



West Dorset, Weymouth & Portland Local Plan Policies Maps - Background Document

2015



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1. Introduction

- 1.1 This background document accompanies the West Dorset, Weymouth and Portland Local Plan policies maps (prepared in 2015), and provides background information for local designations such as Conservation Areas, Land of Local Landscape Importance and Important Open Gaps. Where appropriate it also includes reasons for designation to aid in the interpretation of the Local Plan and Policies Maps. All designations mentioned in this background information are shown on the Policies Maps.
- 1.2 This information has been carried forward from the West Dorset policies maps (Adopted 2006) and the Weymouth and Portland Local Plan Appendices (Adopted 2005), and may have since been superseded in part by new evidence. Minor amendments to remove repeated information and previously adopted policy references, and remove outdated census data have been carried out.
- 1.3 This background information may be useful when planning applications are being considered or by neighbourhood planning groups preparing neighbourhood plans. However, it should not be read in isolation from the adopted Local Plan text and policies, which sets the policy framework for the Plan area.
- 1.4 Where published updates are available (for example updated Conservation Area Appraisals in Weymouth and Portland) and supersede the text in whole, reference is made (underlined) in the text below. Conservation Area Appraisals for West Dorset are available online here:
<https://www.dorsetforyou.com/conservation/west>.

2. West Dorset District Council

LOCAL DESCRIPTIONS BY SETTLEMENT

BEAMINSTER

- 2.1 Beaminster is an attractive small town on the A3066 between Bridport and Crewkerne, at the head of the River Brit. The town is wholly within the Dorset Area of Outstanding Natural Beauty (AONB) and is physically contained within a natural bowl created by the escarpment to the north and east and by the Powerstock Hills to the west and south (where the river Brit flows through a narrow valley). The historic core of the town is based around an attractive square, from which roads radiate out into the countryside, and the town has spread along these roads as a series of residential estates. Large areas of open space run into the heart of the town from the surrounding countryside, ensuring that areas of development are separated and remain small scale.
- 2.2 Beaminster Memorial Playing Field and open spaces to the north form an attractive and important open space and community woodland within the settlement. The house and grounds of the Lodge, which link to the gardens of St Mary's School, act as a buffer between development. A paddock at the end of Shorts Lane, which is a buffer between older and newer developments, is a valuable link with the outlying countryside. Glebe land at the end of Barnes Lane provides a buffer against development and is an important open space within this part of the town and a visual link with open countryside. A garden area at Shorts Lane is important to the setting of the Church and the character of Shorts Lane. Land at the River Brit south of Flaxfield Road provides a link between the natural and built environment.
- 2.3 Edmond Combe Coppice is identified as a Site of Nature Conservation Interest, and the parklands at Beaminster Manor and Parnham are included in English Heritage's Register of Historic Parks and Gardens of national importance. The historic core of the town, with over 200 listed buildings, is designated as a Conservation Area.

BISHOP'S CAUNDLE

- 2.4 Bishop's Caundle is situated approximately 4.5 miles to the south-east of Sherborne, adjoining the A3030.
- 2.5 Three areas of land have been identified as Land of Local Landscape Importance: a small area of "green" off Church Green which contributes positively to this part of the village and the Conservation Area; the graveyard which comprises a buffer of open land within the settlement and an attractive feature in its own right; and the gardens of Bishops Caundle House which provide an important setting for this part of the settlement and the Conservation Area and for the village's church. They contribute positively to the character of the area, in particular its relationship with the open countryside and the village edge.
- 2.6 The Conservation Area was designated in 1991.

BRADFORD ABBAS

- 2.7 Bradford Abbas is situated approximately 4 miles west of Sherborne. It is compact in form with clearly defined boundaries to the east, north and west.
- 2.8 The open land alongside the River Yeo is designated as Land of Local Landscape Importance due to its contribution to the character and setting of the village and Conservation Area, and the link it provides between village and open countryside. A Conservation Area was designated in 1972. A Site of Special Scientific Interest lies to the east of the village.

BRIDPORT AND WEST BAY, INCLUDING ALLINGTON, BOTHENHAMPTON, BRADPOLE AND WALDITCH

- 2.9 Bridport is an historic coastal market town with a rich history. It lies wholly within the Dorset Area of Outstanding Natural Beauty.
- 2.10 Bridport is linked to the sea at West Bay by two rivers, the Brit and the Asker, which flow through the town. It lies on the A35 between the resort of Lyme Regis to the west, and the county town of Dorchester to the east. To the north, the A3066 follows the route of the River Brit to the smaller market town of Beaminster. The World Heritage Site designation of the adjoining coastline, and harbour improvements, are likely to have a dramatic impact on the future of West Bay.
- 2.11 The relationship of the surrounding hills with the flood meadows is central to the character of Bridport. The town is located between the meadows and the hills which, therefore, dictate its boundaries and form. The flood meadow areas are also important as buffers between the older town and newer development to the east, and as open spaces within the town. In addition to these, a large area of parkland at Walditch is important to the character and setting of both Bridport and Walditch, and a disused quarry at Bothenhampton is a valuable wildlife site and a buffer between Bridport and the outlying countryside.
- 2.12 The characters of the tree-lined avenues and green spaces at Conyger Road, Conyger Lane and Beaumont Avenue are protected Green Corridors.
- 2.13 Downe Hall is included in English Heritage's Register of Historic Parks and Gardens of national importance, and Conservation Areas are designated at Bridport, Bothenhampton, Bradpole, Walditch and West Bay.

BROADMAYNE AND WEST KNIGHTON

- 2.14 The adjoining villages of Broadmayne and West Knighton lie some 4 miles to the south-east of Dorchester. Broadmayne is bisected by the A352 Dorchester to Wareham Road. The south-western part of Broadmayne village lies within the Dorset Area of Outstanding Natural Beauty and adjoins the Purbeck Heritage Coast.
- 2.15 An area of Local Landscape Importance is identified focusing on Broadmayne House, adjacent paddock and the public open space to the west of Osmington Drove. These areas are considered to be of particular value to the character and setting of the south-eastern part of the village. One of the few remaining undeveloped areas between the settlements

Local Plan Policies Maps: background document

is identified as being Land Local Landscape Importance (LLLI) by virtue of the landscape buffer it provides. In addition an area of the water meadows is identified as LLLI. This area contributes positively to the setting of the village defining the north-west boundary of the village and provides an important link between the built and natural environment.

2.16 To the east of Broadmayne is a Site of Nature Conservation Interest.

BROADWINDSOR

2.17 The village of Broadwindsor is situated approximately 2.5 miles to the north-west of Beaminster on the B3163 and is compact in form.

2.18 The fields between Broadwindsor and Hursey form an important gap between the two settlements and contribute positively to their character. The grounds of Broadwindsor House contribute to the setting of the house and the approach to the village.

