment sites

ECON4 Retail and town Centre Development

ECON5 Tourism attractions and facilities

ECON6 Built tourism accommodation

ECON7 Caravan and camping sites

HOUS1. Affordable housing

HOUS3 Open market housing

COM3 Retention of community buildings or structures

COM5 Retention of open space and recreational facilities

WEY8 - Lodmoor Gateway and Country Park Area

### Emerging Local Plan

DEV9 Neighbourhood plans

ENV1 Green infrastructure

ENV2 habitats and species

ENV3 biodiversity net gain

ENV4 Landscape

ENV5 Heritage Assets

ENV6 Geodiversity World Heritage site

ENV7 High quality design

ENV 8 Landscape and Townscape context

ENV9 Achieving high levels of environmental performance

ENV10 Shop fronts and advertisement

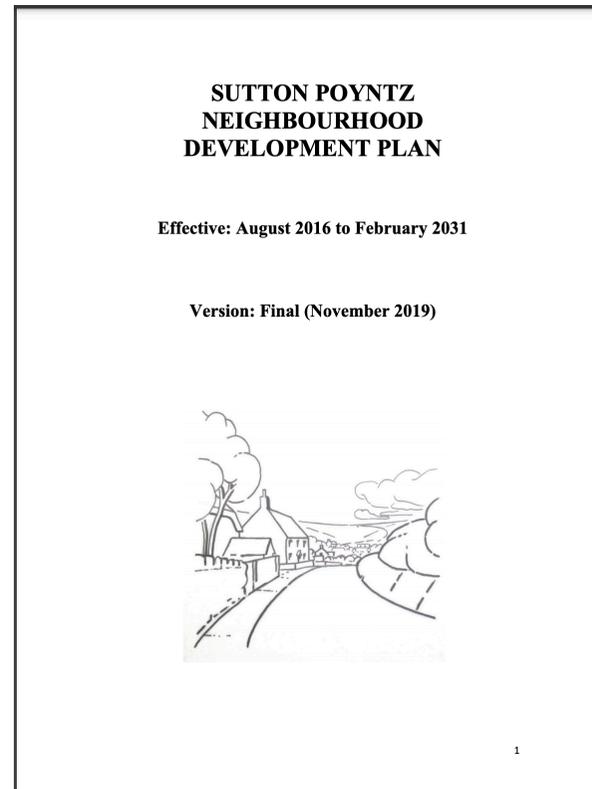
ENV13 Flood risk

ENV14 SUDs

ENV15 Land instability

WEY1 Flood Risk and Coastal Erosion

Wey 19 Tumbledown



### Sutton Poyntz Neighbourhood Plan

Policy BNE 1: Protection and Enhancement of Wildlife Habitat in Relation to New Development

Policy BNE 2: Local Green Spaces

Policy BNE 3: Tree Preservation

Policy GA 1: Transport Needs and New Development

Policy GA 2: On-Street Traffic Congestion

Policy GA 3: Impact of Traffic Density on Current Infrastructure

Policy GA 4: Pollution Reduction

Policy HE 1: Protecting Archaeology

Policy H&P 1: Building Style and Design

Policy H&P 2: Housing Numbers and Size

Policy H&P 3: Key Views

Policy H&P 4: Flood Prevention

Policy SR 1: Enhancement of Community Recreation Facilities

Policy SR 2: Protection of Community Assets

### Harmful features

Infill developments could potentially slowly erode the semi-rural character of some areas if not designed appropriately. Ribbon development is not a sustainable development pattern as it is not walk-able. Lack of facilities and hubs  
Flooding and surface water drainage issues

### Features at risk

Rural character is being eroded with developments infilling. Open gaps are at risk to development Encroachment of Chickerell and Bincombe developments blurring historic boundaries and open gaps.

### Important features

Listed buildings and the conservation areas form part of the identity and heritage of the area and identify built form characteristics .  
Open gaps and woodland provides important open spaces for recreation as well as defining the boundary of each area.

