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PART I: INTRODUCTION

This is the Draft Assessment Report considering supply and demand issues for open spaces and sports and recreation facilities in Weymouth and Portland. It covers the predominant issues for all the typologies defined in 'Assessing Needs & Opportunities: A Companion Guide to PPG 17':

- Parks and gardens.
- Natural and semi-natural greenspaces.
- Green corridors.
- Amenity greenspace.
- Provision for children and young people.
- Allotments, community gardens and city farms.
- Cemeteries, churchyards and other burial grounds.
- Civic spaces.
- Sports facilities.

This report does not include provision standards, strategic recommendations and policy objectives. These are included within the Strategy document.

The first section of this report deals with open spaces, the second, with outdoor sports facilities and the third, with indoor sports facilities. Each section contains relevant methodology and typology specific data.

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Context

A detailed exploration of the national, regional and local context for open space provision is provided in Section 1: Introduction and context.

The assessment covers the following open space typologies as set out in ‘Assessing needs and opportunities: Planning Policy Guidance 17 companion guide’, plus beaches and water sports.

Table 1.1: PPG17 definitions

	PPG17 typology	Primary purpose
Greenspaces	Parks and gardens	Accessible, high quality opportunities for informal recreation and community events
	Natural and semi-natural greenspaces, including urban woodland and urban beaches	Wildlife conservation, biodiversity and environmental education and awareness
	Green corridors	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration
	Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas
	Sports facilities	Participation in outdoor and indoor sports, such as pitch sports, tennis, bowls, swimming or and water sports.
	Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters
	Allotments, community gardens and urban farms	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion
	Cemeteries, disused churchyards and other burial grounds	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity
Civic spaces	Civic and market squares and other hard surfaced areas designed for pedestrians	Providing a setting for civic buildings, public demonstrations and community events

Please note that although locally, quarries are perceived as open spaces, for the purposes of this study, this type of provision is not included within the audit and assessment due to the uncertainty of their future. However, consultation with residents and users raised issues regarding quarries and these are presented within the typology of natural and semi natural greenspaces.



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PART 2: OPEN SPACE METHODOLOGY AND BACKGROUND

This part of the report details the methodology employed in the study. It also identifies a series of generic issues relating to open space provision in Weymouth and Portland that are applicable to more than one typology.

Methodology

Background information

An extensive range of desk background information has been reviewed and incorporated into the assessment of key issues for each typology. The national, regional and local policy context is detailed in Section 1. Other background documentation reviewed for the study is listed below:

- A Guide to Weymouth & Portland for visitors with special needs, W&PBC Tourism and Corporate Services in conjunction with Dorset County Council and the Weymouth & Portland Access Group, July 2001.
- Access and Disability Discrimination Act Audit 2006 – Easton Gardens, W&PBC.
- Access and Disability Discrimination Act Audit 2006 – Greenhill Gardens, W&PBC.
- Access and Disability Discrimination Act Audit 2006 – Nothe Gardens, W&PBC.
- Development of the ILAM/KMC Performance Management System, W&PBC Environmental Services Parks Department.
- Dorset Play Strategy, Dorset Community Action, November 2004.
- The Portland Town Plan 2006, Produced from the views of local residents supported by SWAN The South West Network of Rural Community Councils
- Verne Yeates Potential LNR – Feasibility Study & Suggested Management Recommendations, March 2006, Bronwen Bruce & Sophie Tweedle, Dorset Ecological Consultancy.
- Victoria Gardens Proposal for Heritage Lottery Funding, August 1997, W&PBC Borough Engineers Department.
- Weymouth and Portland in the 21st Century: The Local Cultural Strategy 2001-06.
- Weymouth and Portland Borough-wide Play Strategy 2003-2007, Community Regeneration and Culture Committee Revised March 2004.
- Weymouth Relief Road Environmental Statement.



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Consultation

The core of this phase revolved around extensive consultation with key individuals, interest and community groups, sports clubs, Weymouth & Portland Borough Council (W&PBC) officers, and agencies working in and around Weymouth and Portland. Qualitative in-depth interviews were conducted either face-to-face or by telephone with consultees provided by W&PBC and those uncovered by KKP during consultation. A full list of consultees is included at Appendix 5.

Database development

All information relating to open spaces in Weymouth and Portland is collated in the project open space database (supplied as an electronic file). All sites were identified by W&PBC and included in the study irrespective of ownership.

As recommended in PPG17, each site has been identified and classed based on its primary open space purpose, so that each type of space is counted only once. Some sites contain multiple open space uses, for example parks can include children's play areas. Where this occurs, each open space use within the site has been identified separately and the relevant assessment undertaken by KKP.

The database details for each site:

Data held on open spaces database (summary)

- KKP reference number (used for mapping).
- Site name.
- Local authority reference number.
- Nearest road/settlement.
- Ownership.
- Typology.
- Size (hectares).
- Access.
- Site visit data.

Sites are identified using road names and locations as opposed to official site names. For the key sites, identification has been enhanced with actual site names. However, for some typologies this is impossible, e.g. amenity greenspaces and natural and semi natural sites which, in the main, do not have official names anyway.

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Site visits

In total, 222 open space assessments were carried out to evaluate the quality and value of sites. Two tailored forms were used to examine sites depending on the type of open space being assessed. Separate forms are used for open spaces and children's play areas. The open space assessment form is tailored to reflect the individual characteristics of different open spaces and a scoring system (i.e. different maximum scores) is applied to each typology to provide a more meaningful evaluation. Examples of the different assessment forms used can be found in Appendix 1.

KKP assesses both quality and value during site visits. Quality and value are fundamentally different and can be completely unrelated. For example, a high quality space may be located where it is inaccessible and therefore of little value; while if a run down space is the only one in an area it may be immensely valuable. Therefore, they are also treated separately in terms of scoring. Each type of open space assessed receives a quality score and a separate value score.

Analysis of quality

Data collated from site visits has been utilised to calculate a quality score for each site visited. Scores in the database are presented as a total score and percentage figure.

Open space assessment form

The criteria used for the main open space assessments are summarised below and are based upon those used for Green Flag (national standard for parks and green spaces in England and Wales, operated by the Civic Trust) and 'Green Space Strategies: A good practice guide', published by CABI Space (2004).

Open space site visit criteria for quality (summary)

- Physical access, e.g., public transport links, directional signposts.
- Access-social, e.g., appropriate minimum entrance widths.
- Parking, e.g., disabled parking.
- Information signage, e.g., presence of up to date site information.
- Equipment and facilities, e.g., assessment of both adequacy and maintenance of provision such as seats, benches, bins, toilets.
- Location value, e.g., proximity of housing, other greenspace.
- Site problems, e.g., presence of vandalism, graffiti.
- Healthy, safe and secure, e.g., staff on site.
- Maintenance and cleanliness, e.g., condition of landscape.
- Typology specific profile, e.g., presence of environmental education facilities (natural/semi-natural provision).
- Groups site meets the needs of, e.g., elderly, young people.
- Site potential.

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Children's play area assessment form

Quantitative and qualitative site assessments were conducted for all sites classified as provision for children and young people to identify, for example, the range, nature and type of equipment provided. The criteria used for the children's play area assessments is summarised below and is also based upon those used for Green Flag (national standard for parks and green spaces in England and Wales, operated by the Civic Trust) and guidance taken from 'The Six Acre Standard', published by the National Playing Fields Association (NPFA).

Children's play area site visit criteria (summary)

- Signage.
- Fencing.
- Seating.
- Number of pieces of equipment.
- Surface.
- Provision for toddlers, children, teenagers.
- Type (NPFA classification).

Children's play area classifications

The quantitative element of the children's play area site visits identified the number and type of equipment provided at each site. Depending on their size and total number of pieces of equipment each has been given a classification utilising NPFA guidance:

- Unclassified.** An area is classified as such when there is less than 0.01 hectares of play area.
- No equipment.**
- A local area for play (LAP).** This area must be at least 0.01 hectares in size and contain at least one piece of play equipment.
- A local equipped for play (LEAP).** This area must be at least 0.04 hectares in size and contain at least five types of play equipment.
- A neighbourhood equipped area for play (NEAP).** This area must be at least 0.1 hectares in size. This area may be divided into sub sections and possibly contain play equipment catering for a variety of ages, including multi use games areas (**MUGA**).
- A MAGNET** play area should attract children from a wide are of the Borough and may require the use of public or private transport to reach the sites. These play areas should be of superior quality so as to provide a special outing for children.



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Beach assessment form

The criteria used for the main open space assessments are summarised below and are based upon those used for Green Flag (national standard for green spaces in England and Wales, operated by the Civic Trust) and those used by Environmental Campaigns (ENCAMS) whom administers the Blue Flag Programme in England and Northern Ireland on behalf of FEE (Foundation for Environmental Education).

Beach site visit criteria for quality (summary)

- Physical access, e.g., public transport links, directional signposts.
- Access-social, e.g., directional signposts.
- Water quality.
- Personal security.
- Beach safety.
- Parking, e.g., disabled parking.
- Information signage, e.g., presence of up to date site information.
- Equipment and facilities, e.g., assessment of both adequacy and maintenance of provision such as seats, benches, bins, toilets.
- Site problems, e.g., presence of vandalism, graffiti.
- Maintenance and cleanliness, e.g., condition of landscape.
- Conservation of natural features.

Analysis of value

The value of sites has been assessed by analysis of two sets of criteria: (i) site visit assessment data; and (ii) other data and information as detailed in the table below. Scores in the database are presented as a total score and percentage figure.

PPG17 describes value of sites as relating to the following three issues:

- Context of the site, i.e. its accessibility, scarcity value and historic value.
- Level and type of use.
- The wider benefits it generates for people, biodiversity and the wider environment.

Value - site visit criteria (summary)

- Level of use (observations only).
- Context of site in relation to other open spaces.
- Structural and landscape benefits.
- Ecological benefits.
- Educational benefits.
- Social inclusion and health benefits.
- Cultural and heritage benefits.
- Amenity benefits and a sense of place.
- Economic benefits.



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Value - non site visit criteria (summary)

- Designated site such as LNR or SSSI.
- Educational programme in place.
- Historic site.
- Listed building or historical monument on site.
- Registered 'friends of group' to the site.

Weighting and scoring system

KKP utilises one site visit assessment sheet to assess all typologies of open space (allotments, amenity greenspace, parks and gardens, green corridors, natural and semi natural greenspace). It has developed a weighting and scoring system to take account of the individual typologies and reflect their different natures and characteristics (each typology will therefore have a different maximum score). For example the maximum score for allotments does not include scores for picnic benches. Similarly, the maximum score for amenity greenspace does not include scores for toilets. The maximum scores achievable for each typology are set out below together with the equivalent data for value.

Table 2.1: Maximum scores for quality and value of open spaces in Weymouth and Portland

Open space assessment form		
Typology	Quality - maximum score	Value – maximum score
Allotments	95	115
Amenity greenspace	94	110
Cemeteries	152	105
Green corridors	71	105
Parks and gardens	155	130
Natural/semi-natural greenspaces	88	115

Play area assessment form		
Typology	Quality - maximum score	Value – maximum score
Provision for children and young people	105	60

On the assessment form itself some elements receive a direct score (1 – 5 scale) and other elements simply have a tick option if present (receiving a score of 3 for every tick). Some tick options are simply collated and analysed as additional data, receiving no score. Examples of the applied scoring and weighting can be found in Appendix 2.



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Setting thresholds for quality and value

In order to determine sites as high or low quality and value, (as suggested by PPG17) the database colour codes each site visited against a set threshold (high is green and low is red).

Quality score thresholds

The threshold for assessing quality has been set predominately at 60%; this is based on the pass rate for Green Flag, which is the only national quality benchmark available (site visit criteria is also based on Green Flag criteria). However, thresholds have been set in the context of each type of open space use to reflect their different natures and characteristics. The thresholds set for amenity greenspace, cemeteries and green corridors are lower than those set for the other open space typologies as various elements of the Green Flag criteria, which form the basis of the site assessments, are not relevant to these types of open spaces.

Table 2.2: Quality thresholds for each typology of open space

Open space typology	Quality score threshold
Allotments	60%
Amenity greenspaces	40%
Cemeteries	40%
Children's play areas	60%
Green corridors	50%
Natural & semi-natural greenspaces	60%
Parks and gardens	60%

Value score thresholds

The threshold for assessing value has been set at 20%; this is based on KKP's experience and expertise in carrying out PPG17 assessments and has been tried and tested with a number of local authorities. If a site only scores high for one element (i.e. educational benefits) the site is still of high value. However, this is not necessarily reflected in the total score and therefore the threshold is reduced to better reflect this. There are no national benchmarks available for assessing value.

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Using value scores

As a result of the analysis of sites against the assessment criteria, sites with a low value score are identified for further detailed consideration to assess their potential future role. Recommendations for low value sites will be further discussed in the Strategy document. Value scores provide a rational basis for determining where to focus investment in order to maximise the value of a space. The assessment of value allows an objective approach to identify those spaces which should be given the highest level of protection in the planning system, those which require enhancement and those which may no longer be needed for their present purpose.

Geographic analysis

All sites in the open spaces database have been mapped using MapInfo. Catchment areas have been applied to each site depending on its typology, size and classification. The effective catchments have been identified using data and guidance issued by the Greater London Authority (GLA) (2002): 'Guide to preparing open space strategies' and distances reinforced by the findings of the survey of residents.

The following catchments are used to identify the coverage of current provision:

Table 2.3: Summary of catchment areas

Classification	Size of site	Catchment area
Parks		
Local parks	2 ha or less	400 metres
District parks	2 – 20 ha	1,200 metres
Borough parks	20 – 60 ha	3,200 metres
Amenity greenspace, natural and semi natural		
Borough-wide significance	More than 10ha	1,600 metres
Settlement significance	Between 1ha and 10ha	900 metres
Neighbourhood significance	Between 0.66ha and 1ha	600 metres
Local significance	Up to 0.66ha	120 metres
Allotments		
Borough-wide significance	More than 10ha	3,200 metres
Settlement significance	Between 1ha and 10ha	1,800 metres
Neighbourhood significance	Between 0.66ha and 1ha	1,200 metres
Local significance	Up to 0.66ha	240 metres

It is difficult to assess green corridors against catchment areas due to their very nature and usage, often as access to other open spaces. Instead maps demonstrate the coverage of

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existing provision and a more accurate picture of accessibility is built up through the consultation.

Catchment areas for play areas are assessed through the following distances and walking times, provided by the NPFA.

Table 2.4: Methodology to calculate play catchment areas

Facility	Time	Pedestrian route	Straight line distance
LAP	1 minute	100 metres	60 metres
LEAP	5 minutes	400 metres	240 metres
NEAP	15 minutes	1,000 metres	600 metres.
MAGNET			Over 3,000 metres

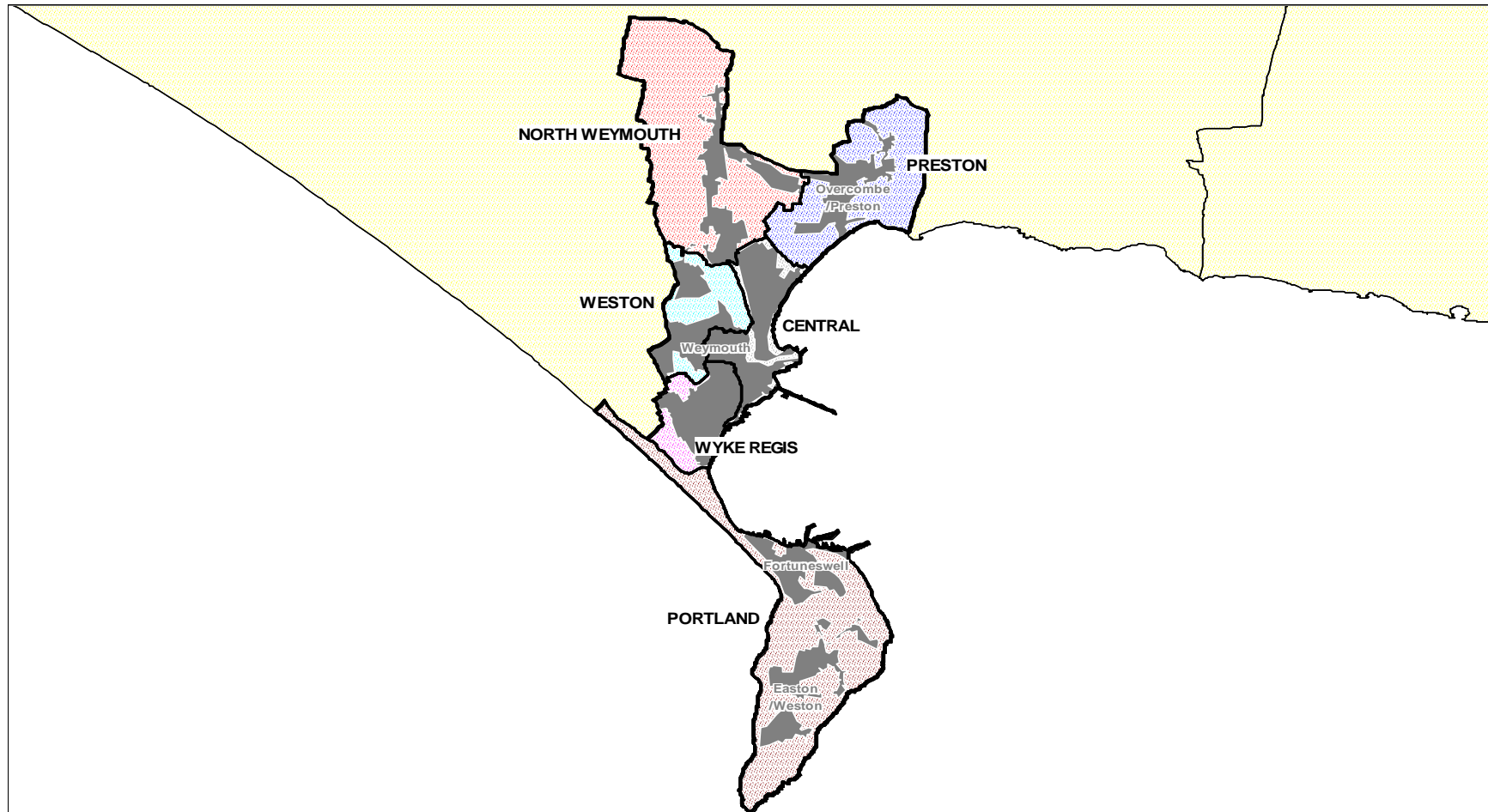
The straight-line distance is used as the radial distance of each facility's catchment area. This distance has been used to plot play sites' catchment areas in this study. As pedestrian routes to play areas vary between households the straight-line distance indicated by the NPFA is more defensible. The report therefore uses the straight-line distances to plot catchment areas.