2.19 To the north of the village there is a site of Special Scientific Interest, and to the east and southeast of the village there are Sites of Nature Conservation Interest.

2.20 A Conservation Area was designated in 1973.

BUCKLAND NEWTON

2.21 The village of Buckland Newton lies within the Dorset Area of Outstanding Natural Beauty. It is situated on the B3143 road through the Piddle Valley, between Dorchester and Sherborne. The village is characterised by its loosely-knit structure, with groups of development separated by open agricultural land.

2.22 The large undulating area of open land between the groups of development, with its many trees and including the church, Buckland Newton Place and part of the grounds of the Manor House (all Listed Buildings), contributes significantly to the character and setting of the village. Fields at the south-west also contribute positively to the setting of this part of the settlement and the Conservation Area and provide an important link between the built and natural environment.

2.23 Two sites of Nature Conservation Interest lie to the north-west of the village. A Conservation Area was designated in 1990.

BURTON BRADSTOCK

2.24 Burton Bradstock is one of the larger villages in West Dorset. It is situated within the Dorset Area of Outstanding Natural Beauty, two miles south-east of Bridport, mainly on the north-east side of the B3157 Weymouth to Bridport coast road.

2.25 Two large areas of largely agricultural land to the south of the village are considered to contribute positively to the setting of the village, and also act as a buffer between the main village and the dwellings to the south of the main village. The fields adjoining The Rookery and Grove Road are considered to form an attractive open area which contribute significantly to the character and setting of the village and Conservation Area linking village and open countryside.

- 2.26 There are sites of International and National Importance for Nature Conservation to the south of the village, and a Site of Nature Conservation Interest to the north-west of the village.
- 2.27 A Conservation Area was designated in 1970 and amended in January 1994, and there is a Scheduled Monument to the south-east of the village.

CERNE ABBAS

- 2.28 The village of Cerne Abbas lies amid chalk hills within the Dorset Area of Outstanding Natural Beauty. It is situated approximately 7 miles north of Dorchester, on the A352 road in the valley of the River Cerne. It is an extremely attractive village with a wealth of Listed Buildings, many of them Grade 1. The village and the famous Cerne Abbas Giant carved into the hillside are very popular tourist attractions.
- 2.29 Land to the north, including Giant Hill, contributes significantly to the setting of the village. Areas around the Tithe Barn and river corridor to the south contribute positively to the setting of the village, the Conservation Area and the river environs and act as an important link between the built and natural environment. An area to the north of Wills Lane contributes positively as an open space to the character of the village and the Conservation Area, is an attractive elevated site in its own right and acts as a buffer between Wills Lane and development to the northwest, north and northeast. To the northeast of the village is a site of International and National Importance for Nature Conservation, and to the north is a Site of Nature Conservation Interest. There are several sites of national archaeological significance (Scheduled Monuments). A Conservation Area was designated in 1971.

CHARLTON DOWN

- 2.30 Charlton Down is located 3 to 4 miles north of Dorchester and 1 mile north of Charminster, lying above and to the east of the Cerne River Valley. The site of 48 hectares (119 acres) was formerly in Health Authority ownership and, with the exception of Forston Clinic, was the subject of a closure programme. The development accommodates approximately 500 dwellings (including conversions of some of the hospital buildings) together with employment, community facilities, recreation, shopping and commercial development and amenity open space.
- 2.31 Large areas are identified as Land of Local Landscape Importance by virtue of the setting they provide for Herrison House and the main block of buildings.
- 2.32 Haydon Hill is a Site of Nature Conservation Interest.
- 2.33 A Conservation Area focusing on the main buildings and their landscaped grounds was designated in January 1991. There is a Scheduled Monument to the south of the village.

CHARMINSTER

- 2.34 The village of Charminster lies 1.5 miles to the north of Dorchester, in the River Cerne valley. It is one of the larger villages in West Dorset.

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- 2.35 Two large areas of chalk valley floor to the north and south of the central core are identified as Land of Local Landscape Importance. The area to the south includes the Grade 1 Listed Building, Wolfeton House; the designation helps to protect the setting of this important building and it also acts as a landscape buffer between Charminster and Dorchester. The land to the north is an area of undeveloped traditional valley landscape, which runs into the village core therefore contributing positively to the setting of the village.

CHARMOUTH

- 2.36 Charmouth is an attractive small seaside resort within the Heritage Coast and Area of Outstanding Natural Beauty approximately 2 miles north-east of Lyme Regis. It is situated in an area of great geological importance, on the Jurassic Coast and at the heart of fossil-hunting country.
- 2.37 Over the years, development has encroached progressively closer to the coastline at Charmouth. It is important that the remaining open spaces adjoining the coast are retained for their environmental and recreational value. A field to the south of Hammonds Mead is considered important for these reasons and because of its contribution to the setting of the village.
- 2.38 The coastline to the south of the village is identified as a Site of International and National Importance for Nature Conservation. It is part of the coastline designated in 2001 as a World Heritage Site because of its outstanding geology.
- 2.39 A Conservation Area was designated in 1972.

CHETNOLE

- 2.40 The village of Chetnole is situated 8 miles south west of Sherborne in the attractive Blackmoor Vale. The village comprises a series of open spaces with east-west and north-south development aligning the spaces. The roads and lanes are narrow in places, with no footways.
- 2.41 Only the southern tip of the village lies within the Dorset Area of Outstanding Natural Beauty (AONB).
- 2.42 The fields between Deep Ford Lane and Chetnole Court are designated as Land of Local Landscape Importance. This is a visually important open space contributing positively to the setting of the village, and Chetnole Court in particular, as well as the Conservation Area. Also designated are the fields between the river and the main road north of Neil's Lane because of their positive contribution to the character of the settlement and their inter-relationship with the built and natural environment (and the Conservation Area) and is attractive landscape in its own right. The village playing field contributes positively to the character of village and the Conservation Area and is also an important open space within the settlement, providing an important setting for the Church. A Conservation Area was designated in 1993.

CHICKERELL

- 2.43 Chickerell Parish is located immediately to the west of Weymouth. Part of the Parish lies within the Dorset Area of Outstanding Natural Beauty and the West Dorset Heritage Coast. The settlement has developed rapidly in recent years with new housing estates and has gained town status.
- 2.44 Extensive areas of land around the town are identified as areas of Land of Local Landscape Importance. They provide a setting for Chickerell and provide a landscape buffer between the town and Southill, Weymouth.
- 2.45 Chesil and the Fleet, in addition to being a Site of Special Scientific Interest, is a nature conservation area of international importance, designated as a Ramsar and Special Protection Area.
- 2.46 Crook Hill Brick Pit is a site of International and National Importance for Nature Conservation and is also a Local Nature Reserve. There is a Site of Nature Conservation Interest at Chickerell Water Lily Farm.
- 2.47 A Conservation Area focusing on the older properties in the centre of the village and St Mary's Church was designated in 1990, with an extension designated in February 2000.