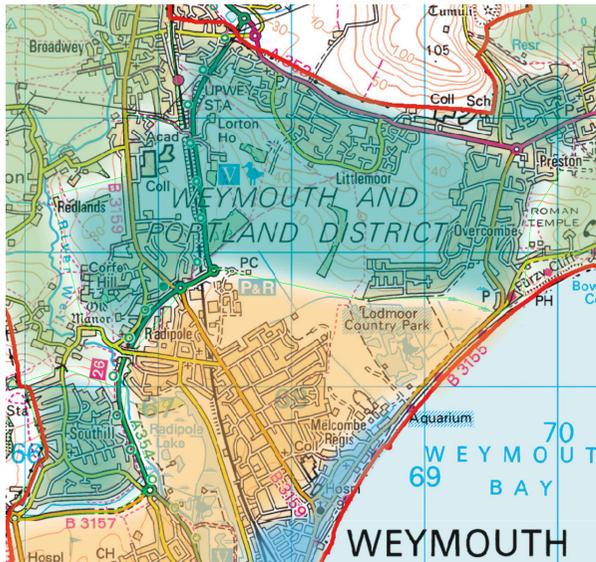
### Opportunities for change

- Employment provision
- Encourage walk-able neighbourhoods and access to day to day facilities
- Protect heritage of Conservation areas and listed buildings
- Protect open gaps, rural character and open spaces
- Encourage good design that reflects historic character encourages social interaction
- Attractively integrate flooding and drainage engineering solutions into design



Rural Weymouth  
Sutton Poyntz, Preston,  
Bowleaze Cove, Upwey,  
Broadwey, Nottingham  
and Radipole village

## Character Area Assessment Area 4



Location Plan

### Context, and Identity

These areas are large areas of development built in the late 20th Century and some early 21st Century. Developments are generally car dominated or have poor relationships with the street and open spaces. Block patterns are cul-de-sacs or curved street patterns.

### Built form

In Southill Cul-de-sacs to the west of Radipole lane were built in the 1930's and comprise detached properties. The remaining areas were built after the 60's. Properties to the north are an Americanised suburbia with large front and back gardens, places to park a car. The areas are not walk-able and are car dominated due to a lack of human scale. Properties to the south are denser with detached properties existing however also

## Area 4: Late 20th Century suburban - Southall, Littlemoor, Redlands, Preston and Overcombe

a mix of terraces and semi-detached. Generally there is little gap between properties. Properties generally have front gardens with parking to the front and there are large areas of open space which are poorly designed in terms of surveillance as they back on to boundary fencing. To the centre of these areas is a development that is later still, it has a denser form with parking in garages but large swathes of cars parked over garage fronts and crammed in, in comparison to large swathes of open spaces that are underused.

Redlands is similar to Southill with large semi-detached and detached properties in large gardens. There areas of green spaces provided are provided in large blocks however are still poorly overlooked. Cul-de-sacs and curved roads dominate the block patterns.

Littlemoor and an area to the east of Littlemoor was built at a similar time. These areas are denser in form with more terraces, and semi-detached housing and flats. The relationship of properties with the streets is poor with large areas of backgardens backing onto open spaces. Infill developments from the 21st Century are generally more compact that overlook open spaces better.

Overcombe and the more modern parts of Preston are larger detached properties set in large garden plots to the fronts and backs. Developments again back onto open spaces resulting in poor natural surveillance.

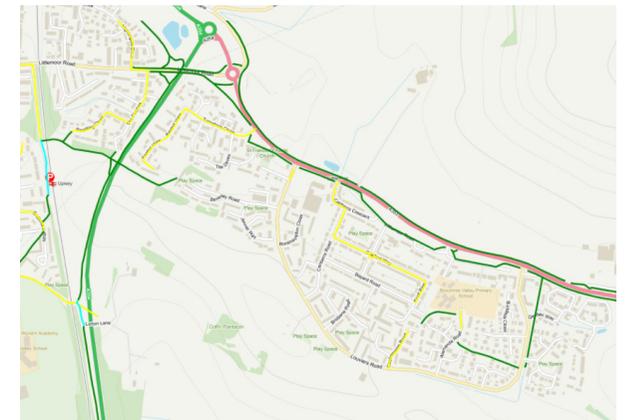
### Movement

Links to areas beyond Southill boundaries is limited. It has no allocated cycle route through the site Major junctions and the B3157 have a

dedicated cycle path. Southill has no bus route or sustainable access to one but does has a community bus service three times a day. The area is heavily car dominated and does not allow for much social interaction except at the central shops