Analysis areas

Weymouth and Portland has been divided into analysis areas. These have been adopted to create a more localised assessment of provision and for examination of open space/facility surplus and deficiencies at a local level. The use of analysis areas allows local circumstances and issues to be taken into account. To provide greater analysis, some typologies are assessed using different levels of analysis areas.

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Figure 2.1: Weymouth and Portland analysis areas



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Table 2.5: Analysis areas broken down by population

Analysis area	Population
Central	16,160
Portland	12,773
North Weymouth	10,732
Wyke Regis	10,662
Westham	8,429
Preston	4,848

Residents and visitors survey

KKP carried out two surveys to identify the attitudes and needs of the broader local community and visitors to the area. A street survey of 150 tourists and visitors to Weymouth & Portland was conducted. Interviews were conducted in the last week of August and the first week of September in order to get a range of different visitors responses.

People interviewed were approached, and after a series of selection questions to establish eligibility were invited to take part in a short interview (please see Appendix for sample survey). Interviews normally last no more than 10 minutes (to minimise the risk of respondent interview termination).

A survey of residents utilising the Council's Community Panel to identify the views of residents was also undertaken. There were 597 respondents. This provides a robust sample, capable of sub-analysis, e.g., by area, gender, age etc. Interviewing residents through the Community Panel ensures that the views of casual users of open spaces are examined (as well as those of non-users). Data is particularly useful when assessing walk/cycle/drive-time catchments. Key issues covered include the following:

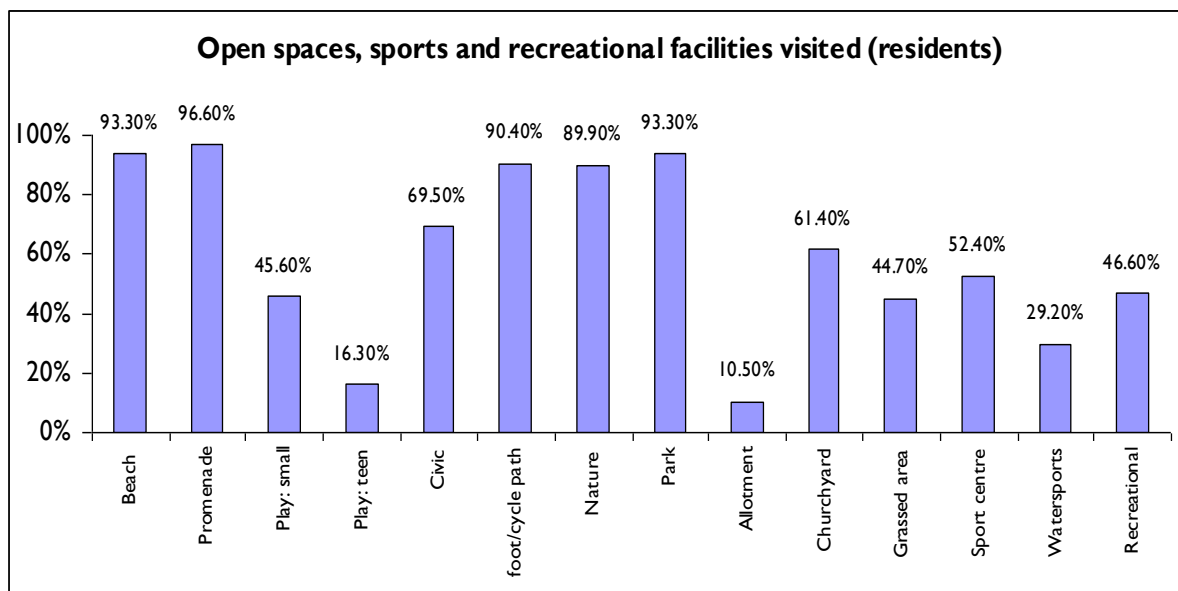
- Current usage of open spaces.
- Reasons for usage/non-usage of open spaces.
- Time taken/distance travelled to open spaces.
- Attitudes to open spaces (e.g., adequacy, quality, accessibility).

The summary of results (generic issues, which cut across more than one typology) of the two surveys have been analysed and are presented in graph format with commentary below. Questions relevant to individual typologies are covered in the relevant sections of the Report.

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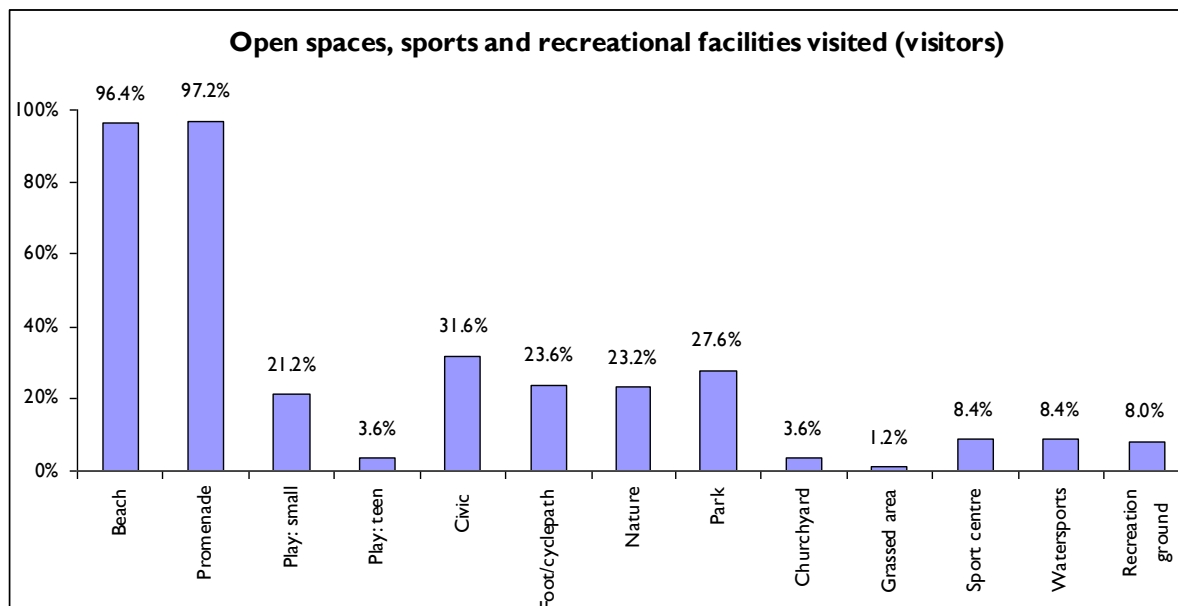
Usage of open spaces

Figure 2.2: Types of open spaces visited in the previous 12 months (residents only)



The most used typologies in Weymouth and Portland amongst residents are the promenade (96.6%), beaches (93.3%), parks (93.3%) and foot/cycle paths (90.4%). Beaches and the promenade are also the most commonly visited typologies amongst visitors, a reflection of their importance to the tourist market. Low levels of use amongst residents are evident for teenage play areas (16.3%) and allotments (10.5%). Unsurprisingly, overall levels of use are much lower amongst visitors.

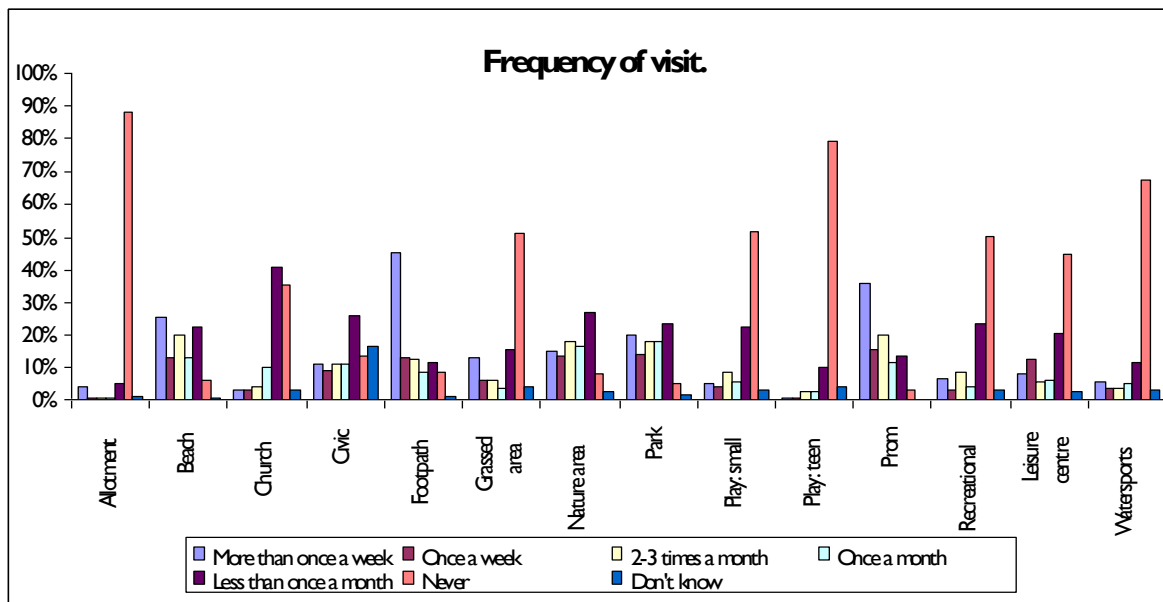
Figure 2.3: Types of open spaces visited in the previous 12 months (visitors only)



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Frequency of visits

Figure 2.4: Frequency of visits to open spaces (residents only)

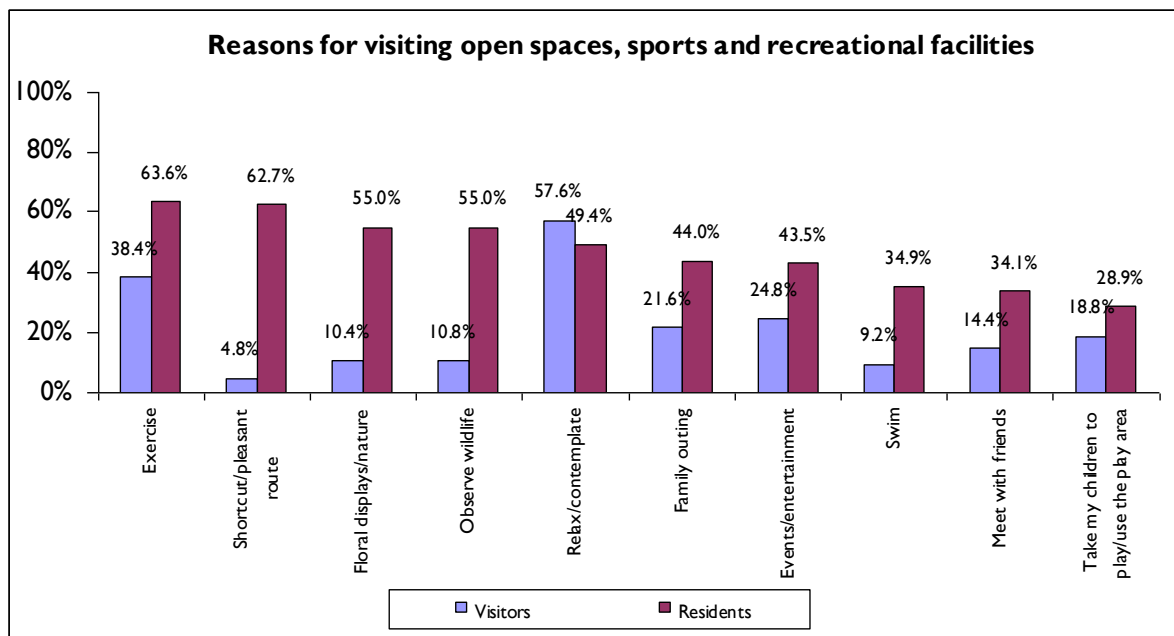


The most frequently used typology are footpaths with just over 45% of residents using them more than once a week. The typologies with the least frequent visitors are allotments and play areas for teenagers – again, these figures reflect overall levels of usage. The most visited typologies – beaches and promenades – also have high frequency of visits.

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Reason for usage

Figure 2.5: Reasons for usage of open space in the previous 12 months



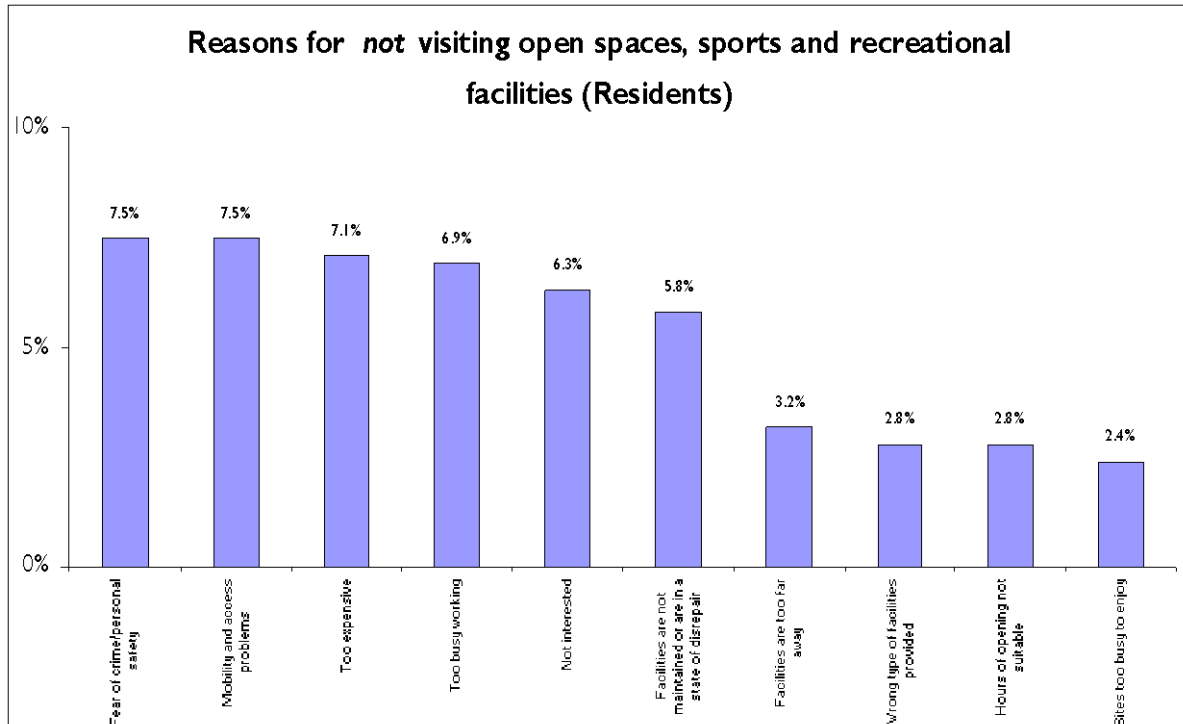
The most common reason given by residents for visiting open spaces, sports and recreational facilities is for exercise (63.6%). This figure is higher amongst 16-24 year olds (100%). Taking a scenic route is also popular (62.3%). Other popular activities include viewing floral displays and nature (55%), observation of wildlife (55%), to relax/contemplate (49.4%), family outings (44%) and to see an event (43.5%). The most common reason for visitors, cited by over half (57.6%) is to relax/contemplate. Over a third (38.4%) visit open spaces, sports and recreational facilities for exercise. With the exception of relaxing/contemplating, residents are more likely to cite a particular reason than for visitors.



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Reasons for non-usage

Figure 2.6: Reasons for non-usage of open spaces (residents only)

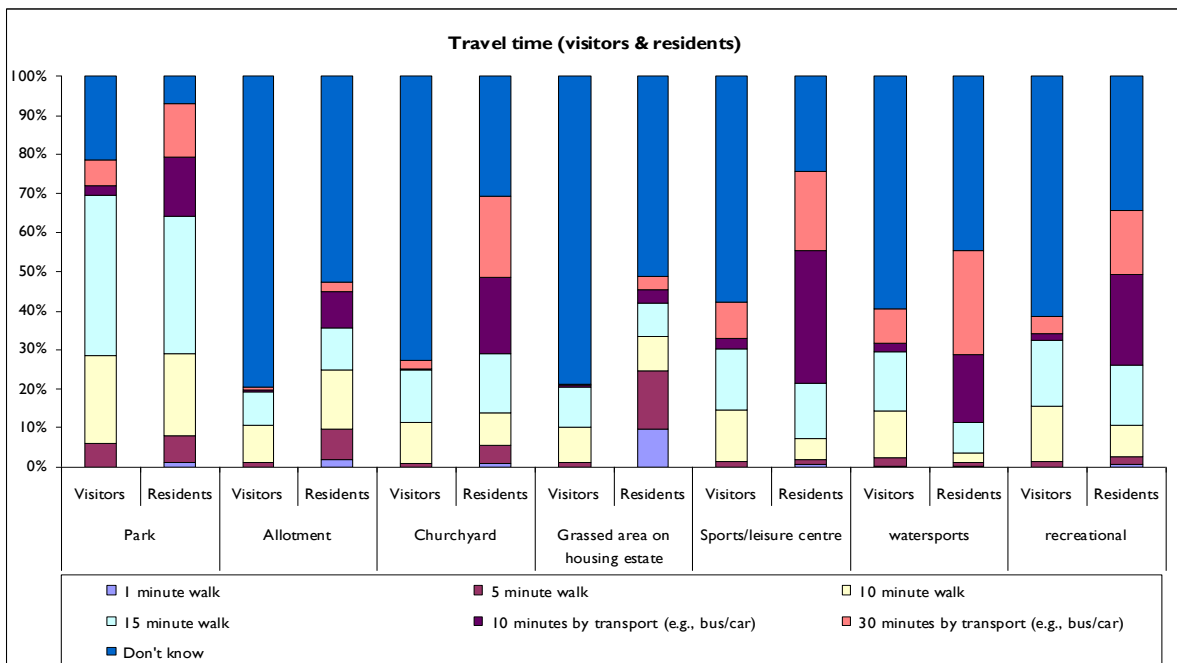
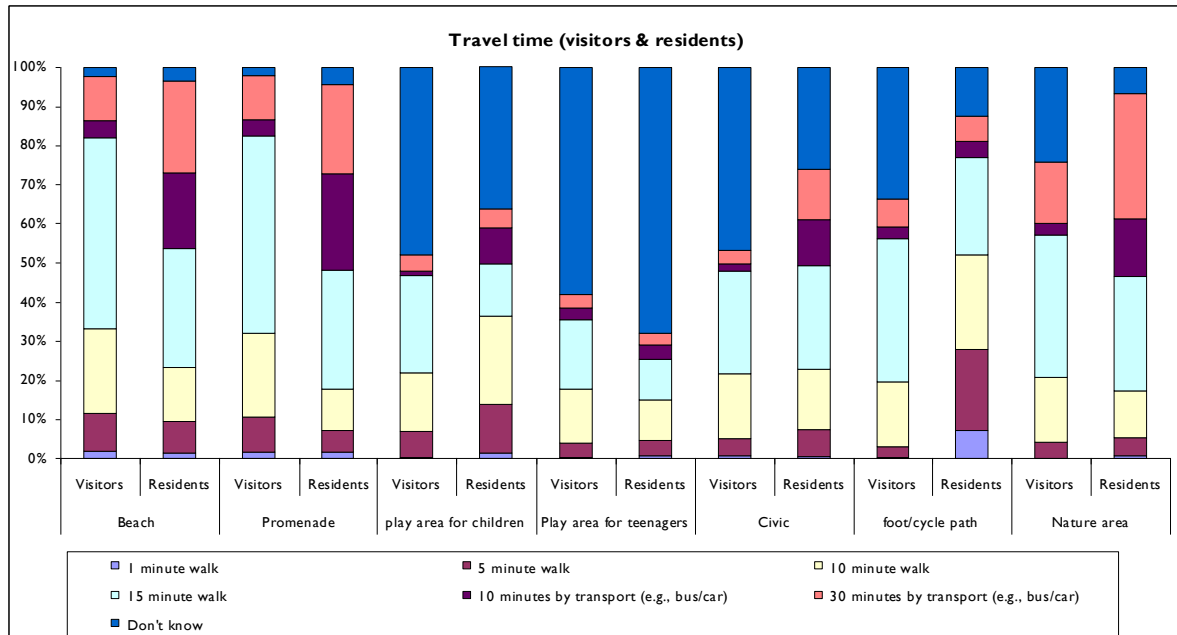


The most common reasons given by residents for not visiting open spaces, sports and recreational facilities are mobility and access problems and the fear of crime (both 7.5%). These figures are the result of a high level of respondents from the two older age groups citing them, with no respondents from the other age groups considering these reasons as a problem. Other common reasons for not visiting include expense (7.1%), being too busy working (6.9%), lack of interest (6.3%) and lack of maintenance (5.8%).