CROSSWAYS

- 2.48 The village of Crossways lies on the eastern edge of the Local Plan area approximately 7 miles from Dorchester. Most of the village has been built over the last 40 years.
- 2.49 Areas of Local Landscape Importance are identified associated with the "Green Walkways" in the west of the village.
- 2.50 A Site of Nature Conservation Interest, Skippet Heath, lies to the south of the village.

DORCHESTER

- 2.51 Dorchester, the County town, is located to the south of the River Frome and to the north of Weymouth, between Bridport to the west and the Bournemouth – Poole conurbation to the east. There are water meadows to the north and undulating downland countryside to the south and west of the town, beyond the bypass, which is designated as an Area of Outstanding Natural Beauty.
- 2.52 The town is the main service centre in the District, and has shopping, recreational, cultural, education and employment functions. It is an important transport centre, located on the convergence of the A35 trunk road, A352, A354 and A37; served by the Waterloo – Weymouth and Weymouth – Bristol railway lines; and is the centre of a wide rural bus network.
- 2.53 Around Dorchester, extensive areas of Land of Local Landscape Importance are identified as they make a positive contribution to the character and setting of Dorchester, act as a buffer between Dorchester and Charminster and protect the setting of archaeological features around the County Town. Within the Defined Development Boundary, Land of Local Landscape Importance is also identified associated with: the Weymouth Avenue Cemetery,

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Maumbury Rings, the Borough Gardens, Salisbury Field, Fordington Green, St George's Church and cemetery, and the four paddocks either side of the bypass to the south of St George's Road. All these are important open spaces within the town.

- 2.54 Green Corridors are identified within the town which provide a visual continuity and functional link between open spaces, and the Borough Gardens and Town Walks are included in English Heritage's Register of Historic Parks and Gardens of national importance.

EVERSHOT

- 2.55 Evershot is a very attractive village situated within the Area of Outstanding Natural Beauty approximately 6 miles to the east of Beaminster. The village is mainly linear in form and most of the buildings immediately adjoin Fore Street.
- 2.56 The open spaces, including some gardens, between Back Lane and Fore Street are considered to be an essential part of the structure of the village, where further development would be likely to damage its character and the setting of the buildings on Fore Street. The Green at the east of the village is considered to be a landscape feature in its own right and contributes positively to the character of the village and is a significant landmark.
- 2.57 A Site of Special Scientific Interest is identified to the east of the village. Evershot also has a Conservation Area which includes the built up area of the village and extends widely beyond it.

LITTLEMOOR

- 2.58 The modern housing estate at Littlemoor straddles the boundary between West Dorset District and Weymouth and Portland Borough.

LONGBURTON

- 2.59 Longburton is situated 15 miles north of Dorchester. It is a linear village, bisected by the busy A352 Road.
- 2.60 At the north end of the village, belts of land with mature trees adjoining the A352 and the C69 road to Totnell and the trees north of Kings Close are designated as Land of Local Landscape Importance (LLLI) in recognition of the attractive setting they provide to the village. In addition, an area around Manor Dairy Farm on the east side of main road is designated as a LLLI for its positive contribution to the setting of the village and the Conservation Area and its function as a landscape feature at the southern entrance of the village. A paddock to the north of 'The Old Dairy House' and south of the 'Meadows' to the east of the main road is designated as LLLI for its positive contribution to the character of the village and the setting it provides for the Church. It forms one of several important gaps identified as characteristic of the settlement.
- 2.61 A Conservation Area for the central, older part of the village plus open spaces was designated in 1993.

LYME REGIS

- 2.62 The coastal town of Lyme Regis, on the boundary between Dorset and Devon, is reached via the A305 off the A35 trunk road. It lies at the mouth of the river Lym, and dates back to the 8th century. Particularly historic and well known parts of the town are Broad Street and The Cobb.
- 2.63 The following areas are considered to be important open spaces within the town which contribute significantly to its character: the cemetery adjoining Charmouth Road, fields at Slopes Farm, green areas adjoining Haye Lane, a wooded area and slopes to the north of Portland Court, and the historic Langmoor Gardens and wooded areas to the south of Pound Street. In addition, an extensive area of high quality landscape which links town and countryside to the north of the town between Horn Bridge, Sleech Wood and Haye Lane contributes significantly to the setting of Lyme Regis.
- 2.64 Colway Lane, Haye Lane, Roman Road and part of Clappentail Lane are identified as Green Corridors in order to protect the rural character of these narrow lanes. An additional Green Corridor is identified on the disused railway cutting close to Uplyme Road.
- 2.65 Sites of International and National Importance for Nature Conservation are identified close to the Devon border to the south of Ware Lane and at the coastal area including the cliffs and land at Timber Hill to the east of the town. They are part of the coastline designated in 2001 as a World Heritage Site because of its outstanding geology.
- 2.66 A Conservation Area was designated in 1970 and extended in 1993 to include an area to the west of Cobb Road in order to protect historic buildings and the appearance of the hillside.

MAIDEN NEWTON AND HIGHER FROME VAUCHURCH

- 2.67 The settlements of Maiden Newton and Higher Frome Vauchurch lie within the Dorset Area of Outstanding Natural Beauty, 9 miles north-west of Dorchester on the busy A356. The railway line forms the northern boundary and the River Frome and attractive water meadows lie to the south and between the settlements.
- 2.68 The very attractive meadows adjoining the river between and to the south of the two settlements contribute to the setting of the adjoining Listed Buildings and the settlements and form a landscape buffer between the two settlements.
- 2.69 Chilfrome Meadows to the north, and Langcombe Bottom to the east are identified as Sites of Nature Conservation Interest. A Regionally Important Geological/ Geomorphological Site is identified at Rock Pit Farm in Higher Frome Vauchurch Parish.
- 2.70 A Conservation Area was designated in 1989.

MOSTERTON

- 2.71 The village of Mosterton is situated approximately eight miles north of Bridport, within the Dorset Area of Outstanding Natural Beauty. It is essentially a linear village, bisected by the A3066 road, and has had substantial development in recent years.

NETHER COMPTON

- 2.72 The small and attractive village of Nether Compton is situated between Sherborne and Yeovil, on an unclassified road, one mile north of the A30.
- 2.73 The village green and the Listed Buildings numbers 1 and 2 The Green plus their curtilages form a very attractive feature as well as providing an important open space within the village and are, therefore, identified in the Local Plan as Land of Local Landscape Importance because of the positive contribution they make to the character of the village. In addition, land at the south west is designated for its positive contribution to the setting of the village generally and especially its Conservation Area and as a setting for the Church. It is an attractive landscape in its own right.
- 2.74 A Conservation Area designated in 1972, covers most of the village and extends eastwards to encompass additional buildings and open spaces.