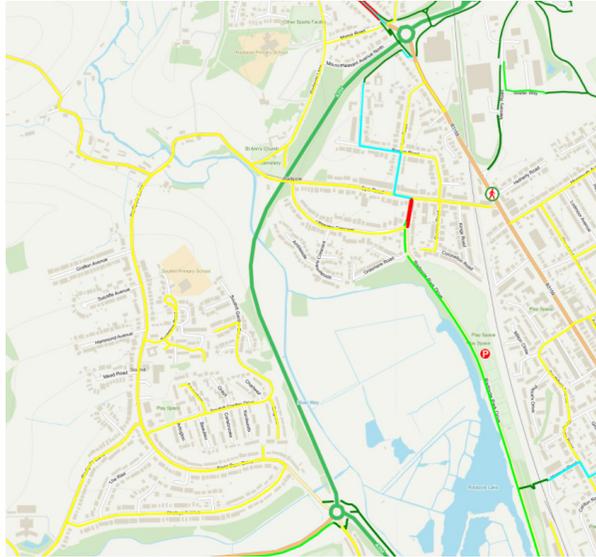
Redlands, and Littlemoor have access to cycle paths and are on major bus routes. Littlemoor has a circular bus route around the estate. The area is heavily car dominated and does not allow for much social interaction except at the central shops which includes a post office, dentist, doctors, health clinic, takeaway, hardware store, .

Modern Preston and Overcombe are well served by a bus route but limited dedicated access to dedicated cycle paths except on the periphery of the areas. Preston links to the main road and through the SSSI and main road whereas Overcombe links to the town via the beachfront. The area is heavily car dominated and does not allow for much social interaction except at the central shops.

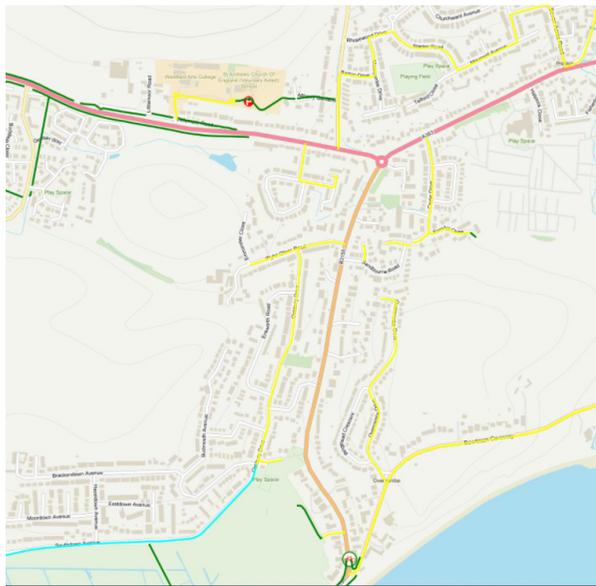


Littlemoor and 'The Birds' Cycle network

## Character Area Assessment Area 4



Southill and Redlands Cycle network



Modern Preston and Overcombe Cycle network

### Nature and Public Spaces

Southill has easy access to a golf course, children's play area, farmland via Public Footpaths to the west and Chaffey's Lake to the south. Radipole Lake is to the east of the site however is not easily accessible due to the main road. There is a link via a public footpath to the south of the site which is an important walking route through and an important open gap. Nearby to this is Tumbledown Farm which is in the process of becoming a community farm. Deciduous woodlands surround the site to the east, and south. They are linked for walking and to the south forms an important open gap. More distantly to the west there is further woodlands. Southill has a play park street trees and grass and has a very open and pleasant feel. A lot of the open spaces are not very overlooked however and do not feel completely safe. The area has a central square of shops and a pub with a church. Streets have a clear hierarchy.

Redlands similarly has woodland Radipole School Nature Reserve and Radipole Woods and farmland straddling the River Wey surrounding the site to the west and an important open gap to the south is two-mile copse an important wildlife corridor linking through to the Lorton Valley Nature Park. Access to Lorton Valley Nature Park is possible via an underground tunnel. It has a play park street trees and grass and has a very open and pleasant feel. A lot of the open spaces are not very overlooked. There is no particular central hub area Redlands Community Sports Hub, Wey Valley School, St Nicholas & St Laurence Primary School, Wey Valley Tennis Centre and Westfield College provide a focus and school and public playing fields.

Littlemoor has access to the AONB and open access land to the north and Lorton Valley Nature Park to the south. They have 7 play spaces spread throughout and many street trees spread out in small open spaces. A central shopping

'square' is located in Littlemoor relatively central to the 2 areas.

Modern Preston and Overcombe, have access to the AONB and open access land to the north and Lorton Valley Nature Park to the south. Preston is actually within the AONB designation. They are treed at key points, along the main roads or on corners. There are only 3 places but these are in a safe walking distance of properties. A community square/shop offering is sited central to these two areas.

Water management is generally in the open spaces on all sites which makes it climate change resilient.