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Travel time

Figure 2.7: Time prepared to travel to reach open spaces



The typology residents are willing to travel furthest for are nature areas with 31.9% willing to travel 30 minutes by transport. A high proportion of residents are also willing to travel this amount of time for water sports (26.6%) and to the beach (23.4%). There appears to be a lack of knowledge about play areas for teenagers (linked to an absence of children of that age) with 67.8% answering 'don't know'. Respondents are also willing to travel via the use of transport to leisure and sport centres with 34% willing to travel 10 minutes.

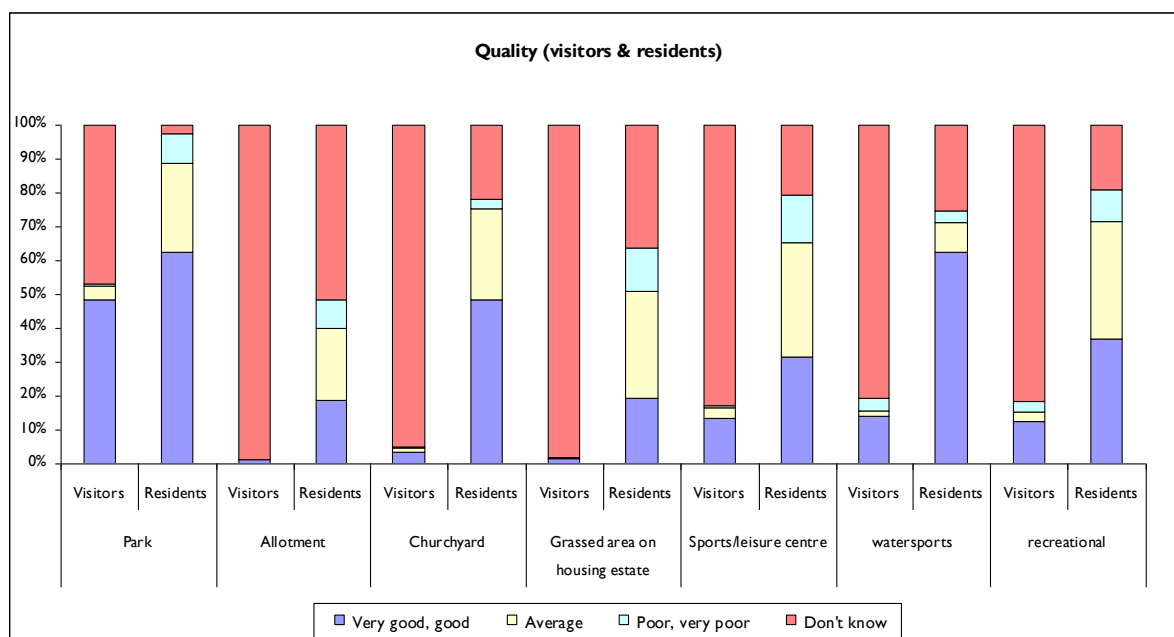


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Visitors, in general, are much more likely to walk to the various typologies with residents more likely to drive. For example visitors are twice as likely to walk up to 15 minutes to water sports facilities but are more than eight times less likely to use transport for 10 minutes to reach this typology.

Quality of provision

Figure 2.8: Quality of provision

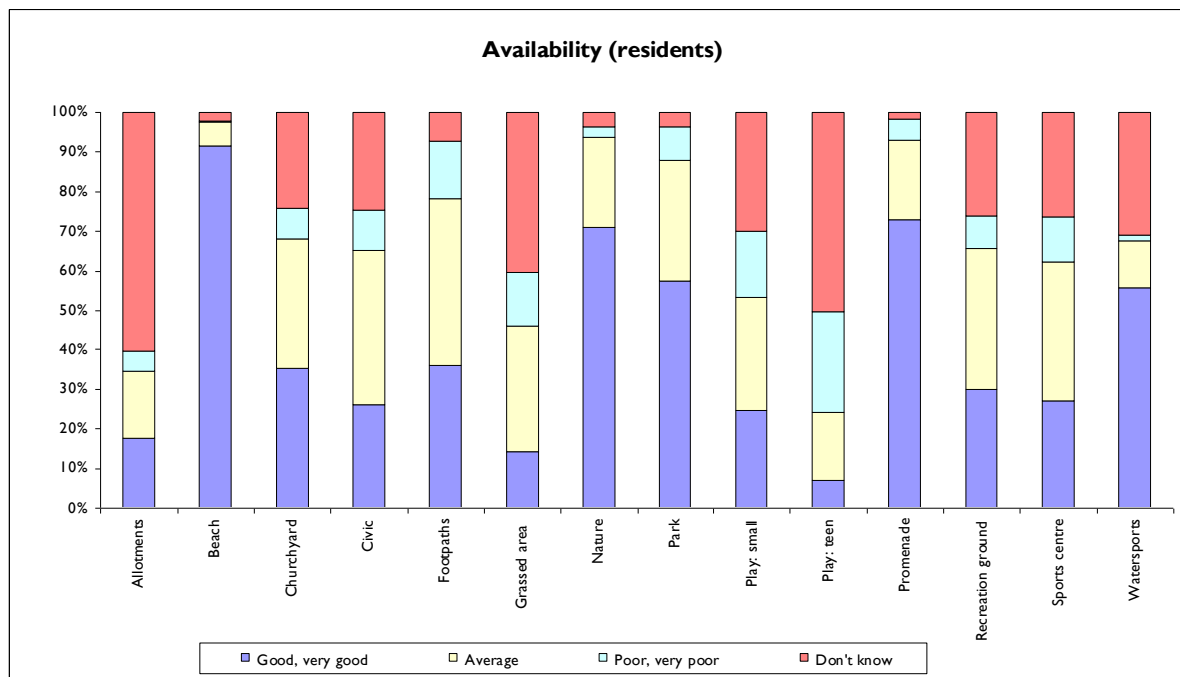


The majority of residents and visitors (96% and 94.3% consecutively) consider the quality of beaches to be good or very good. The promenade is also considered to be good or very good quality by a high proportion of respondents. There is a small proportion that rates the quality of play areas for teenagers as poor or very poor (10% of visitors and 33.9% of residents). Visitors are much less likely to be able to comment on such facilities as; parks, play areas, allotments, civic space, churchyards grassed areas on housing estates and sports and leisure facilities. This is due to the fact that these facilities would not necessarily attract visitors or tourists.

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Availability of provision

Figure 2.9: Rating of availability of provision (residents only)

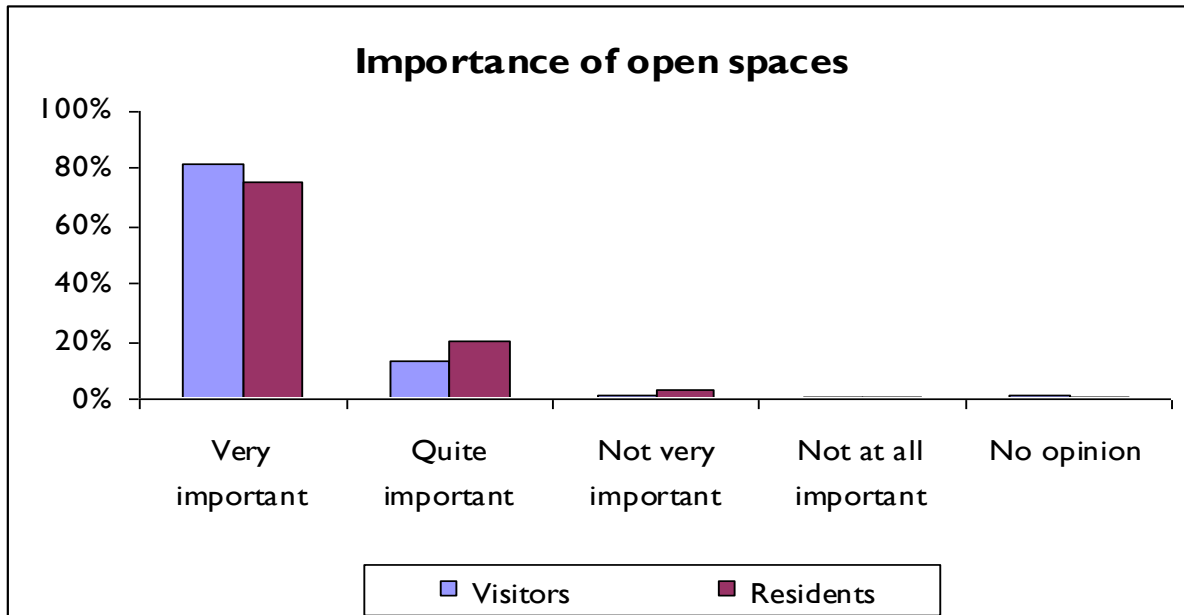


Residents rate the availability of provision highest for beaches (91.5% rating it as good or very good), the promenade (73%) and nature areas (70.8%). A significant proportion of residents are unable to rate the availability of allotments (60.3%) and play areas for teenagers (50.6%), reflecting the low levels of use for these typologies.

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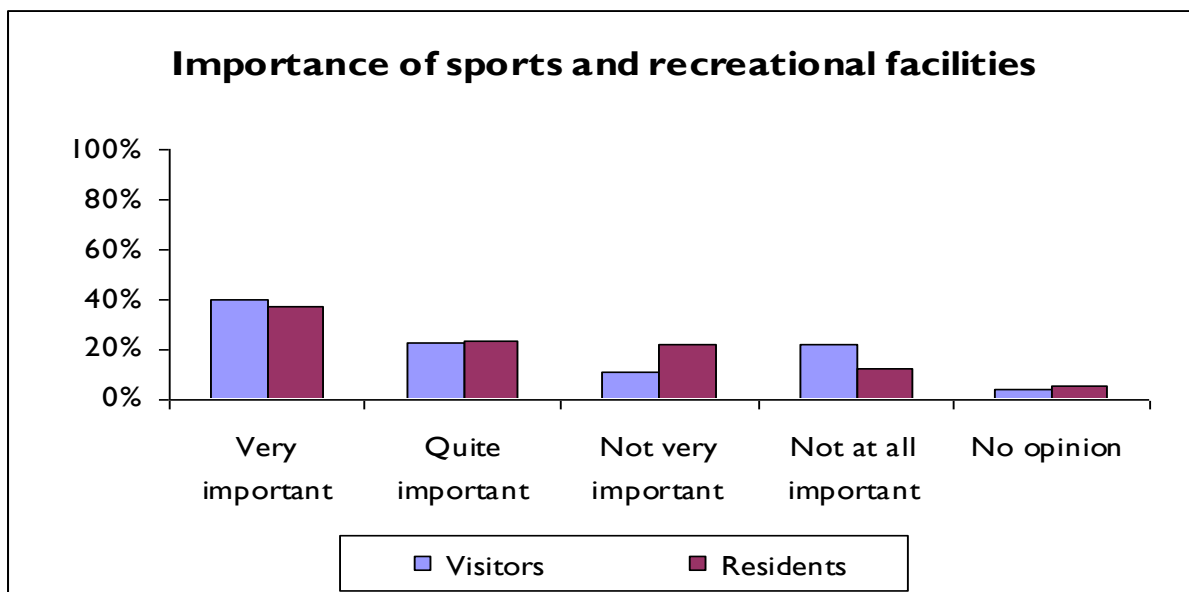
Importance of open spaces

Figure 2.10: Importance of open spaces



Open spaces are viewed by the majority residents and visitors as very important. Over four fifths of visitors and three quarters of residents consider open spaces as very important. This reinforces the importance of providing high quality open spaces as part of the Borough's tourist offer, but also in terms of the range of facilities provided to residents.

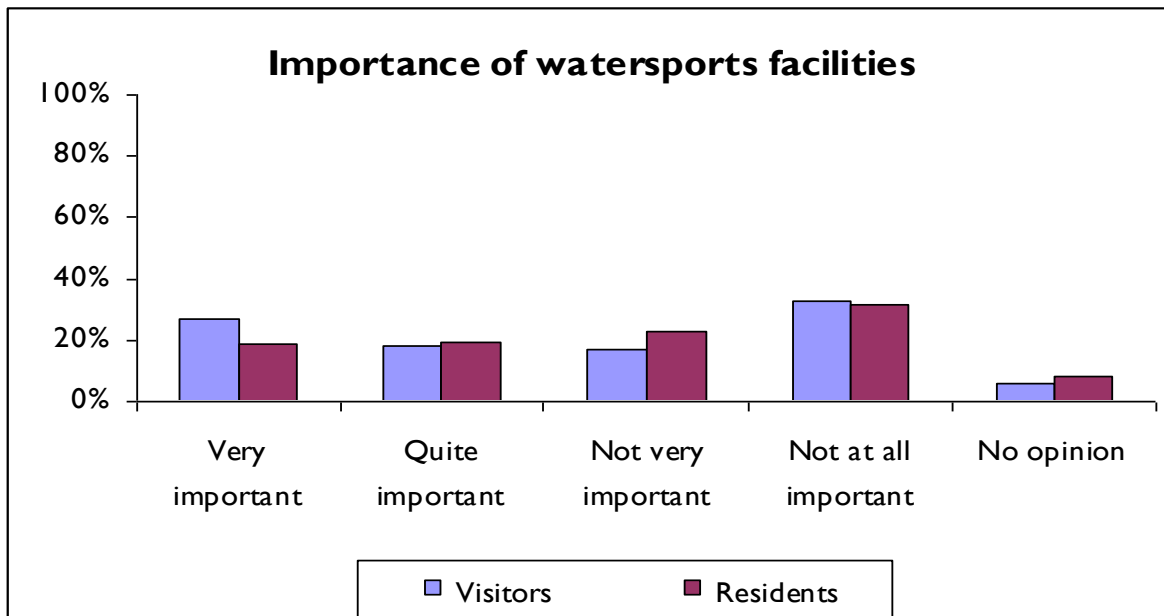
Figure 2.11: Importance of sport and recreation facilities



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There is a mix of opinion about the importance of sports and recreational facilities. Just over 60% of residents and visitors consider them to be quite or very important but a sizeable proportion consider the facilities not very or not at all important.

Figure 2.12: Importance of watersports facilities



There are 44.8% of visitors and 37.7% of residents who consider water sports facilities to be important. Just under half the visitors and over half the residents consider water sports facilities to be not very or not at all important.

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PART 3: GENERAL OPEN SPACE ISSUES

KKP has carried out extensive consultation with users and non-users of open spaces throughout Weymouth and Portland, during which, many issues concerning open spaces in the Borough have been raised and discussed. Typology and site specific issues are covered in the relevant sections of this report. This section sets out those generic issues, which cut across more than one typology.

Key issues

Accessibility

Consultation establishes that there is a perception that there is a lack of information regarding the accessibility of open spaces. W&PBC aims to improve provision of information regarding access to open spaces in the near future. This will include raising awareness through the Council website, on site signage and leaflets. Downloadable MP3 guides are also a feature that W&PBC hopes to investigate. The possibility of providing audio trails, where appropriate, has been investigated and is provided for visually impaired users at Radipole Lake RSPB Reserve.

In order to increase the accessibility of its open spaces, W&PBC has aspirations to establish a circular walking route around Weymouth, which will link all the Borough's key open spaces. This would begin at the Nothe Gardens, up over Bincleaves open space, down into Sandsfoot Gardens, up onto the Rodwell Trail, through Radipole Nature Reserve, into Radipole Park, into Lodmoor Country Park, around into Greenhill Gardens and back to Nothe Gardens. This large circular walk could also be completed in smaller circuits taking in fewer sites, creating potential to promote these links as 'walking for health' routes. Initial consultation suggests that there would be great support for this.

Quality

The methodology for assessing quality is set out in Part 2 (Methodology). The table below summarises the results of all the quality assessment for open spaces in Weymouth and Portland. A summary of data by analysis areas is provided in each typology section.