OWERMOIGNE

- 2.75 The small village of Owermoigne is situated 7 miles south-east of Dorchester, lying mainly to the north of the A352 road with a ribbon of houses to the south. It is surrounded by farmland and nursery gardens.
- 2.76 Two areas are designated as Land of Local Landscape Importance. One area comprises the field adjoining Church Lane and the Glebe playing field with their mature trees, plus the bank of mature trees to the south. This area contributes significantly to the character and visual amenity of the village and Conservation Area. The other area so designated is one of mature woodland near the village hall to the west of the village.
- 2.77 A Conservation Area encompassing the historic centre of the village was designated in 1990.

PIDDLEHINTON

- 2.78 The village of Piddlehinton lies partly within the Dorset Area of Outstanding Natural Beauty, in the scenic chalk valley of the River Piddle or Trent, 5 miles north of Dorchester on the B3143.
- 2.79 Part of the valley floor to the south west of the church is identified as being Land of Local Landscape Importance in recognition of the setting it provides to the settlement.
- 2.80 A Conservation Area was designated in 1990 at Piddlehinton.

PIDDLETRENTHIDE

- 2.81 Piddletrenthide lies within the Dorset Area of Outstanding Natural Beauty in the scenic chalk valley of the River Piddle or Trent about 8 miles north of Dorchester on the B3143. The village is basically linear in form along the B3143 road.
- 2.82 A Site of Nature Conservation Interest lies to the north-east of the settlement. A Conservation Area focusing on the Listed Buildings in the settlement and their settings was designated in 1990. To the north-east of the village is a Scheduled Monument.

PORTESHAM

- 2.83 The village of Portesham lies within the Dorset Area of Outstanding Natural Beauty, on the southern side of the range of hills which constitute the Ridgeway. It lies 7 miles north-west of Weymouth, immediately north of the B3157 coast road to Bridport, and is an attractive village with a mixture of old and new buildings. A considerable amount of new development has taken place in the village in recent years.
- 2.84 A large triangle of mainly open land, but including some mature trees, to the south of the village and bounded on the south by the disused railway line is considered to contribute significantly to the setting of the village. The area includes Portesham House and also the attractive ground of the Kings Arms Hotel and the small village green.
- 2.85 A Site of Nature Conservation Interest lies to the north of the village, and a Conservation Area was designated in 1971.

PUDDLETOWN

- 2.86 The village of Puddletown lies 6 miles to the north-east of Dorchester at the junction of the A35 and A354. It is one of the District's larger villages, with a First and Middle School.
- 2.87 Two areas are designated as Land of Local Landscape Importance. Firstly, Ilsington House and its parkland setting at the east, including the triangular village green at the junction of The Green and Athelhampton Road. These areas contribute to the setting of Ilsington House as well as contributing positively to the character of the village. Secondly, the Coombe at White Hill which contributes positively to the character at the entrance to the village.
- 2.88 To the east and west of the village there are Sites of Nature Conservation Interest, and a Conservation Area was designated in 1976, with an extension in 1994.

SALWAY ASH

- 2.89 Salway Ash is located approximately 2 miles to the north of Bridport on the B3162. The older buildings in the village mostly adjoin the main road, whereas modern development has taken place to the east of the village between the main road and Pineapple Lane.

SHERBORNE

- 2.90 Sherborne is situated in the northern part of the District 4.5 miles to the east of Yeovil at the junction of the A30 and A352. It is on the main railway line between London Waterloo and Exeter St Davids. Much of the central part of the town is of considerable historic and architectural character.
- 2.91 The following areas of Land of Local Landscape Importance are important open spaces within or adjoining the town:
- The fields and "the Slopes" to the south of the River Yeo, which are important to the character and setting of this part of Sherborne, linking town and countryside as well as being attractive landscape features in their own right;

- A field between Castleton Road and Osborne Road, which is an attractive landscape feature in its own right, is an important open space within the settlement and contributes to the character of the area;
 - Pageant Gardens, a Victorian town park, which is an important landscape feature in its own right and open space which acts as a buffer against the employment area to the south and the station;
 - Hillsides to the north of Marston Road which are important landscape features in their own right as well as contributing to the character of the area. The southern area also acts as a buffer between areas of housing;
 - A small area of public open space south of the Newell/Marston Road junction which is an important landscape feature in its own right and provides a setting and focal point for this part of the town;
 - Newland Garden, attractive in its own right, being a small scale formal open space important to the character of this part of Sherborne;
 - Sherborne School playing fields provide an important buffer between the railway line and the south west edge of the settlement and contribute positively to the setting of the town;
 - Sherborne Old Castle environs, including the St Mary Magdalene Church, contribute positively to the setting of the Old Castle and St Mary Magdalene Church. This area is also an important attractive landscape in its own right as well as providing a link with the Historic Park and Gardens to the south east, providing an important link between the built and natural environment;
 - The area to the east of Castletown Way contributes positively to the setting of the eastern side of Sherborne, providing a buffer between the road and rail line and the eastern edge of the settlement. It also provides a link between the built and natural environment;
 - Land to the northeast of Castletown Way contributes positively to the eastern setting of the settlement. This is particularly important because the north eastern side of the site provides a natural skyline limit to this edge of Sherborne. The area also provides an important link between the built and natural environment;
 - The Gryphon School playing fields contribute positively to the setting of the settlement as well as providing a link between the built and natural environment. The site is particularly seen from views from the south over the town. This area provides part of the characteristic rural northern backdrop for Sherborne.
- 2.92 Sherborne Park, including the two castles, is located within Castleton Parish and is included in English Heritage's Register of Historic Parks and Gardens of national importance.
- 2.93 A Site of Special Scientific Interest is identified to the north of Marston Road. Sites of Nature Conservation Interest are also identified here and to the south-east of the town at Sherborne Lake.

- 2.94 Two Regionally Important Geological and Geomorphological Sites (RIGS) are identified at Quarr Lane, and a Conservation Area was designated in 1970, and extended in 1989 and 1993.

THORNCOMBE

- 2.95 Thorncombe is an attractive village situated approximately 4 miles to the west of Broadwindsor within the Dorset Area of Outstanding Natural Beauty.
- 2.96 A field to the west of Chard Street which is bounded by footpaths is considered important to the setting of St Mary's Church when viewed from the west as well as being an important open area within the settlement. The open spaces in the central historic core contribute to the setting of the Church and Glebe House. The valley slopes to the south east of the village also contribute positively to the character of the area. The area adjacent to Tansee Hill provides an important area of open hillside which contributes positively to the setting and character of the area, in particular the views from the north east and east.
- 2.97 There is a Site of Nature Conservation Interest to the north-east of the village.