### Uses, Homes and Buildings

Modern Preston and Overcombe has a community hub at the A353 and B3155 roundabout. Chalbury Corner There is a convenience store, pharmacy and doctors There is also a convenience store on Overcombe Corner, There are no supermarkets or dentist in walking distance, Primary schools and preschools are located in Preston and the Arts college is nearby to this, the majority of Overcombe could not reach these areas by foot. Takeaways and restaurants are just about within walking distance of each area as they are on the periphery of the sites. Preston has a village hall and Overcombe has a leisure centre but no employment land. It does however have seasonal holiday work.

Southill has a convenience store, pharmacy, fish and chip shop, and, Chinese takeaway a pub in the central area of Southill. Within walking distance of all the housing. A gym and martial arts centre is in Southill A golf club and football club

## Character Area Assessment

### Area 4

are located just to the north. Spark Wellbeing centre which has dancing, acting and community events is within Southill. There is a primary school in Southill but the nearest preschool is over 1.5km away, The nearest doctors is over 1km away. The nearest supermarket, secondary school and dentist is over 2km away. The nearest employment site is relatively nearby in the Granby Industrial Estate but this is outside of the neighbourhood plan area.

Redlands has a petrol station with a convenience store within it. In walking distance are several large supermarkets which have pharmacies within them. There is also a large allocated employment site here. Radipole primary school is located in this area A takeaway, and pub is located in walking distance to the south in Radipole Spa. A community sports hub is located to the South and forms part of Redlands. The nearest doctors is however over 1km away and the nearest, dentist is over 2km away.

Littlemoor has access to a central hub which has a convenience store, 2 takeaways, doctors surgery, pharmacy, dentist. Within the area there are also another takeaway a pet shop and garden centre. The area has access to 2 primary schools and the arts college is located here The nearest nurseries and preschool are located over 1km away. The next nearest college is over 2km away. Littlemoor community centre. There are no pubs or restaurants in walking distance. There are football pitches and a skate park but no other sports club facilities in walking distance or indoor facilities. The nearest allocated employment land is approximately 3 km away meaning that you need a car or bike to travel there.

Properties are mainly houses however each area has a mix of housing types from detached to terraced and a few flats. Servicing areas of shops are unobtrusive and well-integrated into their neighbourhoods.

### Resources and lifespan

Water management from the main rivers is climate change resilient as it floods onto open spaces.

The central hub of Littlemoor is prone to surface water flooding but the area is all tarmac and concrete. There is an opportunity here to improve that situation and provide flooding integrated into the site. There are lots of gardens and properties prone to surface water flooding in the areas. Any new development should take this into account.

Streets have a hierarchy with central shopping areas. The area feels generally safe along main wide routes however not in the network of open spaces that are not overlooking. The area is car dominated however walk-able for day to day amenities and the hubs allow for social interaction and inclusion which supports health and reduces energy demand..

Buildings have potential to be adaptable over time, reducing the need for redevelopment and unnecessary waste; Buildings could be retrofitted with materials and adopt technologies to minimise their environmental impact. Properties are easy to use and look after,

### Relevant Planning Policy

#### West Dorset and Weymouth & Portland Local Plan 2015

ENV1 Landscape, Seascape and Sites of Geological Interest - World Heritage Site and Sites of Geological interest Lower Wey and Lorton Valley and Weymouth Urban Area.

ENV2 Wildlife and Habitats - Sites of National Importance of Nature Conservation,

ENV4 Heritage Assets - archaeological importance, Town Centre Conservation Area Scheduled ancient monuments

ENV7 coastal erosion and land instability

SUS2 Distribution of development and settlement boundaries

ECON1 Provision of employment

ECON4 Retail and town Centre Development

ECON5 Tourism attractions and facilities

ECON6 Built tourism accommodation

ECON7 Caravan and camping sites

HOUS1. Affordable housing

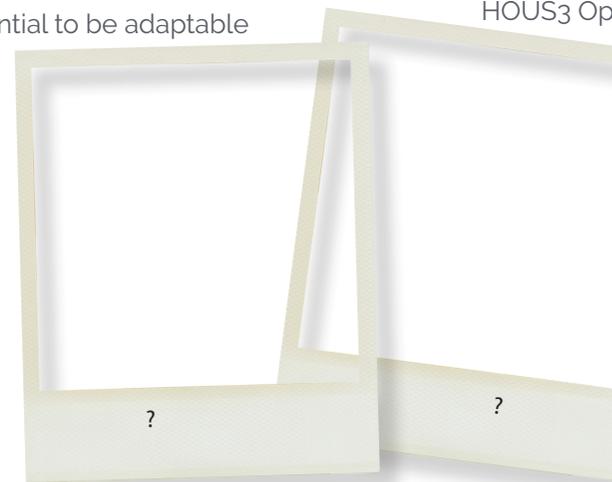
HOUS3 Open market housing

HOUS4 Flats, hostels and houses in multiple occupation

COM3 Retention of community buildings or structures

COM5 Retention of open space and recreational facilities WEY8 - Lodmoor Gateway and Country Park Area