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Table 3.1: Quality scores for all open space typologies

Typology	Threshold	QUALITY Scores					Number:	
		maximum score	lowest score	MEAN score	highest score	spread	below the threshold	above the threshold
Allotments	60%	95	44%	56%	67%	23%	6	4
Amenity greenspace	40%	94	24%	47%	82%	57%	24	68
Cemeteries	40%	152	23%	44%	66%	43%	4	4
Play areas	60%	105	32%	61%	85%	52%	17	22
Green corridors	50%	71	32%	50%	68%	35%	6	6
Parks	60%	155	27%	60%	74%	47%	10	4
Semi / Natural greenspaces	40%	88	20%	47%	78%	57%	3	4

Taking into consideration all the open space typologies, play areas have the highest mean quality score (61%) and natural and cemeteries have the lowest mean quality score (44%). However, against the thresholds set, only allotment's mean score falls below the threshold set (60%).

The Green Flag Award Scheme, managed by the Civic Trust, provides a national standard for parks and greenspaces across England and Wales. Public service agreements identified by the Office of the Deputy Prime Minister (ODPM) highlight the importance placed on working towards Green Flag status as an indicator of high quality greenspaces. The Green Pennant Award, also a part of the Green Flag Award Scheme, recognises high quality green spaces that are managed by voluntary and community groups.

There are currently no green flag sites in the Borough. However, for the second consecutive year the Chiswell Earthworks on Portland has been awarded the green pennant award. The area is maintained and managed by Chiswell Community Trust, which raises money to maintain the structure and encourages local residents and users to weed and keep the area free of litter.

Not uncommon throughout the Country, the use of quad bikes/off-road motorbikes is an issue in several open spaces across Weymouth and Portland. Sites include semi natural greenspaces and amenity greenspaces. Residents feel that there is need for greater enforcement of illegal use of open spaces by quad bikes and off-road motorbikes. In restricting motorbike access to open space, care must be taken not to compromise access issues, particularly for wheelchairs. In order to help reduce the problem W&PBC is investigating the possibility of designating a disused quarry on Portland for the use of off-road motorbikes.

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Dog foul on Portland open spaces is a particular issue raised during consultation, creating a negative impression on open space quality and the visitor perception the Island. There is a perceived lack of dog foul enforcement on the Island. A local campaign to raise awareness of the problem is required.

There are a number of old quarry sites located on Portland in private ownership, which have the potential to service residents and visitors as recreation facilities. An application has been submitted for the provision of a trail bike facility at Admiralty Quarry (Albion Stone – Crown Estate owned). Consultation also found that Stone Firms Ltd is willing to give over Pennsylvania Quarry over to Portland Community Partnership for mountain bike use.

Value

The methodology for assessing value is set out in Part 2 (Methodology). The table below summarises the results of all the value assessments for open spaces in Weymouth and Portland. The threshold for assessing value differs depending on the typology. A summary of data by analysis areas is provided an each typology section.

Table 3.2: Value scores for all open space typologies

Typology	Threshold	VALUE Scores					Number:	
		maximum score	lowest score	MEAN score	highest score	spread	below the threshold	above the threshold
Allotments	20%	115	23%	26%	32%	9%	0	10
Amenity greenspace	20%	110	3%	21%	64%	61%	47	45
Cemeteries	20%	105	9%	19%	31%	23%	4	4
Play areas	20%	60	3%	36%	67%	63%	6	33
Green corridors	20%	105	14%	32%	65%	50%	3	9
Parks	20%	130	6%	38%	65%	58%	1	13
Semi / Natural greenspaces	20%	115	20%	38%	47%	27%	0	6

Generally, value scores across all the typologies are high, with only amenity greenspace having more low value sites than high value sites. To some extent this is because greenspaces can vary from large recreation grounds of more value to highway verges with less recreation purpose and therefore less value.



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Community safety

Public perception of anti-social behaviour within open spaces appears to be greater than reality. However, this is inhibiting use of many open spaces, particularly for elderly and vulnerable people. Although the congregation of young people itself is not classed as anti-social behaviour, the gathering of large groups can create an intimidating environment for other users of open space, often presenting a barrier to use. Increasing community involvement and ownership may go some way towards increasing use by these user groups. This is explored further within the individual typology sections.

Community safety trends show that there is an increase in anti social behaviour during the school holidays. Consultation suggests the need for a mobile ranger service covering a number of sites. This kind of service can be applied across all types of open spaces. A ranger presence would also encourage greater community involvement and ownership. Site specific or area rangers can provide these essential services while at the same time providing an on-site presence tackling issues such as safety perception.



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PART 4: PARKS AND GARDENS

Introduction

The typology of parks and gardens, as set out in PPG17: A Companion Guide, covers urban parks, country parks and formal gardens (including designed landscapes), which provide 'accessible high quality opportunities for informal recreation and community events.'

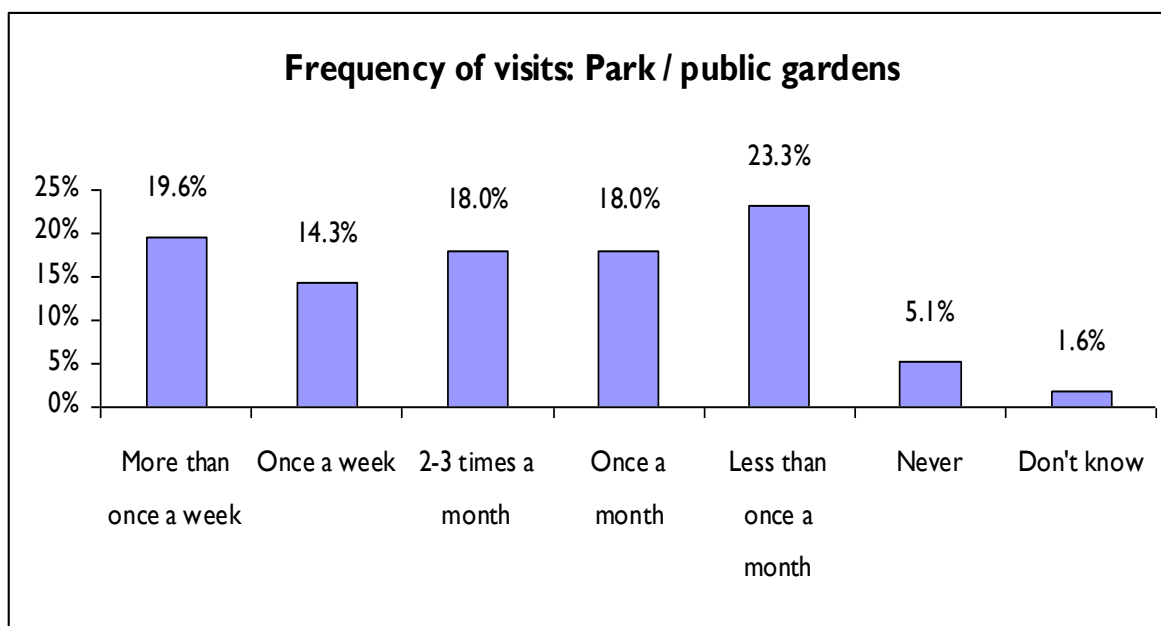
Context

This section outlines findings from the survey of residents in relation to their use of and attitudes towards the provision of parks and gardens in Weymouth and Portland. It provides a context for the subsequent sections, which address the quantity, quality and accessibility of provision.

Results are provided for the descriptions used in the survey itself.

Usage

Figure 4.1: Frequency of usage of parks in the previous 12 months (residents only)

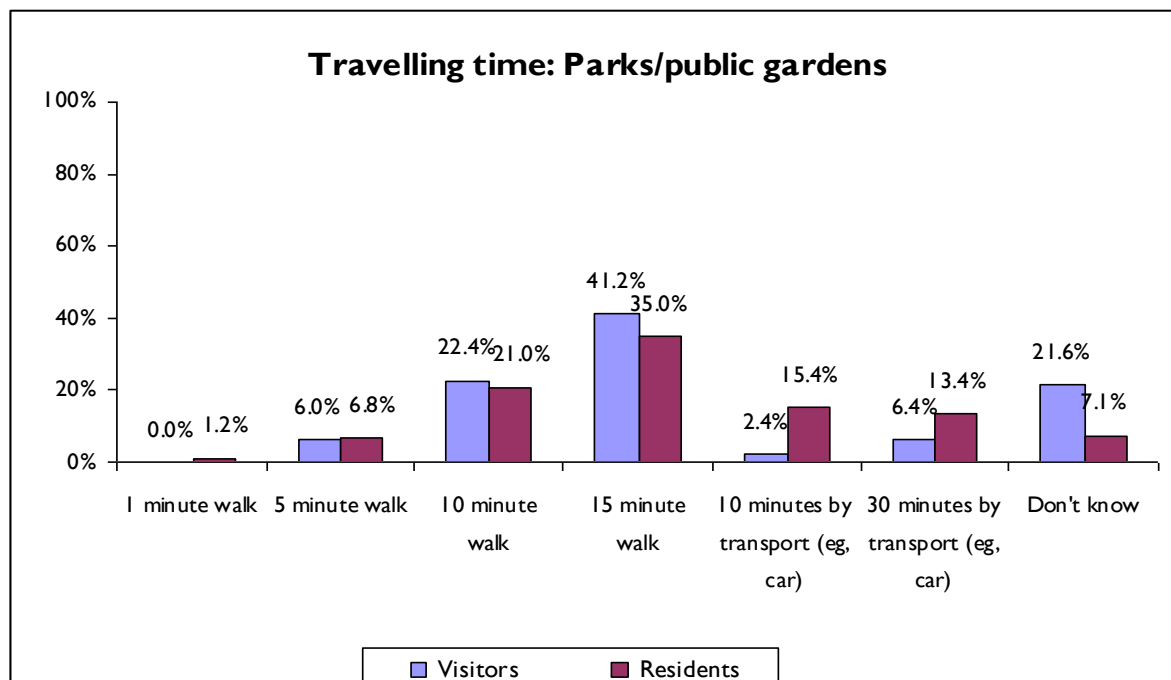


The overall proportion of residents that have visited a park or public garden in the previous 12 months is 93.3%. Just over a third of residents (33.9%) are frequent visitors, visiting once a week or more. A similar proportion (36.0%) visits at least once a month and just under a quarter are infrequent visitors (23.3%).

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Travel time

Figure 4.2: Time prepared to travel to access a park



The majority of residents (64.0%) and visitors (69.6%) are prepared to walk up to 15 minutes to access a park or public garden. Residents are more likely to travel by car, with a sizeable proportion (13.4%) willing to travel up to 30 minutes by transport. This may reflect the nature of provision in the Borough. Unsurprisingly, visitors are less likely to travel by transport.

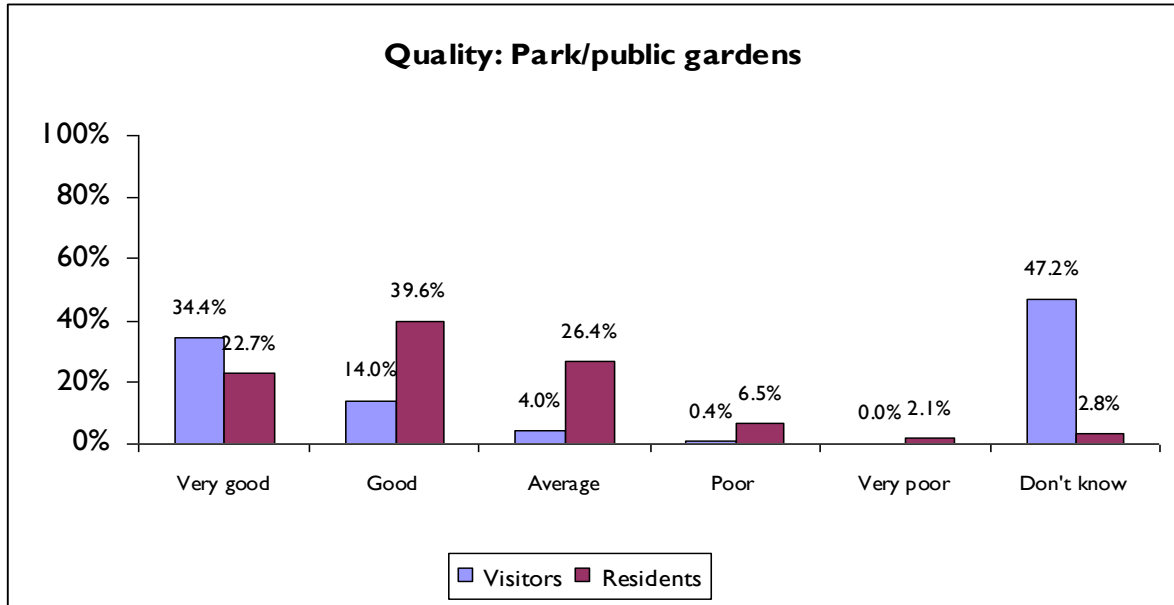
Quality of provision

The majority of residents (62.3%) consider the quality of parks and public gardens as good or very good. The proportion is lower for visitors (48.4%). There is a very small proportion that rates the quality of parks as poor or very poor (8.6% residents; 0.4% visitors). Reflecting levels of usage, just under half of visitors (47.2%) are unable to rate provision.



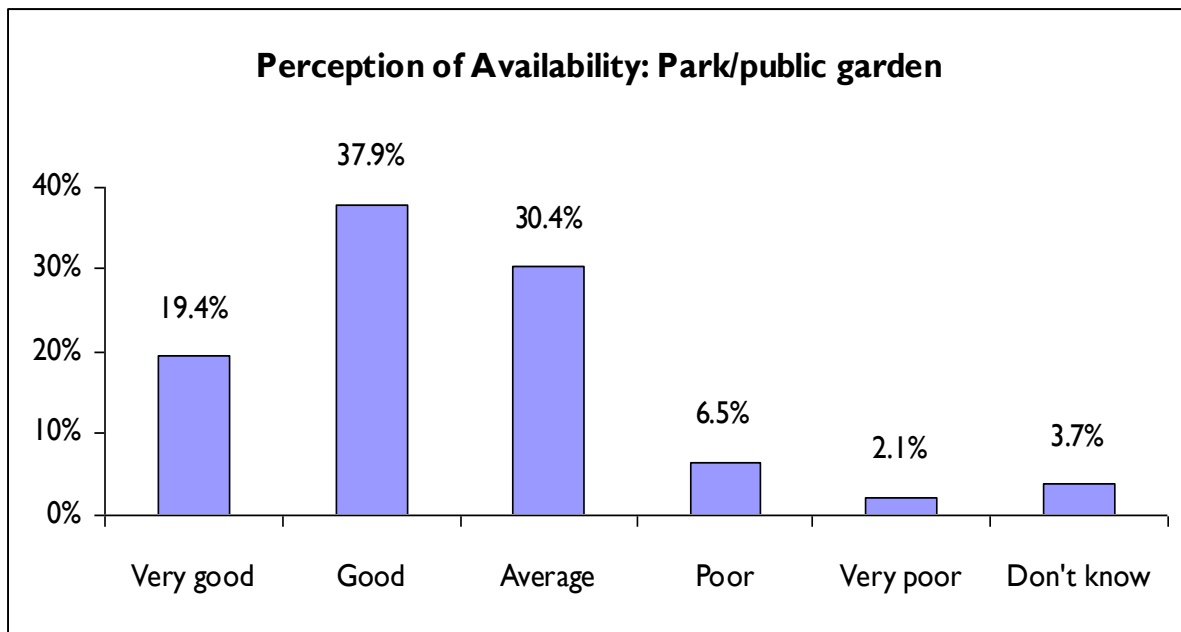
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Figure 4.3: Quality of provision of parks



Availability

Figure 4.4: Availability of parks (residents only)



Over half of residents (57.3%) rate the availability of parks and public gardens as good or very good in the area. A very small proportion (8.6%) rate it as poor or very poor.



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Key issues

Current provision

There are 14 sites classified as parks and gardens totalling 44ha¹ across Weymouth and Portland. Parks and gardens have been classified in the following ways to identify their effective catchment:

- Borough/Country park – sites between 20 and 60 ha, large specialised areas, attracting a large number of visitors from a wide area.
- District park – sites between 2 and 20 ha, areas that attract a significant proportion of users from particular parts of the local area, designed principally for passive recreation, serving the recreational needs of the local population.
- Local park – sites of 2 ha or less, smaller areas that attract almost all users from a particular area, normally located on the edge of housing estates and serve the immediate population.

Table 4.1: Distribution of parks and garden sites by analysis area

Analysis area	Local park		District park		Borough park		TOTAL provision	
	number	Size(ha)	number	Size(ha)	number	Size(ha)	number	Size(ha)
Central	5	2.33	3	29.74	-	-	8	32.07
North Weymouth	-	-	1	2.26	-	-	1	2.26
Portland	2	1.97	-	-	-	-	2	1.97
Preston	-	-	-	-	-	-	-	-
Westham	-	-	-	-	-	-	-	-
Wyke Regis	2	1.32	1	5.89	-	-	3	7.22
LOCAL AUTHORITY	9	5.63	5	37.90	-	-	14	43.53

Technically, there are no borough/country parks (in terms of size) in Weymouth and Portland, which can be regarded as servicing the whole of the Borough, Lodmoor County Park is the largest park and garden site (16 ha). It is recognised that there is a need for a larger country park in Weymouth. This is reinforced through the catchment mapping and the lack of provision in the North of the Borough. W&PBC has an aspiration to create Lorton Country Park. However, currently these plans can only be pushed forward if the relief road goes ahead due to the funding opportunity presented through the development.