THORNFORD

- 2.98 The village of Thornford is located approximately 2.5 miles to the south-west of Sherborne.
- 2.99 Several open spaces to the north-west of the village are designated as Land of Local Landscape Importance. These are the grounds of Thornford House, which is important to the setting of the Church; an area including the Grange; and a distinctive large mound which forms a distinctive landscape feature in its own right to the west of Bembury Lane. They all contribute positively to the character of the village.
- 2.100 A Conservation Area was designated in 1994.

TOLPUDDLE

- 2.101 The village of Tolpuddle is situated 7 miles to the east of Dorchester. It is linear in form with a spur of development to the north up White Hill. The village, with its association with the Tolpuddle Martyrs, is of historical significance.
- 2.102 Parts of the water meadows and an area to the west, including St John's Church, the Manor House, Martyrs Green and an area of mature trees are identified as Land of Local Landscape Importance. These areas contribute positively to the setting of this part of the village and Conservation Area as well as the setting of the Old Mill House and properties along the southern edge of The Green.
- 2.103 A Conservation Area was designated in 1976.

TRENT

- 2.104 Trent is an attractive village situated about 2.5 miles to the north of Sherborne. The village is linear in form and much of it is owned by the Ernest Cook Trust.
- 2.105 The small area to the east of the village which forms a community-created informal public open space with trees, hedgerows, open grass and a restored pond feature is an attractive

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feature which also contributes to the character of this part of the settlement and is identified as Land of Local Landscape Importance.

- 2.106 A Conservation Area encompassing nearly all the buildings in the village was designated in 1970.

WINTERBOURNE ABBAS AND WINTERBOURNE STEEPLETON

- 2.107 The villages of Winterbourne Abbas and Winterbourne Steepleton lie 5 miles west of Dorchester. Winterbourne Abbas straddles the A35 trunk road from Dorchester to Bridport. Winterbourne Steepleton lies on the B3159 road, east of its junction with the A35 trunk road at Winterbourne Abbas. The village is small and very attractive, linear in form, with development fronting the road and the South Winterborne Stream. Both villages lie within the Dorset Area of Outstanding Natural Beauty.
- 2.108 Undeveloped land between the two Defined Development Boundaries provides a buffer between the settlements, preventing their coalescence and contributing to their character. Land to the east of Winterbourne Steepleton, including the church, several other listed buildings, and many mature trees provide an attractive entrance to the village from the east, contributing positively to the character of the village, its Conservation Area and a setting for the listed buildings.
- 2.109 There is a Site of Nature Conservation Interest to the south of the settlements.
- 2.110 Both villages have Conservation Areas. To the north-east of Winterbourne Steepleton are two Scheduled Monuments.

WEST STAFFORD

- 2.111 The village of West Stafford is situated 3 miles to the east of Dorchester, on the C33 County road. The Dorchester to Bournemouth railway line forms the southern boundary of the village. West Stafford is bounded by attractive water meadows to the west and north and arable and pasture land to the east and south.
- 2.112 An area to the north and east of the village, including the Grade I Listed Manor House and the water meadows, is identified as of Local Landscape Importance as it is considered to contribute significantly to the setting and character of the village. To the north of the village is a Site of Special Scientific Interest.
- 2.113 A Conservation Area was designated in 1976.

YETMINSTER

- 2.114 Yetminster is a large village which has accommodated several sizeable residential estates without detracting from the character of its historic areas. The village is situated approximately 4.5 miles to the south-west of Sherborne and has a range of facilities.
- 2.115 There are many open spaces in and around the village which the Local Plan seeks to protect with the designation as Land of Local Landscape Importance (LLLI) as they contribute positively to the character and setting of the village and Conservation Area. These are:
- St Andrew's Church area which is important to the setting of the church;

- Open spaces between Church Street and the railway line which act as a buffer between parts of the settlement and provide an attractive setting for the river. This area also acts as a buffer between the railway line and the settlement, protecting the amenity of the village.
- The field to the west of the church which is an open area within the settlement that contributes positively to its character and to the Conservation Area. It provides a setting for the Church and acts as a buffer between the development on its sides, and combines with other undeveloped land to create an important “green wedge” at the heart of the village and Conservation Area.
- Paddocks to the north of the public house that form an attractive and interesting area in their own right. They are a wedge of countryside which comes up to the centre of the village and act as a buffer between existing parts of the settlement to the west and east and, therefore, contribute to the character of the settlement by providing a relationship between the built and natural environment.

2.116 There are Sites of Nature Conservation Interest to the south and south-west of the settlement.

2.117 A Conservation Area was designated in 1970. Although not identified as LLLI, the paddocks to the west of Cross Farm and south of the High Street contribute to the character of the High Street and enable views of the church and across the village.

3. Weymouth And Portland Borough Council

DEFINED DEVELOPMENT BOUNDARIES – WEYMOUTH

NOS. 88-99 BOWLEAZE COVEWAY

- 3.1 This isolated part of Bowleaze Coveway requires a Development Boundary to prevent the residential properties merging with the surrounding open caravan park and entertainment complex.

BROADWEY SUBURBAN AREA

- 3.2 The boundary constrains this linear built up area between the railway line to the East and the historic limits of development to the West, including the projecting Stottingway and Elwell Streets. This level of constraint preserves the historic setting of the Wey Valley to the West, the landscape setting of the Ridgeway to the North and the important gap between Broadwey and Redlands to the South.

LITTLEMOOR SUBURBAN AREA

- 3.3 This linear settlement sits in an East-West trough between Bincombe Ridge and Southdown Ridge. The boundary here prevents development from overtopping the Southdown Ridge or climbing up Bincombe Ridge, hence preserving the setting of Weymouth to the South. To the East an open gap between Littlemoor and Preston is preserved.

NOTTINGTON LANE

- 3.4 The suburban row of housing at Nottingham Lane requires a Development Boundary to safeguard the surrounding Area of Local Landscape Importance and adjacent Important Open Gap and Nottingham Conservation Area from incremental sprawl.

PRESTON SUBURBAN AREA

- 3.5 Preston itself is located in the valley of the Preston Brook between Jordan Hill to the East and Wyke Oliver Hill and the Southdown Ridge to the West. Overcombe extends along the southern face of the Southdown Ridge to the West whilst to the North the developed area extends across a coll between Jordan Hill and Charlbury to join the village of Sutton Poyntz which itself rests in the upper valley of the Jordan River. The boundary around these areas crucially keeps these settlements off the ridge tops and in their valley settings whilst also preventing the infill that would irreversibly merge the identifiable areas of Overcombe, Preston and Sutton Poyntz. It also preserves an open gap between Preston and Littlemoor.

SOUTHILL SUBURBAN AREA

- 3.6 The boundary neatly ties Southill onto the south facing slopes of this ridge series, protecting Chafey's Lake to the South, Radipole Lake to the East and the North facing ridge over Radipole Village to the North. To the West the boundary follows the Borough boundary, preserving an important gap between Southill and Chickerell.