WEY16 - Lorton Valley Nature Park



## Emerging Local Plan

DEV9 Neighbourhood plans

ENV1 Green infrastructure

ENV2 habitats and species

ENV3 biodiversity net gain

ENV4 Landscape

ENV5 Heritage Assets

ENV6 Geodiversity World Heritage site

ENV7 High quality design

ENV 8 Landscape and Townscape context

ENV9 Achieving high levels of environmental performance

ENV10 Shop fronts and advertisement

ENV13 Flood risk

ENV14 SUDs

ENV15 Land instability

WEY1 Flood Risk and Coastal Erosion

WEY9 Lodmoor Gateway and CountryPark Area

WEY11 Littlemoor Urban extension

Appendix 3 - small sites - Land adjoining Southill

## Important features

Central squares are important to maintain access to facilities and allow for social interaction.

Community buildings provide places for sports and events to encourage social interaction and maintain health.

Open spaces and gaps are important for leisure and recreational access.

## Harmful features

Lack of surveillance of open spaces and green spaces that are underutilised.

Access to healthcare for Southill and Redlands is poor

Sustainable transport connecting with the surrounding areas and beyond Weymouth is poor for Southill.

There is a lack of employment other than retail and access to employment at Littlemoor

## Character Area Assessment Area 4

### Features at risk

Open spaces and gaps are at risk to development.

Flooding and surface water drainage issues risk flooding properties.

## Opportunities for change

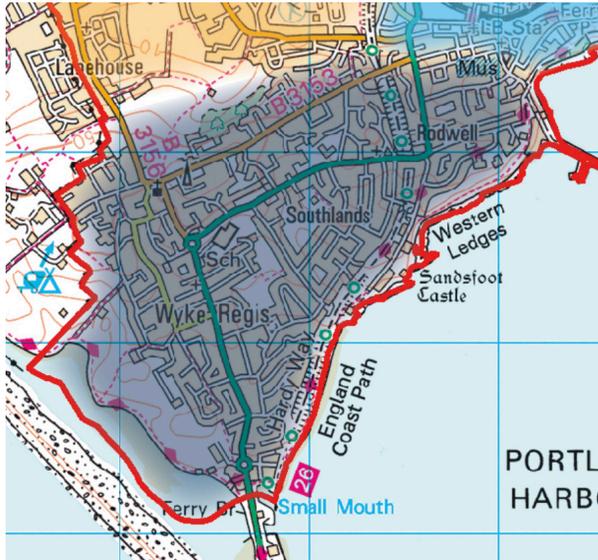
- Employment uses should be within a sustainable distance of housing
- Encourage overlooking of open space and better utilise these pockets of open space..
- Encourage walk-able neighbourhoods and sustainable access to facilities outside the neighbourhoods
- Protect open gaps, rural character and open spaces
- Attractively integrate flooding and drainage engineering solutions into design

Late 20th Century

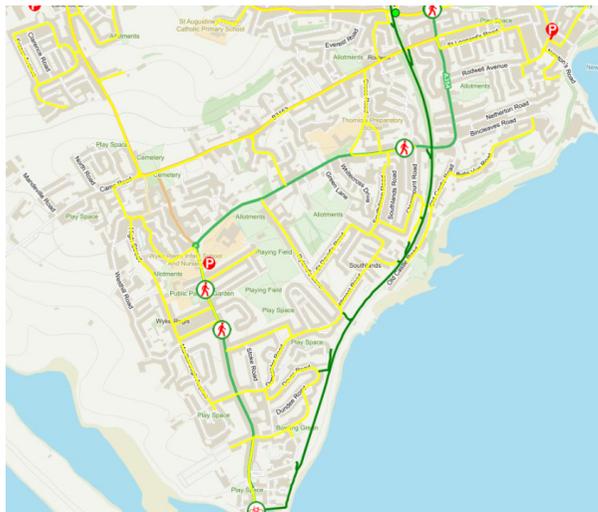
Southall, Littlemoor,  
Redlands, Preston and