¹ Figures rounded up



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Accessibility

Physical access

The effective catchments of parks has been identified using data from the street survey and guidance issued by the Greater London Authority (GLA)². The following catchments are used to identify the coverage of current provision:

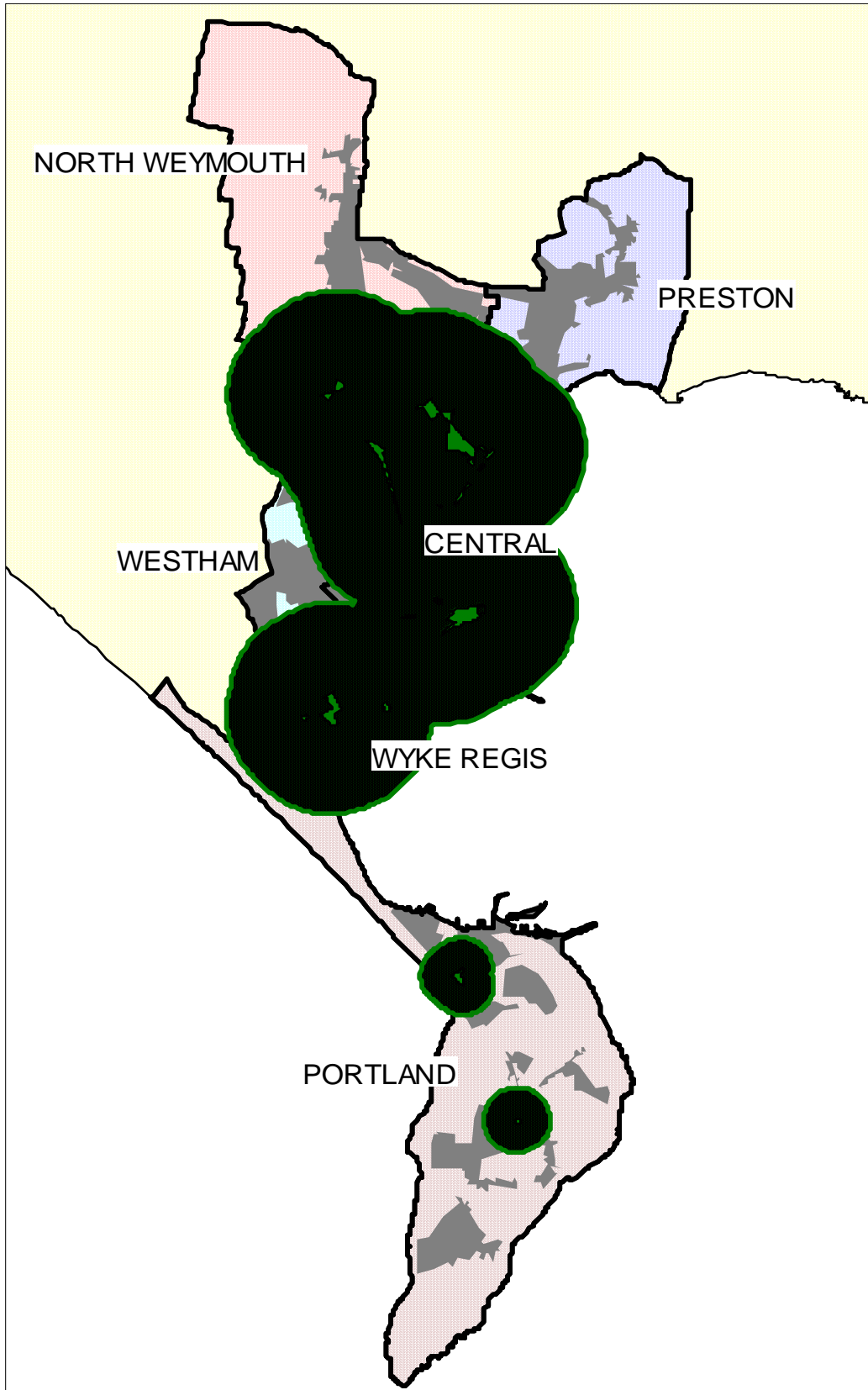
- ❑ Local parks – 400 metres.
- ❑ District parks – 1,200 metres.
- ❑ Borough parks – 3,200 metres.

² Greater London Authority (2002): Guide to preparing open space strategies



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Figure 4.5: Parks and gardens mapped against settlement areas with catchments applied



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Catchment mapping, based on all current provision, shows that there are significant gaps in the provision of parks and gardens in North Weymouth, Preston and Portland. It is recognised that there is a need for a larger country park site and this will be considered as part of the relief road planning. There are also some minor catchment gaps in Westham. This re-enforces the findings from consultation with local residents who perceive there to be a lack of formal parkland provision in these areas. Although there is provision close to the local authority boundaries, catchment areas from provision of parks and gardens in West Dorset do not cover any of the gaps in Weymouth. Some of the gaps may be met through other types of open space provision of similar functions. This will be addressed in the Strategy document.

Table 4.2: Summary of gaps in provision of parks and gardens

Analysis area	Catchment gaps
North Weymouth	Upwey, Boardwey, Littlemoor
Preston	Overcombe, Preston
Portland	Weston, Southwell, Grove, East Fortuneswell
Westham	Westham West

Social access

Access and Disability Discrimination Act (DDA) audits have been undertaken for three parks; Greenhill, Easton and Nothe gardens. The audits look at access to, and facilities within, the sites. There are a number of recommendations noted in the 2006 Access and DDA audit, which, if implemented, would create more accessible open space, including recommendations to improve footpath quality and increase the number of guardrails.

Consultation identifies that, due to the topography of Weymouth and Portland (i.e. steep hills), access to many parks and open spaces can prove unavoidably difficult. However, there is demand for access to be improved in a number of key sites, such as the Nothe Gardens, where there is demand for footpath improvements. This is reinforced by the site assessment, which scored average for path quality (3 out of 5) for lack of wheelchair/pushchair suitable paths. However, the site was deemed to have sufficient overall disabled access.

A signage project is to be piloted at Greenhill Gardens in order to create a more accessible site. This will incorporate braille on signage. If this proves successful, W&PBC hopes to roll the project out to key parks and gardens.

There is a perception amongst user groups that there is a lack of open space use by disabled and elderly users. This is mainly due to accessibility issues highlighted above and a lack of appropriate facilities (e.g., sensory gardens). A number of disability interest groups indicate that availability of scooters for visits to open spaces, particularly large parks and semi-natural sites, would be well used and encourage greater use by minority groups.



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Management

Strategic

A management plan is currently being written for Greenhill Park in preparation for entry into the Green Flag award for 2007/08. The qualitative scores from site visits undertaken by KKP suggest that Lodmoor Country Park (64%), Alexandra Gardens (64%), Nothe Gardens (75%) and Greenhill Gardens (60%) all have a good chance of success in the field assessment element of the award if considered for Green Flag entry in the future.

Operational

Management of parks in Weymouth and Portland lies within the parks and open space section under environmental services in the Council. Grounds maintenance is carried out in-house and has moved away from the strict compulsory competitive tendering (CCT) specifications towards a more flexible approach to improve efficiency. A number of sites have static grounds maintenance staff/teams (Radipole Park Gardens, Greenhill Gardens, Nothe Gardens). This is reflected in particularly high quality site assessments scores for Greenhill Gardens (61%) and Nothe Gardens (74%).

Staffing

One of the key findings from consultation with user groups is demand for greater staff presence in the Borough's parks. There is currently no dedicated parks/open spaces ranger service currently in operation in Weymouth due to funding restraints for the post/work. However, W&PBC recognises the importance of park staff and has signed up to the CABI Space Parkforce Pledge. CABI is asking local authorities to sign up to pledge to recognise the value of having staff on site during daylight hours in every significant park across the Borough.

The presence of dedicated park staff encourages people into green spaces. Traditionally, a park ranger service should provide a high profile patrol service within parks, helping to make visitors feel safe and have an enjoyable visit. Services usually provide include:

- Guided walks within parks.
- Provide information to visitors about parks.
- Liaison with local community groups and other like-minded bodies to help address issues and potential problems as they arise.
- Mobile patrols provide a safe environment for visitors.

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There is an identified need for a mobile park ranger service. In order for this to be achieved, partnership funding needs to be secured. Since Weymouth and Portland does not have any parks of a significant size, a mobile ranger service covering a number of sites would be more efficient. Consultation indicates that a ranger presence in parks would encourage greater community involvement and ownership. It would also facilitate greater usage through provision of environmental education and conservation activities. Site specific or area rangers can provide these essential services while at the same time providing an on-site presence tackling issues such as safety perception. Dedicated park staff has proven to lead to a circle of improvement for example in Lister Park in Bradford, where there has been improved community engagement resulting in improved safety perceptions since employing dedicated park staff.

Security

Consultation established that a number of parks and gardens in Weymouth and Portland are popular places for groups of young people to socialise. Although the congregation of young people itself is not classed as anti-social behaviour, the gathering of large groups can create an intimidating environment for other users of open space, often presenting a barrier to use. Gardens can be a positive place for young people to congregate and it's more about tackling perceptions than inhibiting young people to use such spaces.

The Weymouth and Portland Amblers regularly use parks for organised walks. Elderly users often feel unsafe walking alone in parks due to a fear of crime. One of the main reasons for this is a perception of anti social behaviour resulting from youth congregation. It is positive that organised activities are enabling use of parks. However, there is still a need to improve safety perception associated with the Borough's parks and open spaces, as perception of crime and anti-social behaviour appears to be higher than reality.

The installation of CCTV may resolve issues surrounding fear of crime and is a proven tool to tackle anti-social behaviour. Where feasible this should be considered, along with improved lighting. The local authority community safety team identifies a need for CCTV to be installed in Wyke Gardens to improve safety perceptions. Site assessment also suggests that lighting would be of benefit in Victoria Gardens for similar reasons.

The community safety team also works closely with a number of 'friends of' groups to resolve issues surrounding anti-social behaviour in parks. A number of sites; Wyke Gardens, Sandsfoot Gardens, Easton Gardens, Radipole Park and The Nothe Gardens are covered by dispersal orders, under Section 30 of the Anti-Social Behaviour Act 2003, giving relevant officers power to disperse large groups of people causing significant and persistent anti-social behaviour. Notwithstanding, consultation identifies that the perception of such behaviour remains a barrier to usage of the Borough's parks.

Again, provision of a mobile ranger service would help to tackle a range of issues outlined above and hopefully deter illegal use of sites across the Borough.



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Quality

Table 4.3: Quality scores for parks and garden sites by analysis area

Analysis area	QUALITY Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	below 60%	above 60%
Central	155	27%	55%	74%	47%	4	4
North Weymouth	155	32%	32%	32%	-	1	-
Portland	155	55%	56%	57%	2%	2	-
Preston	155	-	-	-	-	-	-
Westham	155	-	-	-	-	-	-
Wyke Regis	155	38%	43%	51%	12%	3	-
LOCAL AUTHORITY	155	27%	51%	74%	47%	10	4

A large proportion of sites are assessed as low quality and there are two analysis areas without any provision (Preston and Westham). The local authority mean score lies below the threshold set at 60%. The low quality sites fail to benefit from scores on criteria such as toilet provision, car parking and lighting. The majority of these sites are traditional gardens rather than parks that actually may not require such provision anyway.

There are currently no green flag park sites in the Borough. However, a management plan is currently being written for Greenhill Gardens and, with the future establishment of a 'friends of' group, there are aspirations to enter the site for the 2007/08 award. The qualitative scores from site visits undertaken by KKP suggest that Lodmoor Country Park (64%), Alexandra Gardens (64%), Nothe Gardens (75%) and Greenhill Gardens (60%) all have a good chance of success in the field assessment element of the award if considered for Green Flag entry in the future. In particular, consultation suggests the need to concentrate on improving interpretation in parks.

Consultation identifies demand for more bins to be installed in several parks across the Borough. In particular, Radipole Park Gardens, particularly near to the basketball court and play area and Nothe Gardens due to the popularity of the Site for barbeques. However, site visit scores for both sites suggest that provision of bins is adequate.

Value

The methodology for assessing value is set out in Part 2 (Methodology). The table below summarises the results of the value assessment for parks and gardens in Weymouth and Portland. A score of 20% or less is considered to indicate that a site has low value. A list of low value sites and an indication of their position relative to the threshold can be found in Appendix I.



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Table 4.4: Value scores for parks and garden sites by analysis area

Analysis area	VALUE Scores					Number at:	
	Max. score	lowest score	MEAN score	highest score	spread	below 20%	above 20%
Central	130	6%	37%	61%	55%	1	7
North Weymouth	130	39%	39%	39%	-	-	1
Portland	130	29%	37%	44%	15%	-	2
Preston	130	-	-	-	-	-	-
Westham	130	-	-	-	-	-	-
Wyke Regis	130	32%	37%	43%	11%	-	3
LOCAL AUTHORITY	130	6%	37%	61%	55%	1	13

In terms of value, the average score across Weymouth and Portland is 37%, ranging from 61% for Nothe Gardens to just 6% for Chapelhay Gardens. This is the only site falling below the 20% threshold. The poor quality and visual appearance of the Gardens attracts anti-social behaviour, creating a poor perception of safety amongst local residents, inhibiting use and is therefore currently scoring low on value.

Community involvement

Work undertaken by the Parks Development Officer at W&PBC has resulted in the successful establishment of two new 'friends of' parks groups, one for Nothe Gardens and one for Radipole Gardens. There are plans to continue to encourage community engagement in the management of the Borough's parks with the establishment of a 'friends of' group for Greenhill Gardens, linked to the Green Flag award submission.

Through the continuing work and successful funding bids developing 'friends of' groups, youth engagement should improve, resulting in greater community ownership of sites. Friends of Nothe Gardens hopes to promote the site through the creation of a website dedicated to the Gardens and through the development of a nature trail to encourage environmental education.

The gardeners at the Nothe Gardens, Greenhill Gardens and Radipole Park Gardens have, for the second consecutive year, offered 'walk and talk' sessions to local residents, to find out more about what the gardeners' work entails. These have proved to be successful with local residents and interest groups and have raised awareness of parks provision across Weymouth and Portland.



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Events

W&PBC plans to further establish an annual events programme for the Borough's parks and gardens. A number of community events, ranging from summer fetes and family picnics to art exhibitions and seasonal events, are already being hosted within key sites. Previously, community groups co-ordinated and organised events in parks. However, the increasing paperwork associated with undertaking risk assessments prior to events is deterring volunteers from organising more. Consultation identified that greater support from W&PBC would be appreciated by community groups and would facilitate the provision of more community-organised events.

Summary of site consultation

This section collates issues raised during consultation with community groups regarding parks and gardens in Weymouth and Portland. This is presented alongside site visit quality and value scores for comparison. It is not a comprehensive list of sites and only covers sites raised during consultation.

Table 4.5: Site specific consultation summary

Site	Quality score	Value score	Comments
Easton Gardens	57%	29%	The Easton Community Group identifies demand to reinstate a bandstand at the site. They would also like to reinstate the perimeter railings to increase controls to prevent illegal use. This scored three out of five on the site assessment suggesting there is potential for improvements.
Victoria Gardens, Portland	55%	44%	There is no community involvement at this site. Linked to this, consultation and site assessment identified it as a poor quality site. This is particularly due to the run-down and neglected appearance of the formal Gardens. As a valuable site, there is an identified need to improve site quality. This could be achieved through increased community engagement/ownership. Local mother and toddler groups worked to amass funding for new play equipment to be installed. Significant work is also being carried out to restore the Park. Portland Rotary Club has provided funding for a local dry stone wall expert to work with the Young Offenders Institute and Council gardeners to restore the dry stone walls.
Chapelhay Gardens	27%	6%	Consultation and site assessment identified that the site is overgrown and neglected. The poor quality and visual appearance of the Gardens attracts anti-social behaviour, creating a poor perception of safety amongst local residents, inhibiting use. A capital bid was submitted to W&PBC a few years ago and was rejected as not being a priority.



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Site	Quality score	Value score	Comments
St Johns Garden	45%	25%	<p>Consultation established a perception amongst residents that the site is neglected in horticultural terms, with untended rose and flowerbeds. The site assessment recorded the overall maintenance of the site to be adequate, although some of the planting is unattractive in design.</p> <p>W&PBC has an aspiration to set up a community group that will be involved in undertaking site quality improvements. No community interest has been identified yet. However, there is a possibility of engaging community involvement for the nearby Green Hill Gardens which, could perhaps, once fully established, expand interest to St Johns Garden.</p>
Lodmoor Country Park	64%	47%	<p>Users would like to see more tree planting at the site. There is some demand for additional seating to be provided. However, seating scored four out of five for the number and location of benches, which suggests that, the current provision is sufficient.</p> <p>The car park is heavily used by visitors to the sea front who appear not to visit the Park due to a lack of awareness of it. Encouraging visitors to the Site should be investigated, e.g. a signage campaign within the car park.</p> <p>Local access groups highlighted difficulties accessing the site from Weymouth Bay Avenue due to an archway over the access gate. However, disability groups acknowledged the ease of use once in the Park.</p>
Nothe Gardens	74%	61%	<p>Although there is a permanent grounds maintenance presence at the site, community consultation identified that sight lines are obscured due to overgrown vegetation compounding issues with anti-social behaviour.</p> <p>The Nothe is a popular open space for barbecues. There is user demand for greater provision of bins to combat the associated litter problem and also for signage to encourage responsible use of the barbecue facilities and clearing of associated litter. However site assessments scored the provision of bins as five suggesting that the current provision is adequate.</p> <p>Disability interest groups commented on various difficulties when navigating The Nothe. Although the gardens are accessible, users can encounter difficulties when negotiating the paths leading down to Nothe Fort and Stone Pier due to the steep gradient and poor quality paths. Site assessment scores confirm there to be steep sloped areas (scoring two out of five) and reasonable quality paths with some evidence of damage to the surface.</p>

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Site	Quality score	Value score	Comments
Radipole Park/Gardens	55%	52%	<p>Community consultation identified this to be a good quality site, particularly the formal gardens aspect of the site. The re-introduction of Alexander Bridge onto Radipole Gardens is regarded by many users as a good entrance point.</p> <p>There is a poor safety perception associated with the Park, mainly due to obscured sight lines. Cutting back vegetation, particularly trees and shrubs running along Radipole Park Drive, would improve sightlines from the bordering road.</p> <p>Although site visits did not pick this up, user consultation highlighted a requirement for drainage to be improved on the footpaths approaching the ornamental gardens. In inclement weather, paths become waterlogged and difficult to negotiate.</p> <p>Users identified the feasibility to provide café facilities in the Park, in association with Radipole Tennis Club. If feasible, toilet facilities could then be provided here for public access.</p>

Parks and gardens summary

- ❑ There are 14 sites classified as parks and gardens totalling 44ha¹ across Weymouth and Portland. Of those, ten sites are identified as low quality and four sites identified as high quality. In terms of value, only one sites is identified as low value, Chapelhay Gardens.
- ❑ Significant provision gaps are identified in North Weymouth, Preston and on Portland analysis areas.
- ❑ Identified need for a Country Park. This is reinforced through the catchment mapping and the lack of provision in the North of the Borough. W&PBC has an aspiration to create Lorton Country Park. However, currently these plans can only be pushed forward if the relief road goes ahead due to the funding opportunity presented through the development.
- ❑ Identified demand for a mobile park ranger service based on partnership funding. W&PBC has signed up to the national 'Parkforce' pledge initiative and shows a commitment to increase staff presence in parks and gardens.
- ❑ Youth congregation and intimidation is inhibiting use, particularly of elderly and vulnerable users. However, parks and gardens are a positive place for young people to congregate.
- ❑ There is a recognised requirement to submit one site for Green Flag submission in 2007/8. KKP site visit scores reinforce that a number of key sites could be eligible for the site assessment part of Green Flag.
- ❑ There is a recognised need to continue increasing community involvement and ownership in parks through the establishment of 'friends' groups in order to help combat anti social behaviour and to improve the quality of sites.