WATERY LANE

- 3.7 The suburban row of housing at Watery Lane requires a Development Boundary to safeguard the adjacent Area of Outstanding Natural Beauty, Broadway Conservation Area and Important Open Gap from incremental sprawl.

WEYMOUTH URBAN AREA

- 3.8 Starting at Nothe Parade, the boundary excludes Nothe Gardens and the coastal strip along Newton's Cove and Portland Harbour to Ferrybridge, preserving the undeveloped nature of this shoreline. NW of Ferrybridge the boundary preserves the setting of the Heritage Coast, protects the important green enclave of Markham & Little Francis and retains the northward spread of Westham to the top of the ridge between Westham and Southill. The boundary further protects the important wildlife enclave of Radipole Lake and to the North holds back development along Dorchester Road at Redlands from encroaching into the Wey Valley. At Lorton Lane the boundary preserves an important gap between Redlands and Broadway and then runs down the eastern edge of the built up area, protecting the integrity of the Lorton Valley and Lodmoor Marshes.

DEFINED DEVELOPMENT BOUNDARIES – PORTLAND

BUMPERS LANE

- 3.9 This Development Boundary around this workshop prevents the incursion of future industrial development on the historic residential development at Wakeham to the West and the nature conservation interest of the old quarry land to the East as well as the gap between Easton and Grove.

EASTON LANE

- 3.10 The industrial estate at Inmosthay and the old stone workings and associated industrial uses East of Easton Lane are defined by separate boundaries that restrict the influence of development on Easton Lane and thus on the open character of the Portland plateau between Easton and Portland Heights. The boundary also protects the nature conservation and tourism interest of the surrounding quarries.

EASTON-WESTON VILLAGES

- 3.11 These two historic villages have merged into a single area of built development straddling the Portland plateau. Around Church Ope and Wakeham the boundary preserves the historic village plan and to the NE preserves a gap between Easton and Grove. To the North the boundary follows the historic street of Reforne and prevents development spreading across the Portland plateau towards Portland Heights. To the NW the boundary preserves the setting of St. George's Church and protects the gap between Reforne and the industrial estate at Wide Street. To the West the boundary prevents the incursion of estate development onto the Portland Coast. To the South the boundary preserves areas of open landscape and gaps between Weston and Southwell, Weston and Weston Street, Easton and Weston Street and Easton and Perryfield Works.

GROVE

- 3.12 The boundary around this crescent of development protects the heritage value of the important group of listed structures within Grove Conservation Area that border the village to the North and East. To the SE the boundary retains the traditional crescent village form and protects the gap between Grove and Easton.

PERRYFIELD WORKS

- 3.13 These isolated workshops sit within a Development Boundary that preserves their separation from nearby residential development at Weston Street and Wakeham.

PORTLAND BILL

- 3.14 The historic development around Old Coastguard Cottages is tightly constrained by its Development Boundary to protect the open coastal plain of Portland Bill from further incursions by incremental development.

PORTLAND PORT ESTATE

- 3.15 The developable fragments of the Portland Port Estate around East Weares are sited on flat sections of land set into the undercliff. The boundaries around these protect the sloping land between them, which have a strong visual effect on the coastal character in addition to their nature conservation interest. The boundaries also protect remaining industrial and military sites of archaeological importance including the C20th rifle butts to the South, the earlier firing range and pier to the East and the C19-20th battery complex to the NW.

SOUTHWELL

- 3.16 Originally nestled in a dry East-West valley, Southwell has expanded in recent decades to cover the south-facing slope of this valley. The boundary around the northern part of the settlement holds development to the top of this ridge whilst to the South development is kept below the opposing ridge, safeguarding the undeveloped landscape further South and preserving a gap between the village and Southwell Business Park. The eastern part of the settlement includes the old village core and the boundary here helps preserve that traditional village character and protects the coast from the influence of development.

SOUTHWELL BUSINESS PARK

- 3.17 This former Ministry of Defence site sits in a unique cliff top landscaped setting. The Development Boundary here protects this setting, prevents the spread of development into open land to the North or South and maintains the separation of the Business Park from Southwell village.

UNDERHILL AREA

- 3.18 The boundary here encompasses Foylebank and Wardroom (former navy accommodation blocks), the port and the former Royal Naval Air Station as well as the historic villages of Fortuneswell and Chiswell. The boundary at Chiswell reflects the historic character of the fishing village tucked against Chesil Beach and on the landward side of Fortuneswell preserves the unique setting of this settlement nestled into the dominant scarp slope of the Verne Citadel and Portland Heights.

WESTON STREET

- 3.19 The historic linear development along Weston Street is quite distinct from both Weston and Easton, which it skirts. The Development Boundary here protects this historic character and preserves important gaps between Weston Street and Easton, Weston, Southwell and Perryfield Works. The SE section of the street has a separate boundary to preserve the historic character of the wide verges along the street in the Weston Conservation Area.

WIDE STREET

- 3.20 The massive former Portcrete Works dominates this extensive industrial estate. To the South the boundary maintains a gap between the industrial buildings and Weston Village, including the cemetery setting of St George's Church. To the West and North the boundary protects the nature conservation, historic and tourism interest of the surrounding quarry

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land whilst to the East the undeveloped side of Wide Street helps to maintain the openness of the Portland plateau between Weston and Portland Heights.

IMPORTANT OPEN GAPS

BROADWEY AND REDLANDS

- 3.21 This Important Open Gap separates the built up areas of Broadwey and Redlands and provides a visual break in the ribbon development along both sides of Dorchester Road. The Gap helps retain the separate identity of the older settlements of Broadwey and Upwey (parts of which are designated as Conservation Areas) from suburban Weymouth. This Gap also serves to provide a link between the open countryside to the west of Dorchester Road and the more enclosed landscape to the east of Dorchester Road. This Gap therefore helps to prevent coalescence of development, provides a link between the developed area and the surrounding countryside and provides the setting for development in this area.

BROADWEY AND WEY VALLEY

- 3.22 This 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 (Church Street and Watery Lane); and the coalescence of the ribbon of suburban development along Dorchester Road with built development along the bottom of the valley. The Gap comprises mainly of farmland and tree belts.
- 3.23 The Gap therefore helps maintain the identity of individual parts of the built up area and provides a setting for development along the Dorchester Road.

GROVE CORNER AND THE GROVE

- 3.24 This Open Gap comprises a series of dormant quarries that present a large open tract of land between the built up areas of the Grove and Easton and a publicly accessible link to the coastline. The gap extends from France Quarry and the recreation ground to the cliff edge bordering the worked out quarries. The Gap separates the built up areas of the Grove from properties along Wakeham and Moorfield Road. Some of the quarried areas have been restored as green fields, including the Borough Councils recreation ground, and part of Broadcroft Quarry is protected as a Butterfly Reserve. The area comprises a mix of ground conditions including restored land, quarry spoil and the embankment of the old railway line is evident.
- 3.25 Whilst the Gap is not of any significant aesthetic value, its value is the fact that it is open and accessible allowing clear views through to the coast. This helps to maintain the special character of the Grove and Portland as a whole.