Overcombe

## Character Area Assessment Area 5



Location Plan



Cycle Route and footpath Plan

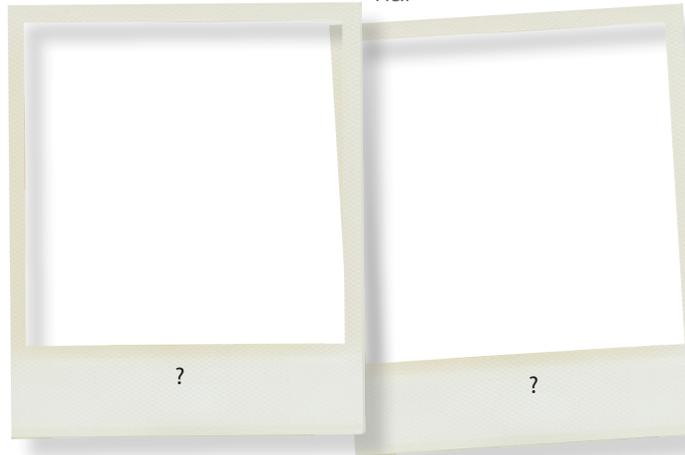
## Area 5: Coastal urban - Wyke Regis, Southlands and Rodwell

### Context and Identity

Wyke Regis is located to the southern end of Weymouth. It has water on both its east and west side and is the last part of the mainland before it extends onto Chesil Beach. It could be considered the birthplace of Weymouth as there is evidence of Iron Age hearth construction, Roman occupation and it is the probable site of a traditional Saxon Village. It is distinctly separated from Westham by an area of green space.

This area has many listed buildings, most of which are in the 4 designated conservation areas. The Wyke Regis Conservation Area encompasses much of old Wyke Regis, and can be said to retain the character of the old settlement. The village, which is on rising ground and lies hidden away from the major roads, has at its core a small "square" surrounded by small Georgian and Victorian houses. The settlement's historic core is based upon the C15th All Saints Church, its Rectory and the Manor House. Much of the character of the core is derived from the modest scale of its buildings combined with the

nar-



rowness of Chamberlain Road, High Street and Shrubbery Lane punctuated by the opening out of Wyke Square.

Connaught Road Conservation Area is contemporary with a common architectural theme to the semi-detached villas which include arched heads or Gothic style windows on the first floor. Down Road Villas are of a slightly later Victorian date and built of red brick. Stone capped gables face the road and are complemented by glass houses. Many properties retain their original sash windows. Villas on Buxton Road are 2.5 storey

Landsdown Square Conservation Area has mature lime trees in the roadside verges and the imposing two.5 and 3.5 storey semi-detached Victorian brick and stone residences which remain substantially unaltered. A feature of many of the roofs is the brick and stone chimneys. The fact that nearly all the buildings retain the original Victorian and Georgian style vertical sliding sashes is beneficial to the character of the individual buildings and therefore to the Conservation Area. The walls and piers that define the boundaries of the curtilages of the buildings, make a positive contribution to the appearance of the square, and further define the form of the square. The gardens to the south of the terrace (1-15 Wyke Road) are an essential component of the character of the Conservation Area, providing views of the principal elevation of the terrace to the Square. The Wyke Road part of the Conservation Area has a different more urban character consisting of two terraces of the late Georgian style buildings fronting onto Wyke Road.

Belle Vue Road Conservation area is an ex-

ample of an area of very large houses built at the turn of the century in unusually large plots. Although the Belle Vue Road area contains only one building listed as being of architectural or historical interest, it does hold particular historical connections with Weymouth and the architect Crickmay, who in 1891 designed the layout of the area which was subdivided into large individual plots. The area is characterised by large individually designed Victorian and Edwardian brick built buildings, grass verges and high hedges and the area possesses a distinct character not present elsewhere in Weymouth. Scheduled Ancient Monument Sandsfoot Castle is an artillery fort constructed by Henry VIII on the west coast. It was completed in 1542

### Built Form

The area has a some older properties in around the Conservation area and near to the harbour at Rodwell but experienced large amounts of growth in the early 20th Century. This resulted in post war homes and 30's semi's. The areas have a tight urban grain and is predominantly of a domestic two storey scale. The majority of the developments have a strong linear form with more curves responding to the coastline areas. Some infill developments do not follow this pattern.

Predominantly buildings are a red brick construction or white render with white uPVC windows. They comprise a mix of detached, semi-detached and terraced housing. Properties have a set back that allows for a garden and parking space to the front.