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PART 5: NATURAL AND SEMI-NATURAL GREENSPACES

Introduction

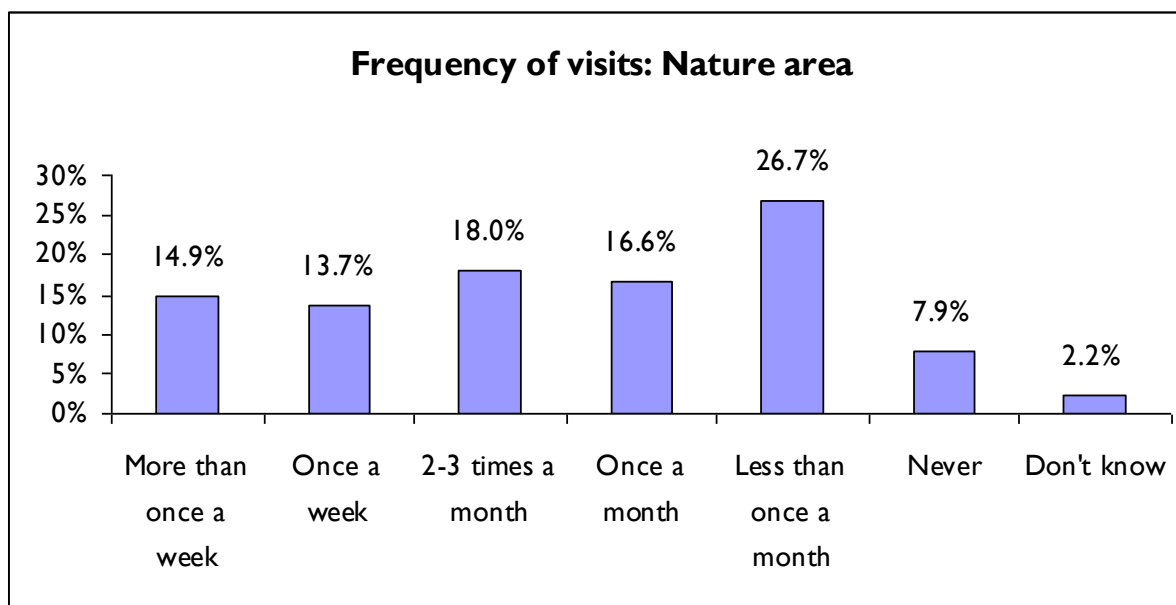
The typology of natural and semi natural greenspaces, as set out in PPG17: A Companion Guide includes woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g. downland, meadow), heath or moor, wetlands (e.g. marsh, fen), open running water, wastelands (including disturbed ground), and bare rock habitats (e.g. cliffs, quarries, pits). These provide 'wildlife conservation, biodiversity and environmental education and awareness.'

Context

This section outlines findings from the survey of residents in relation to their use of and attitudes towards the provision of natural and semi-natural greenspaces in Weymouth and Portland. It provides a context for the subsequent sections, which address the quantity, quality and accessibility of provision. Results are provided for the descriptions used in the survey itself.

Usage

Figure 5.1: Frequency of usage of nature areas in the previous 12 months (residents only)

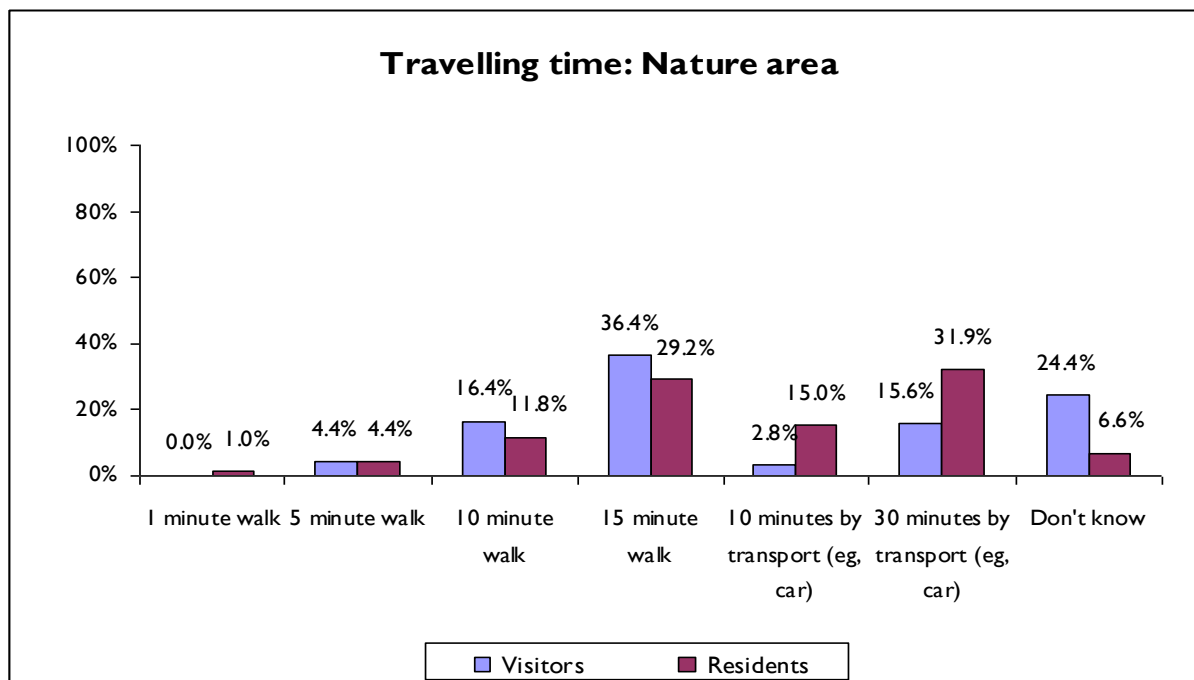


There is a high overall level of usage of nature areas amongst residents, with 89.9% having visited one in the previous 12 months. Just over a quarter of residents (28.6%) visit this typology once a week or more with over a third (34.6%) visiting once a month or more. A significant proportion (26.7%) are infrequent users (less than once a month).

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Travel time

Figure 5.2: Time prepared to travel to reach a nature area



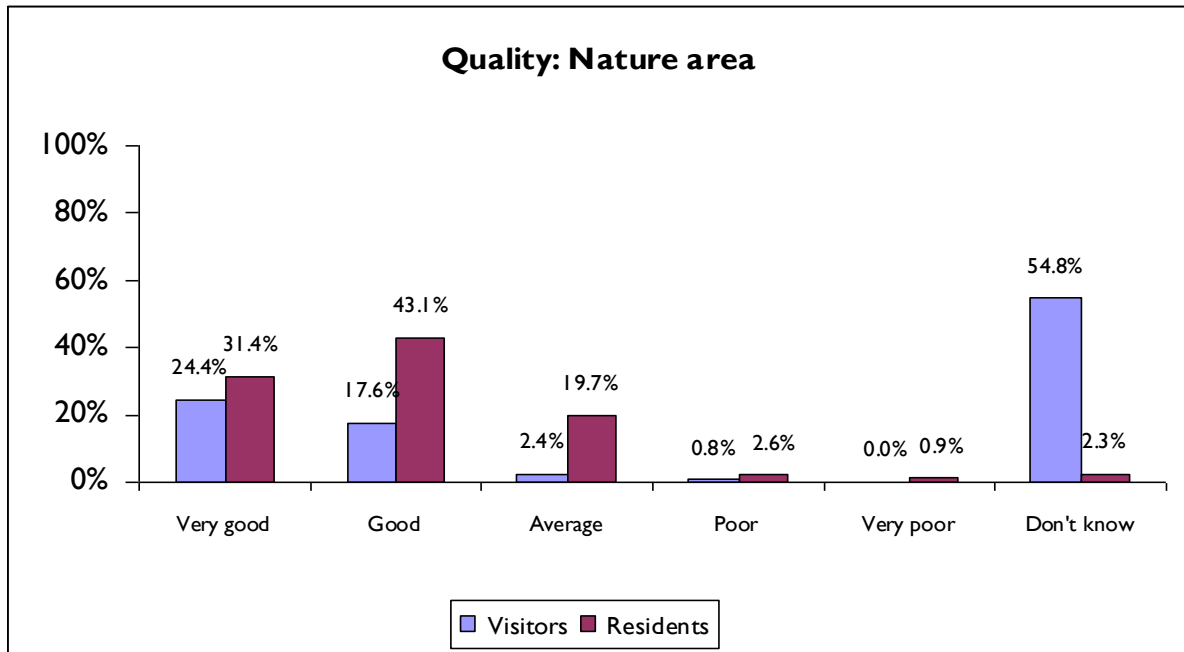
The majority of visitors (57.2%) and just under half of residents (46.4%) would travel for up to 15 minutes by walking to reach a nature area. A sizeable proportion of residents (31.9%) are willing to travel up to 30 minutes by transport.

Quality of provision

The overall perception of quality with reference to nature areas is good. Three quarters of residents (74.5%) rate the quality as good or very good and only 3.5% as poor or very poor. Although a much lower proportion of visitors rate the provision of nature areas as good or very good (42.0%), this reflects levels of usage, with only a very small proportion rating provision as poor or very poor (0.8%) and over half (54.8%) being unable to rate it.

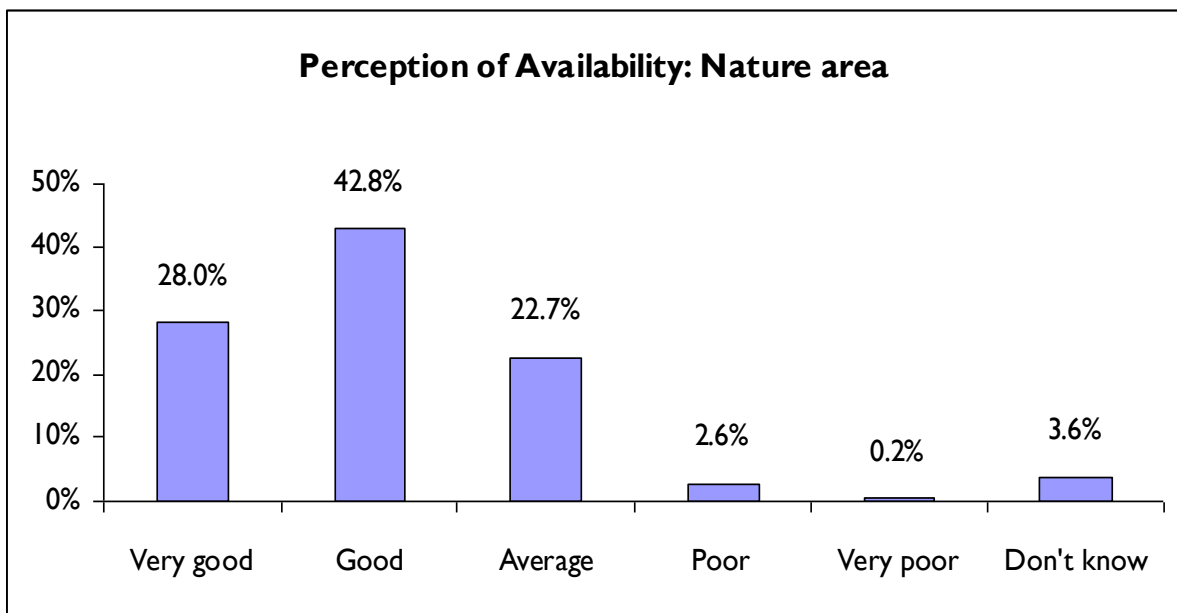
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Figure 5.3: Quality of provision of nature areas



Availability

Figure 5.4: Availability of nature areas (residents only)



The availability of nature areas is rated highly by the residents of Weymouth and Portland, with over two-thirds (70.8%) viewing availability as good or very good compared to just 2.8% who rate it as poor or very poor.



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Key issues

Current provision

In total, there are only six open spaces classified as natural and semi-natural greenspaces in the Borough, totalling 112¹ hectares.

Table 5.1: Distribution of natural and semi-natural greenspaces sites by analysis area

Analysis area	Semi / Natural greenspaces	
	number	Size(ha)
Central	-	-
North Weymouth	3	35.2233
Portland	-	-
Preston	1	35.24
Westham	1	41.39
Wyke Regis	1	0.17
LOCAL AUTHORITY	6	112.04

Quarry provision

Locally, quarries are perceived to be an open space resource. However, W&PBC has not included quarries as an open space provision for the purposes of this assessment due to a position of uncertainty with regard to their future usage or scale of usage. The minerals permissions granted in the early 1950's required only basic restoration of such sites but even these, left for a decade or more, have attracted important wildlife and become valuable open spaces to residents. However, the Environment Act of 1995 introduced the requirements for a Review of Minerals Permissions (ROMP). Dorset County Council has established a Portland Restoration Advisory Group (RAG) in order to address restoration issues.

Significant work is being undertaken to regenerate the quarry landscapes through educational and community-based programmes. W&PBC should work towards protecting them as such, in terms of securing open access for the future. Stone Firms Ltd is currently undertaking a study looking at potential future uses of disused quarries known as 'destination Portland'. Ideas are to be collaborated on from community consultation and feasibility assessments to identify the best way to attain the most value from the sites for local residents. A good example of what can be achieved can be seen at Independent Quarry. Albion Stone worked with Portland Sculpture & Quarry Trust to create 'Portland's Living Quarry Project' and 'Cultural Landscapes – Stories of the Earth'.

¹ Figures rounded up

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The regenerated quarry has become a significant leisure, environmental, educational and cultural resource for the people of Portland including an interpretive walk on the formation and uses of Portland Stone, an amphitheatre that can be used by the local schools, a stone maze and a sculpture set in an area of restored, rich, limestone flora. There are plans to create a demonstration quarry at Jordon Quarry, which would be dedicated to public and educational use.

Sites which are clearly non working areas and not included in the ROMP discussions are providing for a type of recreation, albeit informal. The sites are held in tenure with Crown Estates and as such the disused quarries and their responsibility revert back to the Crown Estates and include:

Tout Quarry has been disused for many years, there is access across it by a number of footpaths one or two of which may be formally recognised. There is no formal management of the site, while it has some carvings and stone features and statues within it; it has not been managed by any Trust. A Trust is still seeking to potentially use part of the quarry as a Sculpture Park. There is an SSSI nature reserve in the quarry which would imply that that part of the site should remain largely unchanged and be stewarded purely in respect of retaining and improving the wildlife habitat. The type of use is therefore extremely informal and its future is unsure, in these circumstances it would be inappropriate to include it within this study.

King Barrow Quarry has also been unused for many years, Dorset Wildlife Trust manage much of it and have a management plan for the site. The main purpose of the site is for wildlife protection and as such only provides restricted use to the public and therefore it is also inappropriate to include it within this study.

Managed sites outside the development boundary

These sites are acknowledged to hold recreational value, which is of benefit to the urban areas of the Borough and the surrounding settlements. It is not the intention of the study to involve large rural tracts of land except to acknowledge their benefits to residents. There is a line between sites which clearly forms a part of the urban consciousness, but lies outside or peripheral to the urban areas, i.e. connecting paths and corridors between urban areas and those which are a part of the countryside and are managed primarily for rural purposes. For example, Two Mile Coppice is a rural resource with recreation as a secondary element.

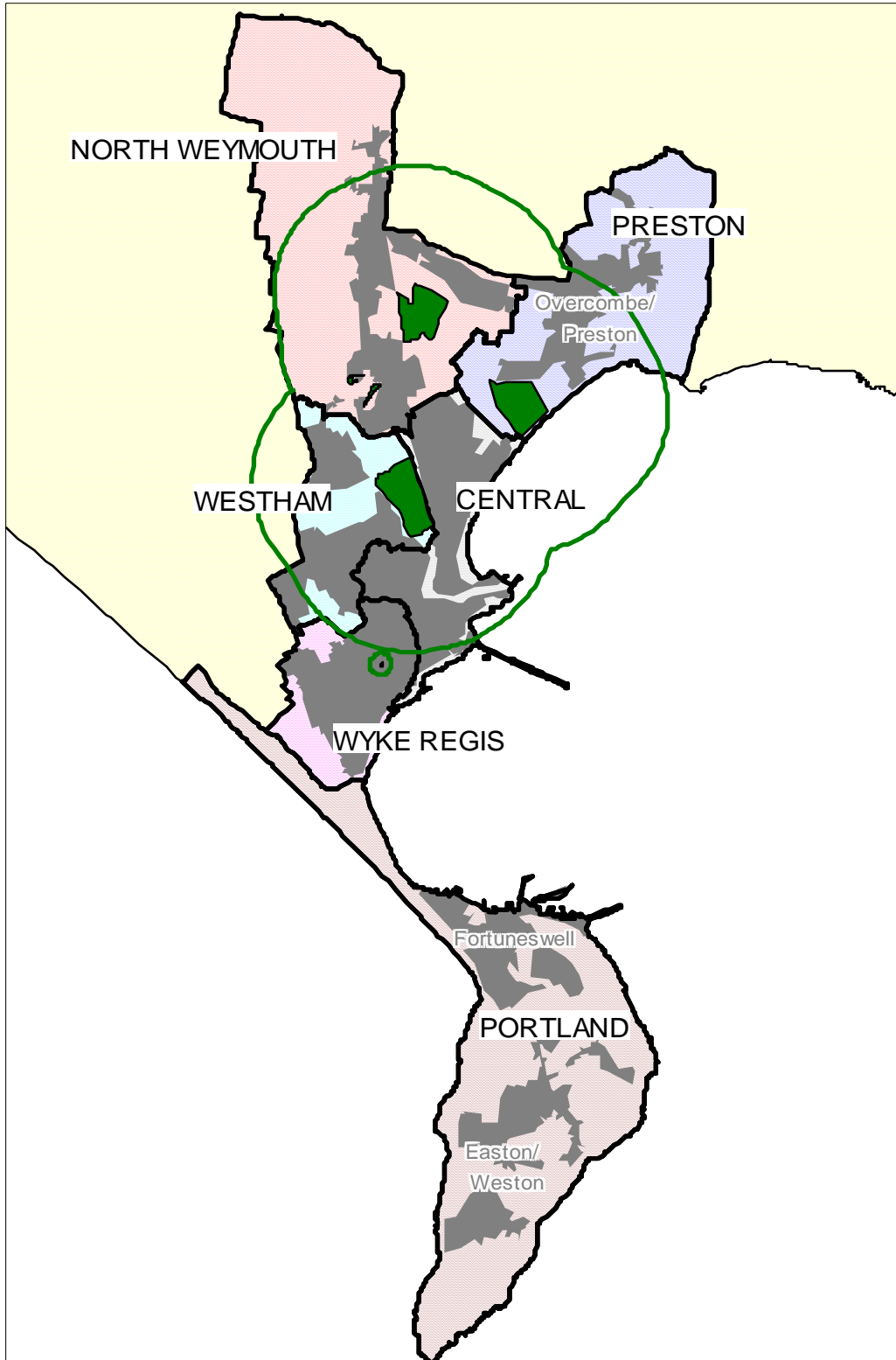
Managed but undeveloped areas within the urban framework

These are open spaces within the urban context both have potentially important environmental or ecological factors which mean that they will remain undeveloped and protected in the future. Management of Lorton Meadows is already in place and as such has been included within the study and Verne Yeates is less advanced in this respect and has been assessed for quality and value but is not included in provision standards.