LITTLEMOOR AND PRESTON/OVERCOMBE

- 3.26 This Open Gap separates the residential areas of Littlemoor, Preston and Overcombe and the Open Gap has been defined to prevent the coalescence of development of these built up areas. Wyke Oliver Hill is a significant landscape feature within this Gap that together with the ridge further south provides an open green wedge of aesthetic value and helps provide a backcloth to existing development.

NOTTINGTON, REDLANDS, RADIPOLE

3.27 Although shown as one Important Open Gap on the adopted Policies Map, the following description looks at each element of this Gap in turn.

NOTTINGTON AND REDLANDS

3.28 This part of the Important 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 and tree belts and generally rises from west to east. It is of considerable visual importance to the setting of both Nottingham and Broadway/Redlands, this being acknowledged both by the inclusion of part of the Open Gap within the Nottingham Conservation Area and the identification of the whole area as being of Local Landscape Importance.

RADIPOLE AND REDLANDS/SOUTHILL

3.29 The maintenance of the Open Gap between the neighbourhoods of Southill and Redlands is vital for the protection of the rural character and setting of Radipole Village. The Character of Radipole is essentially a rural one of buildings in the landscape dominated by the steeply rising fields to the south and the numerous treed hedges. This part of the Open Gap has a mature landscape with good tree cover and roadside hedges. It is also characterised by its narrow and steep lanes. In particular the River Wey is much appreciated by local residents and visitors for its landscape value and ecological interest. The Important Open Gap at Radipole links Radipole Lake which itself penetrates into Weymouth Town Centre with the open countryside up the Wey Valley and also to the west into West Dorset District Council's area.

3.30 The Gap therefore helps to maintain the identity of Radipole, prevents the coalescence of development between Southill and Redlands, provides a setting and backcloth to the existing built up areas at Redlands and Southill and provides a link between developed areas and the open countryside to the west.

PERRYFIELDS/WESTON STREET INCLUDING WINDMILLS

3.31 This Gap extends north from Weston Street up to Bottom Coombe quarries. The majority of this Gap has not yet been subject to quarrying activity and is relatively flat allowing clear views across a pleasant green area. The Gap includes the two historic windmills, two recreation grounds and historic field systems are also evident and undisturbed. The Bottom Coombe quarries have been largely worked out and stone quarrying continues at the Perryfields Quarry. The landscape of this part of the gap is therefore quite different, characterised by past quarrying activity.

3.32 This Gap is well related to the most densely populated part of the Island helping to maintain an important open green setting to the residential areas. The sense of openness can be appreciated when walking along the well used public footpath from Bottom Coombe to Gypsy Lane. The Gap is helping to prevent coalescence of development between Weston, Easton and Weston Street.

PRESTON AND SUTTON POYNTZ

- 3.33 This Open Gap separates the distinct communities of Preston and Sutton Poyntz and has been defined to prevent the coalescence of development between these two settlements. To the north the Gap has been drawn with regard to the very steep, undulating topography, excluding the steepest slopes and following field boundaries as appropriate. Further south Puddledock Lane bisects the Gap. This is the narrowest part of the gap and the character of this area is semi-rural. The narrow neck of land between Preston and Sutton Poyntz provides a link between the more open character of the northern part of the Gap, which is more typical of the Area of Outstanding Natural Beauty and the more intimate landscape character associated with the area between Puddledock Lane and Sutton Road. This latter area makes an important contribution to the setting of this part of the built up area.
- 3.34 This Open Gap therefore helps maintain the separate and distinct identities of Sutton Poyntz and Preston, provides a setting for both settlements and provides an important visual and functional link between the developed areas and the countryside.

SOUTHILL AND WESTHAM

- 3.35 This Important Open Gap separates the two distinct communities of Southill and Westham and principally comprises of Chafey's Lake, a Site of Special Scientific Interest, and the golf course. These two elements being divided by Granby Way. This Gap provides an important visual and functional link from the green wedge between Chickerell and Southill (identified in the West Dorset District Local Plan) and Radipole Lake. The latter leads down to the Inner Harbour area in Weymouth Town Centre.
- 3.36 This Gap maintains an open green wedge of aesthetic value providing a backcloth to development both in Southill and Westham and provides a link between the developed area and surrounding countryside.

WESTHAM AND LANEHOUSE/LANEHOUSE AND WYKE REGIS

- 3.37 This Open Gap has been drawn specifically to encompass 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.

WESTON AND SOUTHWELL

- 3.38 This Gap offers a very pleasant and attractive green backcloth to the densely built up areas of Weston to the north and Southwell and the visually dominant buildings of Southwell Business Park to the south. This gap is within the Area of Local Landscape Importance providing an open, windswept, coastal and cliff top environment. Part of the coastal path runs alongside the Gap allowing for public access and views across the Island. Historical field systems can still be seen particularly adjacent to Southwell.
- 3.39 The Gap therefore plays an important role in separating Weston, Southwell and Southwell Business Park from each other and the coast, helping to keep the separate identity of the settlements and Business Park, maintaining an area of aesthetic value and facilitating public access to the cliff edge.

WESTON STREET AND SOUTHWELL

- 3.40 Current quarrying activity dominates this area, although there are uninterrupted views across the Island from Avalanche Road - across the top of the worked areas. Weston Street forms a strong physical boundary between this Open Gap and the Perryfields/Weston Street Gap. An important function of this Gap is to prevent any development to the south of Weston Street and to maintain the separation of Weston Street from the villages of Weston and Southwell.
- 3.41 The importance of this Gap is its open, undeveloped nature, which will be of additional aesthetic value following restoration of Suckthumb and Coombefield. This allows for views out to sea - an important visual link between the coast and developed areas.

CONSERVATION AREA APPRAISALS – WEYMOUTH

BELLE VUE ROAD CONSERVATION AREA

- 3.42 Belle Vue Road is an example 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.

BROADWEY CONSERVATION AREA

- 3.43 The core of the Broadwey Conservation Area is the cluster of buildings in Mill Street, which include the remodelled medieval Church of St Nicholas and the group of C18th and C19th Mill buildings. The narrowness of the street is a feature of this part of the Conservation Area further enhanced by the stone walls and the tall mill buildings. Broadwey is where the River Wey is at its closest to the Dorchester Road and as a consequence it has more of an "urban" feel than the other Wey Valley Conservation Areas. Nevertheless the Conservation Area does include the open countryside where it crosses the Dorchester Road in the vicinity of Lorton Farm and the Georgian Old Rectory. This feature of countryside "breaking" into an urban setting is perhaps the singly most important feature which determines the character of this Conservation Area.
- 3.44 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.