A caravan park is found to the southern tip facing out over East Fleet and Chesil Beach.

### Movement

Public transport access in Wyke Regis and beyond is plentiful with numerous bus stops within walking distance of all properties. Patterns of

movement include walking and cycling, access to facilities,

Pedestrians and the car have an equal use with the main road being busy and perhaps dissuading the use of the car. However there are adequate pavements and a human scale from

### Nature and Public Spaces

Chesil Beach and the Fleet is a Ramsar site, SAC, SPA and SSSI as well as open access land. Portland harbour shore is also a SSSI. All the land to the west of Wyke is Heritage



Coast

The SouthWest coastal path runs along Wyke Coast from the Nothe and out of the area the west. This area has lesser known beaches which are accessible by the public.

There are areas of Deciduous woodland along the Rodwell Trail, on the coast near Belle Vue Road and in the designated open gap.

The Open Gap encompasses the open area between Chickerell Road, Lanehouse Rocks Road and Wyke Road. The Gap has been drawn with regard to the gradient of the land following the existing development boundary and field boundaries as appropriate. There are

important views into the site from the three main roads that bound the site and residential areas surrounding it. There are also attractive views around and across the site when crossing the land on the network of statutory paths. This Open Gap therefore serves a very important function in protecting a green open tract of land in an otherwise densely built up area, helping to maintain the individual identity of Westham/Lanehouse and Wyke Regis to the south, by preventing the coalescence of development into the identified gap. The Gap also provides a link between the developed areas and the undeveloped Heritage Coast to the West and facilitates public access to the countryside.

The area has 10 play spaces, 4 play fields, 7 allotments. Trees are mainly located in private gardens or public open spaces. There aren't areas of street trees in particular.

Wyke Regis Conservation area has a small square with a bench and a water trough. It is mainly used for car parking, street furniture, lighting, signage and public art. There should be a hierarchy and it should feel safe secure and attractive.

### Uses, Homes and Buildings

Convenience shops, pharmacies and take aways are located along the main Portland Road and Buxton Road. Restaurants, pubs and a pizza takeaway are located in walking distance of most properties. There are 2 doctors surgeries, and 3 dentist in the area. All properties are in walking distance to a surgery either in or out of the area. There is also easy access to all forms

## Character Area Assessment Area 5

of shoals and nursery care. There are plenty of places to eat out at pubs and restaurants. The nearest employment areas are over 1.5km away to the north and south.

Wyke Regis memorial hall, Beach View community centre, Wyke Regis community and sports association provide community facilities. Watersports are provided to the north and gyms in the south outside the area and not particularly walking distance.

Properties vary from large mansions to terraces however there aren't many denser flatted developments. Most properties have gardens and access to outdoor spaces. The shop provision is sprawling along the main roads with no specific hub which would contribute to social interaction and inclusion;

### Resources and lifespan

The area is not really prone to flooding except along the beach. The area to the east is however coastal erosion an issue along the east coast. There are a few areas that experience surface water flooding which should be considered as part of any new development schemes.

Buildings have potential to be adaptable over time, reducing the need for redevelopment and unnecessary waste; Buildings could be retrofitted with materials and adopt technologies to minimise their environmental impact. Properties are easy to use and look after,

The area is compact and walk-able which supports health and reduces energy demand. However there is no hub which could support social interaction.

### Relevant Planning Policy

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ENV2 Wildlife and Habitats - Sites of National Importance of Nature Conservation,

ENV4 Heritage Assets - archaeological importance, Town Centre Conservation Area Scheduled ancient monuments

ENV7 coastal erosion and land instability

SUS2 Distribution of development and settlement boundaries

ECON1 Provision of employment

ECON2 Protection of key employment sites

ECON3 Protection of other employment sites

ECON4 Retail and town Centre Development

ECON5 Tourism attractions and facilities

ECON6 Built tourism accommodation

ECON7 Caravan and camping sites

HOUS1. Affordable housing

HOUS3 Open market housing

HOUS4 Flats, hostels and houses in multiple occupation

COM3 Retention of community buildings or structures

COM5 Retention of open space and recreational facilities

WEY8 - Lodmoor Gateway and Country Park Area

WEY16 - Lorton Valley Nature Park

### Emerging Local Plan

DEV9 Neighbourhood plans

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ENV2 habitats and species

ENV3 biodiversity net gain

ENV4 Landscape

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ENV6 Geodiversity World Heritage site

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ENV 8 Landscape and Townscape context