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Accessibility

Figure 5.5: Natural and semi-natural greenspaces mapped against settlement areas with catchment areas applied



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There are significant catchment gaps in the provision of natural and semi greenspace in the majority of analysis areas. No provision is identified in Portland, Westham and Central analysis areas. However, it is anticipated that, particularly on Portland, there is much common land, which goes some way to meeting demand for this typology. There is no provision in neighbouring authorities that has an impact on catchment areas in Weymouth and Portland.

Table 5.2: Gaps in provision of natural and semi natural greenspace across Weymouth and Portland

Analysis area	Catchment gaps
North Weymouth	Upwey, Broadwey
Preston	Preston
Westham	Westham West
Central	Weymouth East, Westham East
Wyke Regis	Wyke Regis, Weymouth West
Portland	Fortuneswell, Easton, Weston, Grove, Southwell

In 1996, English Nature recommended that there should be one hectare of designated local nature reserves (LNRs) per 1,000 population. To put this into local context, with a population of 63,604 (2001 census data), Weymouth and Portland should have at least 64ha of LNR. Currently, there are only two small LNRs within the Borough at Radipole School (0.87 ha) and Radipole Community Woodland (1.3 ha). W&PBC has not adopted to reach the target set by English Nature (now re-titled Natural England), as it is highly unlikely to achieve it given the current deficit of 62ha.

Consultation identifies that Natural England is proposing to designate Verne Yates, on Portland, as an LNR totalling 16 hectares. The area has site of special scientific interest (SSSI) status and a management plan has been written. The management plan highlights the importance of the site to the surrounding community. The area is currently used for dog walking. However, consultation identifies that the unkempt nature of the Site and the lack of interpretation and information, limits the usage for recreation. Although current access to the site is sufficient, LNR status would require further enhancements. The main priority for the site is to initiate habitat management and improve aesthetical value.

The two Royal Society Protection of Birds (RSPB) managed reserves in Weymouth - Radipole Lake and Lodmoor, are major open space resources for both residents and visitors to the Borough. Both are SSSI designated and potential special protection areas (SPAs). Both reserves are well used by visitors and local residents as amenity open space, particularly for walking. Consultation identifies that the amenity value of these reserves is substantial and may not currently be fully recognised. Raising the awareness of the reserves is important in order to increase usage by local residents and therefore increasing their amenity value.



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The RSPB has an aspiration to create a fully accessible site at Radipole Lake. The top area of the site requires infrastructure work, including footpaths creation, viewing provision, fencing, gates and seating provision in order to become publicly accessible. Restoration work is also required to create a more favourable habitat.

Currently, the RSPB lease Radipole Lake, from W&PBC, on an annual basis. Consultation suggests that the short-term lease limits the funding opportunities for the RSPB inhibiting the aspiration of creating a fully accessible site. To secure external funding a minimum ten-year lease is required. The RSPB is currently formulating a proposal to put to W&PBC for a 35-year lease of the site. In order to create a site with 'access for all' it aims to remove all potential barriers to use, both physical e.g., wheelchair access and non-physical e.g., language barriers. The location of the Reserve already lends itself to easy access by car and public transport.

There are two Dorset Wildlife Trust (DWT) reserves in the Borough, Lorton Meadows in Weymouth and King Barrow on Portland. Both reserves are open access with a visitor information centre and ranger located at Lorton Meadows. This facilitates environmental education and community engagement. Lorton Meadows has been much improved since the DWT began management of the site. The improvements have been achieved, in part, through a heritage lottery funded project.

The proposed Weymouth relief road would pass through Lorton SSSI, DWT Lorton Meadows SNCI Nature Reserve and Two Mile Coppice Ancient Woodland. Two Mile Coppice is an area of semi-natural woodland forming part of the larger Lorton SSSI. The wood is close to the edge of Weymouth and has potential as a recreational resource. In order to maintain its current biodiversity value, continued woodland cover must be a long-term aim. DWT believes that removal of a woodland resource through development of the relief road will dramatically reduce Weymouth's tree cover and biodiversity value.

A detailed Ecological Mitigation Strategy has been developed with measures proposed to mitigate and compensate for the ecological impacts associated with the construction and operation of the Weymouth Relief Road. The Weymouth Relief Road Environmental Statement highlights that implementation of the Strategy would replace more habitat than would be lost. The loss of aesthetics, amenity and educational aspects of Lorton Meadows DWT Reserve is to be compensated through the creation of new woodlands and grassland to mitigate for loss of amenity.

The Strategy identifies the likely success of the compensatory measures through the purchase of woodland and fields under Compulsory Purchase Order. The new grasslands and woodlands would be considered to have aesthetic appeal within three to five years. Similarly the loss of aesthetics, amenity and educational aspects of parts of Two Mile Coppice Wildlife Trust Reserve are also to be compensated through the creation of new woodlands and grasslands. There are advanced plans in place for Lorton Barn Visitor Centre. The compensation package will also to include a country park in the Lorton-Lodmoor Valley.

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Management

There is a wide range of natural/semi-natural land ownership throughout Weymouth and Portland including Crown Estates, RSPB, Dorset Wildlife Trust and Quarry companies.

There is also a large amount of common land, particularly on Portland, which further complicates the complexity of land ownership and management. Management of common land appears to be lacking, resulting in open space with no function or value in terms of recreation and habitat. Consultation identifies concern amongst stakeholders regarding a lack of management of private land. There is a perception that this is resulting in a large amount of natural and semi-natural open space becoming scrubland with little value to the local community or to wildlife.

Quality

The methodology for assessing quality is set out in Part 2 (Methodology). The table below summarises the results of the quality assessment for natural and semi natural greenspaces in Weymouth and Portland. The threshold for assessing quality has been set at 40%; this is because various elements of the Green Flag criteria, which form the basis of the site assessments, are not relevant to semi natural greenspaces and has been adjusted accordingly.

Table 5.3: Quality scores for natural and semi-natural greenspaces sites by analysis area

Analysis area	QUALITY Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	below 40%	above 40%
Central	88	-	-	-	-	-	-
North Weymouth	88	40%	49%	62%	23%	1	2
Portland	88	-	-	-	-	-	-
Preston	88	61%	61%	61%	-	-	1
Westham	88	78%	78%	78%	-	-	1
Wyke Regis	88	20%	20%	20%	-	1	-
LOCAL AUTHORITY	88	20%	47%	78%	57%	2	4

The mean score of sites within the Wyke Regis analysis area falls significantly below the 40% threshold (20%). This is due to the low quality of Green lane Copse (a small woodland in a residential area). The overall mean quality score, lies just above the threshold at 47%. Therefore, natural and semi natural sites are neither particularly high nor low quality.



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W&PBC is currently in the process of undertaking a baseline tree survey. The absence of any significant woodland indicates that there is little tree cover in Weymouth and Portland. However, this is something that W&PBC would like to increase. Officer consultation identified that large areas around Radipole, which are currently used for grazing, have potential to become woodlands.

Value

The methodology for assessing value is set out in Part 2 (Methodology). The table below summarises the results of the value assessment for natural and semi-natural greenspaces in Weymouth and Portland. A score of 20% or less is considered to indicate that a site has low value. A full list of low value sites and an indication of their position relative to the threshold can be found in Appendix I.

Table 5.4: Value scores for natural and semi-natural greenspaces by analysis area

Analysis area	VALUE Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	below 20%	above 20%
Central	115	-	-	-	-	-	-
North Weymouth	115	31%	38%	43%	12%	-	3
Portland	115	-	-	-	-	-	-
Preston	115	45%	45%	45%	0%	-	1
Westham	115	47%	47%	47%	0%	-	1
Wyke Regis	115	20%	20%	20%	0%	-	1
LOCAL AUTHORITY	115	20%	38%	47%	27%	-	6

The importance of natural and semi natural greenspaces, and in particular woodlands, in Weymouth and Portland is reinforced as all the sites have been classed as high value. In fact the mean score lies significantly above the 20% threshold.

Community involvement

Consultation suggests that there is opportunity to increase environmental education and school involvement within natural and semi-natural open spaces, in particular at Radipole Lake Reserve. The main barrier is a lack of officer resource, e.g., an environmental education officer. The other barrier is the absence of a classroom to facilitate school visits. There is potential to extend the visitor centre to create a classroom if funding was available.



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The overgrown nature of Verne Yeates, along with the associated dog foul problem, fly tipping and a lack of resources, is limiting the usage of the site. If these barriers were overcome, through site management, it is envisaged, by Natural England that community ownership would be encouraged through the formation of a 'friends of' group, voluntary wardens, organised work parties, educational visits and guided walks. The Verne Yeates management plan recognises the educational opportunities offered by the potential LNR. It has diverse nature conservation and historical interest and is within a short distance of a number of schools. Designation of the site as an LNR would lead to improved management, allowing it to facilitate educational visits.

Summary of site consultation

This section collates issues raised during consultation regarding provision of natural and semi natural greenspaces in Weymouth and Portland. This is presented alongside site visit quality and value scores for comparison. It is not a comprehensive list of sites and only covers sites raised during consultation.

Table 5.5: Site specific consultation summary

Site	Quality score	Value score	Comments
Lodmoor RSPB Sanctuary	61%	45%	There is currently a lack of interpretation signage throughout the site.
Radipole Lake RSPB Reserve	78%	47%	Interpretation and signage is present but is old and requires updating.

The sites below have been raised during consultation as potential semi natural sites but are not currently included within the open spaces database and are therefore not included in the calculation of current provision.

Site	Comments
King Barrow	On long term lease to DWT, the quarry, which has open access, is being managed for wildlife conservation. Consultation identified that the site suffers from regular fly tipping and problems with the illegal use of motorbikes which erodes the turf. DWT is attempting to work with the motorcyclists to identify alternative sites so as to ensure the sustainable future of the site.



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Natural and semi-natural summary

- ❑ There are only four open spaces classified as natural and semi-natural greenspaces in the Borough, totalling 38 hectares. Of those, two sites are identified as low quality and two sites identified as high quality. In terms of value, all sites are identified as high value, reinforcing the importance of these sites.
- ❑ Significant provision gaps in all the analysis areas.
- ❑ There is demand to raise the profile of semi-natural sites for the potential recreational benefits. Some sites may require the provision of additional facilities such as interpretation boards.
- ❑ There are opportunities for the development of environmental education and schools involvement. Resources for an environmental education officer would facilitate such use of semi-natural site.
- ❑ The Weymouth Relief Road is to have implications on the provision of semi-natural sites, particularly Lorton SSSI, Lorton Meadows and Two Mile Coppice.

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PART 6: GREEN CORRIDORS

Introduction

The typology of green corridors, as set out in PPG17: A Companion Guide includes sites that offer opportunities for 'walking, cycling or horse riding, whether for leisure purposes or travel and opportunities for wildlife migration'. This also includes river and canal banks, road and rail corridors, cycling routes within towns and cities, pedestrian paths within towns and cities, rights of way and permissive paths.

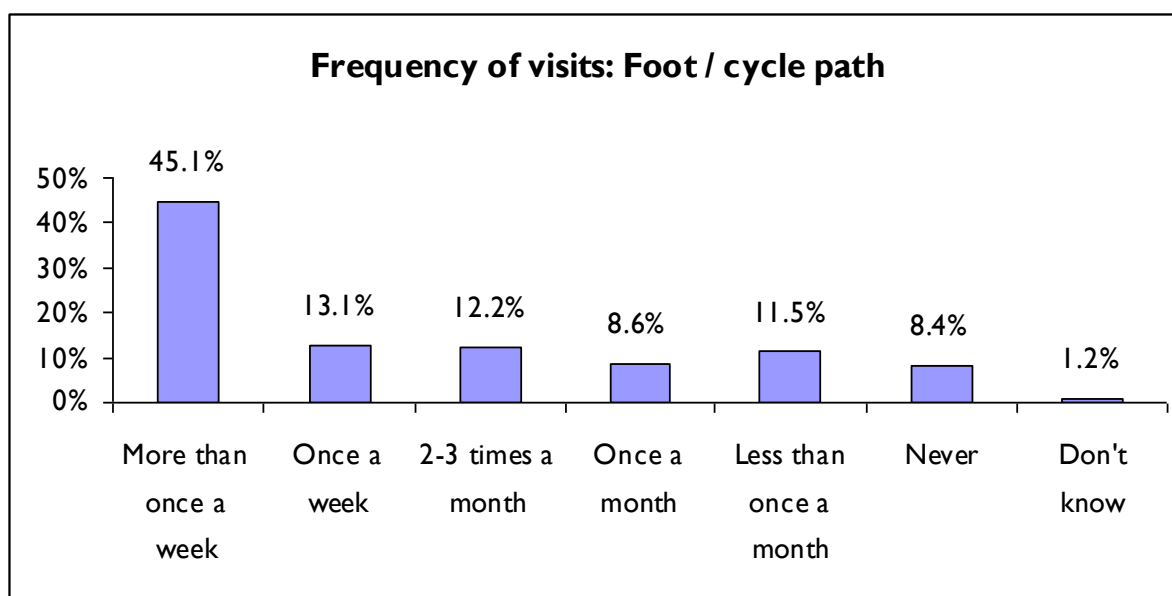
Context

This section outlines findings from the survey of residents in relation to their use of and attitudes towards the provision of green corridors in Weymouth and Portland. It provides a context for the subsequent sections, which address the quantity, quality and accessibility of provision.

Results are provided for the descriptions used in the survey itself.

Usage

Figure 6.1: Frequency of usage of footpaths/cyclepaths in the previous 12 months (residents only)

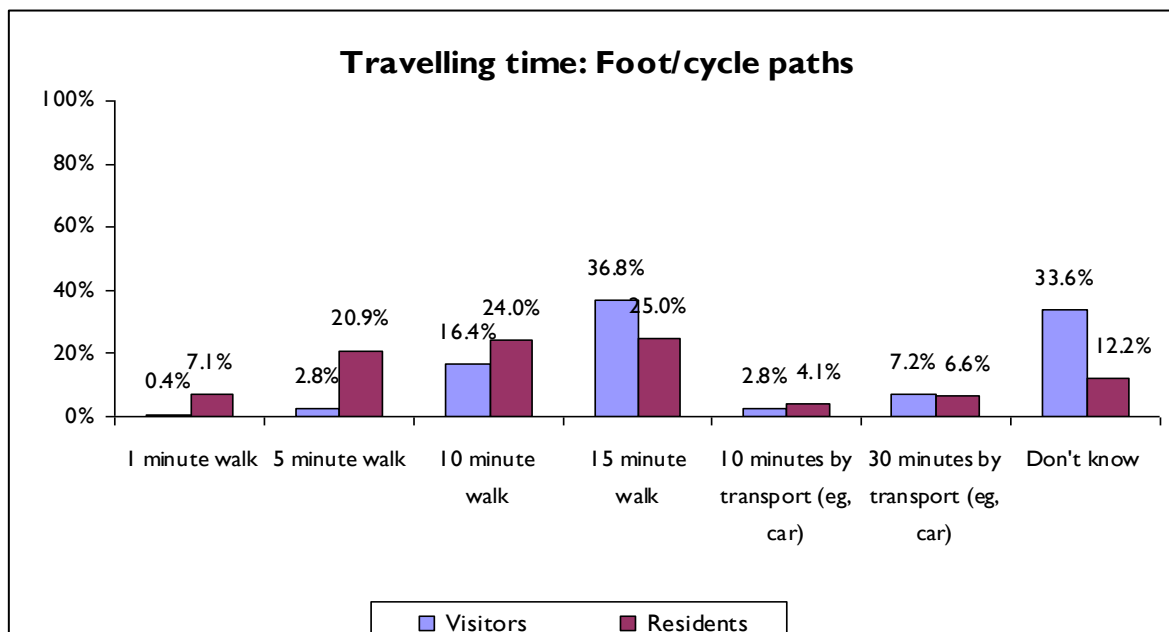


Usage of foot and cycle paths is very high amongst the residents of Weymouth and Portland (90.4%). Due to the nature of this typology the majority of respondents (58.2%) use foot/cycle paths once a week or more. Thus, there are high levels of usage and high frequency.

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Travel time

Figure 6.2: Time prepared to travel to reach a footpath/cyclepath



The majority of both residents (77.0%) and visitors (56.4%) are willing to walk up to 15 minutes to use this typology. A much smaller percentage (10.0% for visitors and 10.7% for residents) would travel via the use of transport.