LANDSDOWNE SQUARE CONSERVATION AREA

- 3.45 The Conservation Area is principally based on Landsdowne Square. The character of the area is established and clearly defined by the mature lime trees in the roadside verges and the imposing two and three 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.

LODMOOR HILL CONSERVATION AREA

3.46 The buildings in the area have principally 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. The original buildings were laid out in plots with large gardens to the rear. 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.

NOTTINGTON CONSERVATION AREA

3.47 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 modern Weymouth close by. The older buildings in the hamlet are predominantly rural in character and have associations with a mill, a malthouse, a farm and a spa at a sulphurous spring. Some newer houses have been erected in close relationship with the older buildings, but the established policy is to maintain the rural character by the strict control of new development.

3.48 The Conservation Area embraces all the buildings listed as being of special architectural or historic interest at Nottingham. These buildings are situated on both sides of Nottingham Lane. 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, the main road to the east. Trees and a hillside also provide the boundary to the area on the western side of the valley.

RADIPOLE CONSERVATION AREA

3.49 Radipole 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 to the south and west of the river, strung out along the road, a few cottages, St. Ann's Church and the Manor House to the north.

3.50 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 that historically this was so.

3.51 The character of Radipole is essentially a rural one 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. The River Wey provides both a physical and visual link between each group of buildings along its banks.

SUTTON POYNTZ CONSERVATION AREA

- 3.52 The compact settlement of Sutton Poyntz lies in the Jordan Valley at the foot of the chalk hills northeast of Weymouth. A village survey was carried out in 1999 by the Sutton Poyntz Society which identifies the features of interest. 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. The buildings, which include a mill, old millhouse, farmhouses and outbuildings and stone-rubble cottages with thatch or slate roofs, are predominantly rural in character.
- 3.53 The Sutton Poyntz Conservation Area was extended in 1979 to include the historic core of Preston around St Andrew's Church, linking the linear north to south settlement of Sutton Poyntz with the west to east settlement of Preston. 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 narrow roads, in some cases unpaved and all without footpaths are a special feature of Sutton Poyntz. In places the open countryside extends as far as the roadside providing exceptional views of the hills which helps retain the rural character and setting of this area. Immediately behind the southern part of Sutton Poyntz Road the remnants of Puddledock Farm provide an important visual break between Sutton Poyntz and the C20th development of Preston. This gap is an important visual element in establishing the setting and character of Sutton Poyntz, particularly when viewed from Puddledock Lane.
- 3.54 One of the main characteristics of Sutton Poyntz is its 'back lanes' - Puddledock, White Horse, Mission Hall, Plaisters and Silver Street. The semi-rural nature of some of these has suffered from unsympathetic development in the past. The effects of modern development on the lanes is principally as a consequence of the requirements of vehicular access and the need for sightlines, rather than just the design of buildings. The adoption of enhancement schemes with the support and active involvement of the community may help to resolve these problems.

PLAISTERS' LANE EXTENSION

- 3.55 The fields around Sutton Poyntz, which sits in a bowl below the Ridgeway and the Chalbury Hill Fort, are of archaeological importance, particularly to the north, and provide a setting for the Conservation Area. The surrounding footpaths also provide important views into and across the area. Views out of the settlement are also important, including looking eastwards towards George III and the White Horse.
- 3.56 The boundaries follow hedgerows and topographical features, but as a consequence a significant number of post 1950 dwellings and estates have been included in the area. Most of these buildings do not make a positive contribution to the character or appearance of the Conservation Area. The architectural quality, design and age of buildings in Plaisters Lane is variable, but it is the character and appearance of the lane that also needs protecting from further erosion of its rural qualities by the introduction of vehicular accesses and sightlines or the removal of trees and hedgerows.

- 3.57 There are, however, several houses designed in the vernacular cottage style by Mr Wamsley-Lewis (co-founder of the Weymouth Civic Society) in Plaisters Lane that date from the 1920s and 1930s. These cottages provide a strong architectural link with the centre of Sutton Poyntz where several other of his buildings are to be found. The majority survives virtually unchanged and contains many individual features purpose designed by the architect. These buildings make a significant contribution to the appearance and character of the area.

UPWEY CONSERVATION AREA

- 3.58 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 along the floor of the narrow, well-wooded valley. Farmland and tree belts on the upper slopes of the eastern side of the valley create a distinct visual and physical separation between the village and the ribbon of suburban development along the Dorchester Road. The heavily wooded western slopes of the upper Wey Valley also emphasise the rural character of the Conservation Area.
- 3.59 The settlement can be divided into three distinct areas: firstly the area around the C15th Church of St Lawrence and the Victorian School (now a community hall); 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.
- 3.60 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. Many of the buildings within the Conservation Area are included in the statutory list of buildings of architectural or historic importance. 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 wooded valley slopes and numerous mature trees within the village create an impressive setting for the buildings, and it is important, therefore, that they be retained. Similarly, the open area of fields between Upwey and the Dorchester Road and the open nature of the high scarp face to the north are essential to preserving the individual, rural charm of the valley settlement.

THE RIDGEWAY EXTENSION

- 3.61 Between the Dorchester Road and the railway embankment are the open fields and meadowland at the foot of the Ridgeway. These fields, trees, hedges and rubble stone walls all contribute to the character of this part of the Conservation Area and provide a semi-rural gateway into the Borough. The 20th Century housing opposite, between Prospect Place and Elwell Street, does not contribute to this character, but has been included to avoid illogical boundaries to the area. To the south is the small settlement

around Laurel Lane and small-scale vernacular stone cottages with later 19th Century additions such as the rendered Royal Standard public house.

WEYMOUTH TOWN CENTRE CONSERVATION AREA

- 3.62 In December 2012, Weymouth & Portland Borough Council adopted the Weymouth Town Centre Conservation Area Character Appraisal.
- 3.63 This is available at: www.dorsetforyou.com/conservation-area/weymouth-and-portland.

WYKE REGIS CONSERVATION AREA

- 3.64 Wyke Regis can be considered the birthplace of Weymouth. There is evidence of Iron Age hearth construction, Roman occupation and it is the probable site of a traditional Saxon Village. 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 narrowness of Chamberlain Road, High Street and Shrubbery Lane punctuated by the opening out of Wyke Square.
- 3.65 The Conservation Area encompasses much of old Wyke Regis, and can be said to retain the character of the old settlement. It extends from Wyke Road in the north to part of High Street in the south, and from Westhill Road to Portland Road. Chamberlaine Road running west to east bisects the area.

CONSERVATION AREA APPRAISALS – PORTLAND

- 3.66 In November 2014, Weymouth & Portland Borough Council adopted the appraisal of the conservation areas of Grove, Easton, Reforne, Straits, Wakeham, Underhill and Weston of Portland.
- 3.67 This is available at: www.dorsetforyou.com/conservation-area/weymouth-and-portland.



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