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ENV13 Flood risk

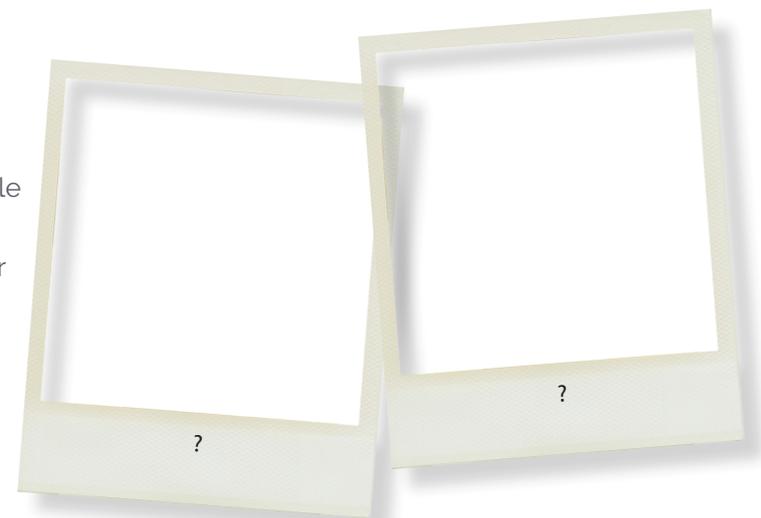
ENV14 SUDs

ENV15 Land instability

WEY1 Flood Risk and Coastal Erosion

WEY9 Lodmoor Gateway and CountryPark Area

Appendix 3 small sites Ferryman's Way (former Oyster Farm),



## Opportunities for change

- Employment provision
- Walk-able neighbourhoods and access to day to day facilities that facilitate social interaction
- Protect heritage of Conservation areas and listed buildings
- Protect open gaps, rural character and open spaces
- Good design that reflects historic character encourages social interaction
- Attractively integrate flooding and drainage engineering solutions into design

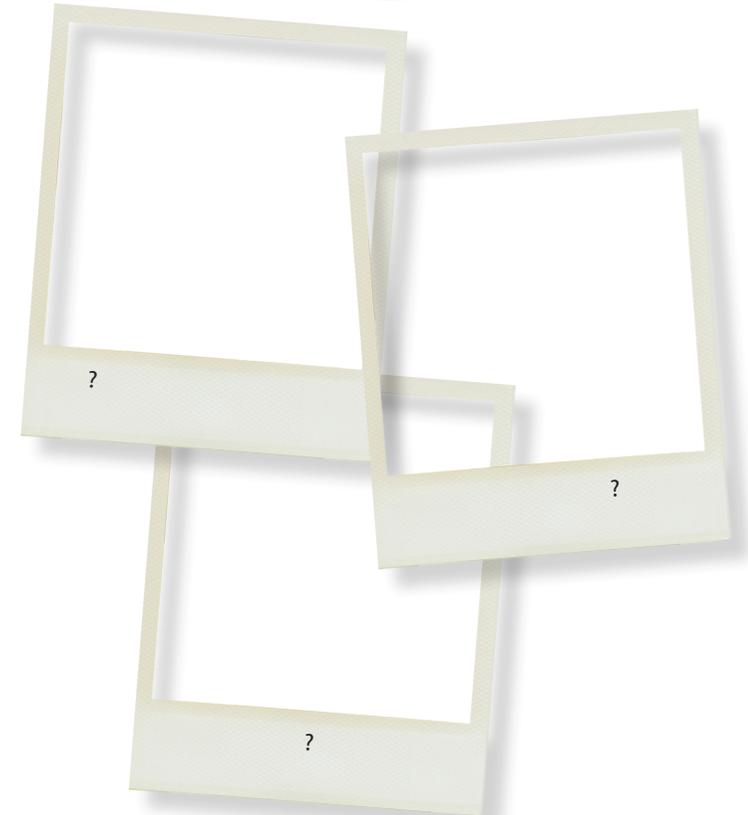


Coastal Urban

Wyke Regis,

Southlands and

Rodwell



### Features at risk

Open spaces and gaps are at risk to development.  
Flooding and surface water drainage issues risk flooding properties.

### Harmful features

Sporadic facilities with no hub for social interaction.  
Lack of employment provision in the area and access to nearby employment

### Important features

Listed buildings and the conservation areas form part of the identity and heritage of the area and identify built form characteristics .  
Scheduled Ancient monument of Sandsfoot Castle and archaeology  
Walk-ability and access to facilities