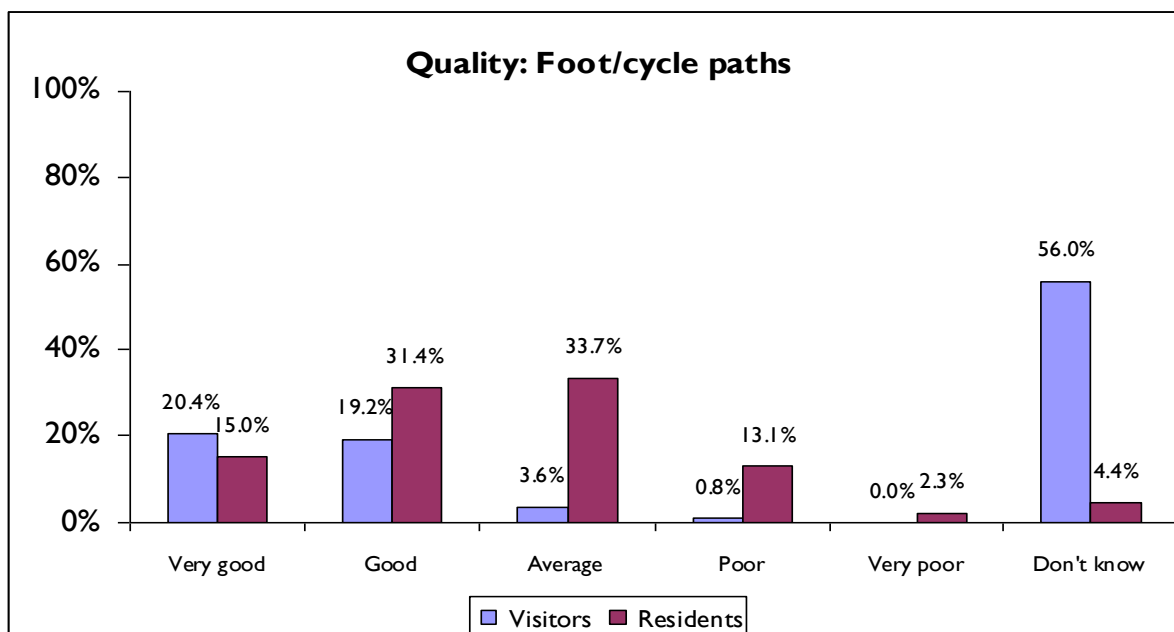
Quality of provision

Just under half of residents (46.4%) rate the quality of foot/cyclepaths as good or very good. This is mainly the result of a higher proportion rating provision as average (33.7%), but also a sizeable proportion rating it as poor or very poor (15.4%). Although only 39.6% of visitors rate the quality of foot/cyclepaths as good or very good, this is more a reflection of usage (with 56.0%) being unable to give a rating than the actual quality of provision (only 0.8% of visitors consider the quality to be poor or very poor).



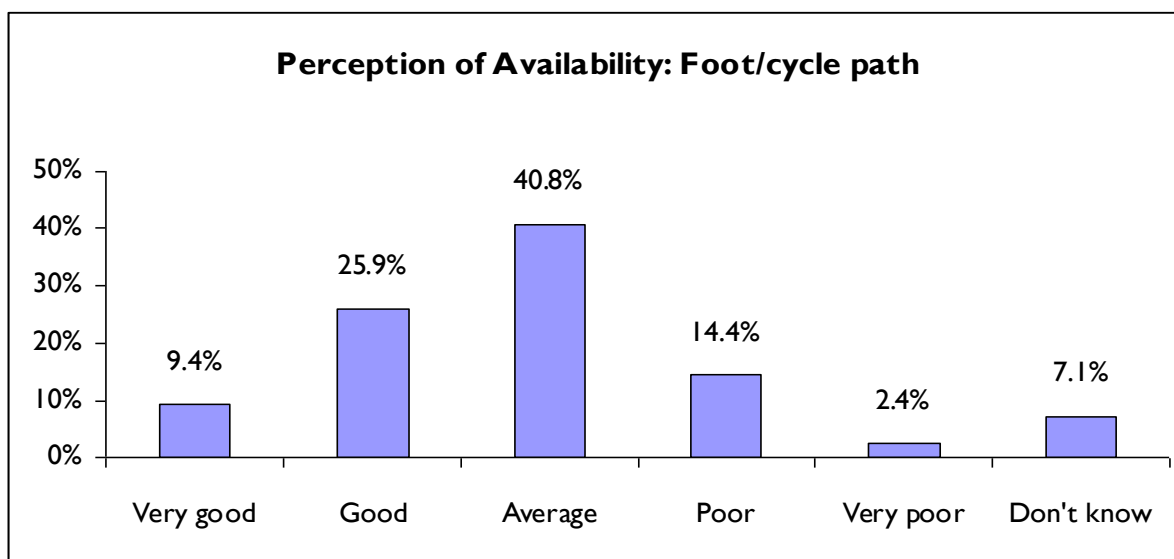
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Figure 6.3: Quality of provision of footpath/cyclepath



Availability

Figure 6.4: Availability of footpaths/cyclepaths (residents only)



Reflecting the pattern for perceptions of quality, just over a third of residents (35.3%) rate the availability of foot/cyclepaths as good or very good. Over two-fifths (40.8%) consider it to be average and a sizeable proportion (16.8%) rate the availability of provision as poor or very poor.



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Key issues

Current provision

There are 12 defined green corridors in Weymouth and Portland equating to 28 hectares. In total there is 51¹ hectares of PROW across Weymouth and Portland. Public rights of way (PROW) - footpaths and bridleways - make up the remaining 23 hectares.

Table 6.1: Distribution of green corridors sites by analysis area

Analysis Area	Green corridors/ PROW
	Size(ha)
Central	6.5625
North Weymouth	6.7996
Portland	11.2705
Preston	4.8730
Westham	3.8381
Wyke Regis	17.8432
LOCAL AUTHORITY	51.1868

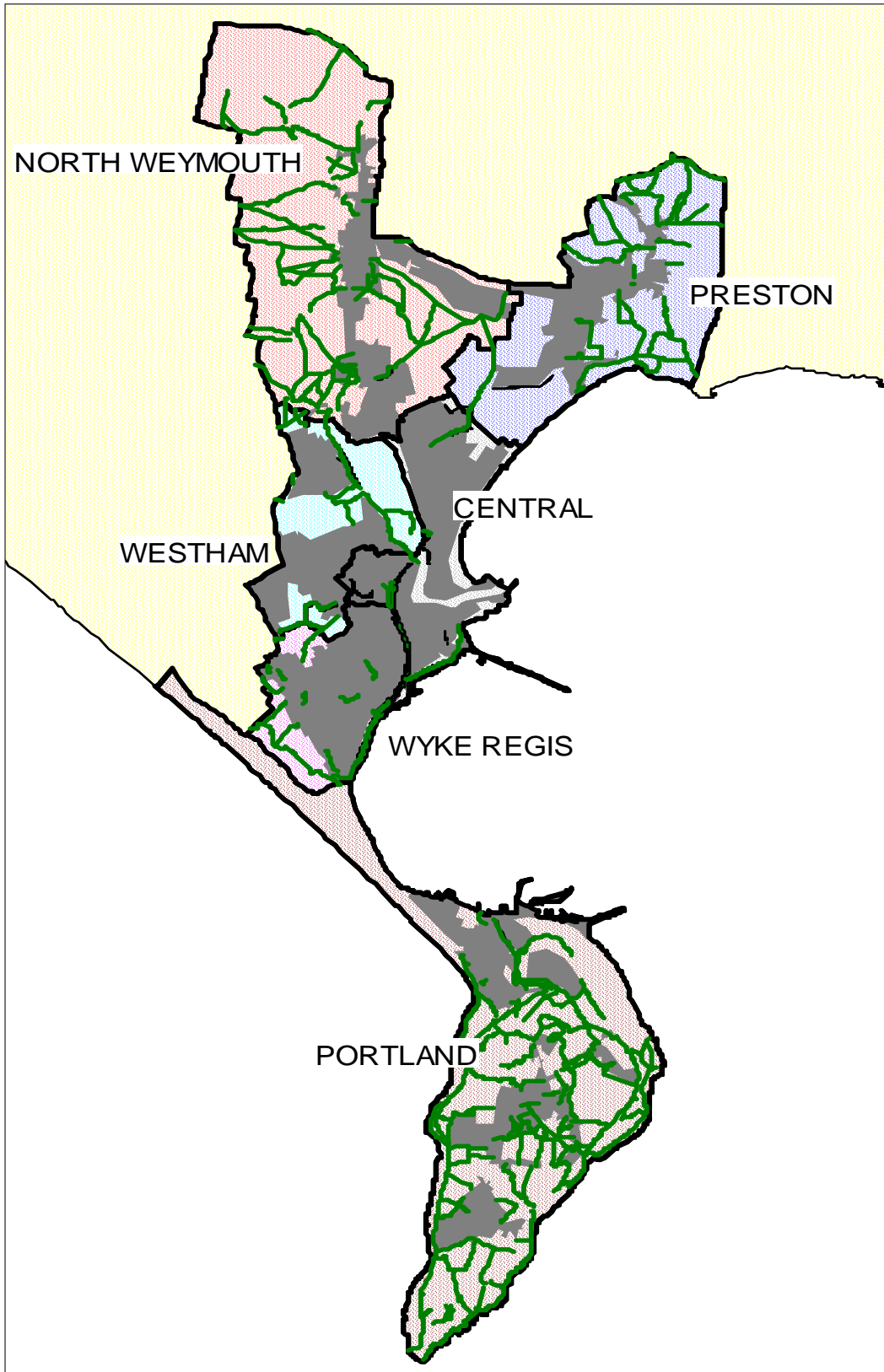
Accessibility

It is difficult to assess green corridors against catchment areas due to the very nature and usage of green corridors, often as access to other open spaces. The map below demonstrates the coverage of the existing provision within Weymouth and Portland. A comprehensive picture of accessibility has been built up through the consultation.

¹ Figures rounded up

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Figure 6.5: Green corridors and PROW mapped against settlement areas



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Open corridors

Many towns and villages on the outskirts of Weymouth have open swathes of land providing aesthetic and wildlife value. These gaps also help to link open areas that extend from the open countryside into the urban area. Although these sites are not included in the study in terms of assessment, they are worthy of note in terms of additional green corridor provision. The importance of these gaps is explored below.

Littlemoor and Preston/Overcombe 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.

Preston and Sutton Poyntz 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. 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.

Broadway and 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 (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. 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.

Broadway and Redlands Open Gap separates the built up areas of Broadway 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 Broadway 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.



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Nottingham and 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 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.

The maintenance of Radipole and Redlands/Southill 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. 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.

Southill and Westham 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. 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 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.



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Grove Corner and the Grove 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. 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.

Perryfields/Weston Street Open 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. 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.

Weston and Southwell Open 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. 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.

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. The importance of this Gap is its open, undeveloped nature, which will be of additional aesthetic value following restoration of Suckthumb and Coombe field. This allows for views out to sea - an important visual link between the coast and developed areas.

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Potential routes

River corridors, disused railways and the coast provide 'off road' green corridor opportunities across the Borough. In particular, the Wey Valley links Weymouth with the hills of the south Dorset Ridgeway, and provides a route along Weymouth's River Wey. W&PBC in partnership with Natural England and Dorset County Council are improving pedestrian links and informal routes to increase the accessibility of the route.

There is potential to create a quarry trail linking the Verne Yates Nature Reserve and the nearby quarries on Portland. The aim of the quarry trail is to enable residents and visitors to discover the impact that the quarries have on the landscape and the wildlife, provide a focus for habitat management and to involve the local community in helping to develop and manage the sites. Dorset County Council (DCC) made a successful bid for £50,000 to the Aggregates Levy Sustainability Fund for phase one of the works. This will focus on capital works for opening up the historic routes of Verne Hill incline, Kingbarrow Gulley, and the Northern Immosthay to Tout Quarry. An access audit is also to be included in phase one, along with community consultation on the overall trail.

Chickerell probably provides the most diverse area within the Borough comprising a mixture of urban and rural areas and a large industrial estate. The undeveloped countryside between the Village and the Granby industrial estate/ Charlestown/Westham and between the Village and Southil forms open and attractive green spaces between these different elements and creates the Chickerell Green Corridor. This provides a contrast with the adjoining built-up areas in Weymouth, and both link and separate the built elements of Chickerell. This potential route should be designated as a green corridor due to its wildlife and recreation value. It also provides great opportunity to improve links between open spaces and other areas in Weymouth. They are an important undeveloped link to the Heritage Coast to the west, open countryside to the north and, to the east, link through to Radipole Lake by means of similar green links in the Borough of Weymouth and Portland.

Bridleway provision

Although there are riding stables located on Portland, there is no formal bridleway provision. There are also very few designated bridleways serving Weymouth. Consultation indicates that a lack of bridleway provision across the Borough, but particularly on Portland, results in horse riders illegally using routes designated as footpaths. Cyclists also suggest that there is a lack of off-road cycle routes on Portland. Although walkers and local residents consider Portland to be well provided for in terms of footpath routes, upgrading PROW would provide for a range of different users.

Formal access issues

Ramblers groups are keen to promote the use of gates instead of stiles and also eventually, the issue of gaps rather than gates. This is particularly relevant on Portland where there are more countryside paths. This type of improvement would assist access for disability interest groups.



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The Ramblers Association is heading a national campaign calling for a legal right of access to the coast on behalf of the public. There is currently no general legal right of access to beaches, foreshores or cliffs in Weymouth. In fact, 10% of the South West Coastal Path (one of 15 designated national trails in England and Wales) is not legally secure and relies on permissive access.

Signage

Consultation identifies that signage of the coastal walk is in need of replacement and updating. Users and local residents believe that the Portland PROW network is not particularly well signed. However, signage as a whole, across the Borough is considered to be adequate in terms of ensuring that the routes are easy to navigate. The PROW network could be better indicated from the road network.

Management

W&PBC has an agency agreement with DCC to manage and maintain the 87 miles of PROW in the Borough. Responsibility for PROW management and maintenance falls within the wider remit of an individual highways officer. Maintenance is contracted out to the W&PBC parks and open spaces section to deal with the main maintenance issue of keeping up with vegetation clearance.

There is currently no written public right of way improvement plan (PROWIP). It is anticipated that, once DCC drafts a PROWIP covering the whole County, due to be published during 2007, this will be used to guide the improvement of the PROW network throughout Weymouth and Portland.

W&PBC offer a range of maps and guides promoting local walks. However, there is little resource within W&PBC to carry out regular inspections of the PROW network. This results in the Council being reactive rather than proactive in regards to identifying blockages and damages, with a reliance on reports fed back from user groups. This reliance, results in much of the budget for maintenance being targeted on frequently used PROW with other less popular routes, not being inspected.

Quality

The methodology for assessing quality is set out in Part 2 (Methodology). The table below summarises the results of the quality assessment for the 12 identified green corridors in Weymouth and Portland (due to the amount of PROW, these are not assessed for quality and value, but a picture of quality is built up during consultation). The threshold for assessing quality has been set at 50%; this is because various elements of the Green Flag criteria, which form the basis of the site assessments, are not relevant to green corridors and has been adjusted accordingly.

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Table 6.2: Quality scores for green corridors by analysis area

Analysis area	QUALITY Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	Below 50%	above 50%
Central	71	39%	53%	67%	28%	2	3
North Weymouth	71	45%	45%	45%	-	1	-
Portland	71	32%	32%	32%	-	1	-
Preston	71	50%	53%	56%	5%	-	2
Westham	71	45%	45%	45%	-	1	-
Wyke Regis	71	37%	52%	68%	31%	1	1
LOCAL AUTHORITY	71	32%	50%	68%	35%	6	6

The mean score sits right on the threshold (50%). Half of the corridors assessed are low quality and half are high quality. There is some variation in the scores across the analysis areas (from 32% in Portland to 68% in Wkye Regis). This reinforces the need to improve green corridor quality on Portland as identified through consultation. The Rodwell Trail is the highest quality site across the Borough.

Consultation with user groups suggests that the PROW network in North Weymouth is very good. Although there is good availability of public footpaths on Portland, the quality of provision can be variable. Improved PROW will improve the visual quality of the off-road footpaths. Users highlight common problems with fly tipping, dog foul and litter, acting as a barrier to use which portrays negative images of Portland, particularly to visitors.

Until June 2003, the coastal path from Weymouth to Portland wasn't designated as part of the South West Coast Path and it only extended into the outskirts of Weymouth and missed out Portland all together. Works to improve the surface of the path and increasing the amount and quality of signage has brought the path up to National Trail standard. The Path is heavily used, but interpretation signage requires updating. Work will continue to maintain the path and improve the signage.

Although users consider the provision of off-road cycle routes to be improving in terms of quantity and quality, there is demand for better linkages and signage of routes. In general, footpath signage across the Borough is considered to be good, although it is acknowledged that there is potential for increased signage from roads onto PROW.

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Value

The methodology for assessing value is set out in Part 2 (Methodology). The table below summarises the results of the value assessment for green corridors in Weymouth and Portland. A score of 20% or less is considered to indicate that a site has low value.

Table 6.3: Value scores for green corridors by analysis area

Analysis area	VALUE Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	below 20%	above 20%
Central	105	18%	28%	53%	35%	2	3
North Weymouth	105	39%	39%	39%	-	-	1
Portland	105	35%	35%	35%	-	-	1
Preston	105	14%	18%	21%	7%	1	1
Westham	105	46%	46%	46%	-	-	1
Wyke Regis	105	30%	47%	65%	35%	-	2
LOCAL AUTHORITY	105	14%	32%	65%	50%	3	9

The majority of green corridors score high in terms of value, although the sites identified as low value are only just below the 20% threshold. The most valued site is, not surprisingly, the Rodwell Trail, which has seen significant investment over the last few years.

Community involvement

W&PBC has a good relationship with PROW users, many of whom express an interest in becoming involved in footpath improvement work and are willing to assist W&PBC by undertaking, for example, footpath clearance. However, the opportunity to engage interest groups in the improvement and maintenance of the PROW is limited due to insurance restrictions. There is potential to take advantage of this potential resource if a W&PBC officer was able to supervise.

In Dorset, the Borough of Poole and Bournemouth Borough Council and Dorset County Council have established a joint Local Access Forum. The Forum comprises representatives of user groups, landowners, local authority elected members and other organisations with an interest in access issues in the countryside and towns. The Forum considers and advises on access issues affecting the areas; including close involvement in the preparation of the ROWIP and other related issues. It would be of benefit to W&PBC to be more actively involved in such forums.

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Summary of site consultation

This section collates issues raised during consultation regarding provision of green corridors in Weymouth and Portland. This is presented alongside site visit quality and value scores for comparison. It is not a comprehensive list of sites and only covers sites raised during consultation.

Table 6.4: Site specific consultation summary

Site	Quality score	Value score	Comments
Bicleaves Breakwater to Sandsfoot	39%	20%	Site assessment highlights that the southwest section of the path is blocked due to a landslide.
Monmouth Ave/Route to Lodmoor Country Park	56%	21%	Access to Lodmoor Country Park is difficult due to an archway above the access gate to the Park, which means that users on mobility scooters have to dismount. The site assessment also recognises potential difficulties for wheelchair access using the grass surface.
Rodwell Trail	68%	61%	<p>A 'friends of' group has been established to initiate and lead enhancements of the Trail. W&PBC, in partnership with the 'friends of' group, has an aspiration to write a management plan, to guide its development. This will include the installation of interpretation signage and plans for an educational/quiz leaflet to encourage interactive use.</p> <p>Although the site assessment noted that the provision of dog foul bins is adequate, consultation with users suggests that there is a problem with dog foul along the Trail. Further attention is required to tackle this issue, which may revolve around greater enforcement and education.</p>

The PROW below have been raised during consultation. Although included in the database, these individual sites have not site visited.

Site	Comments
South West Coastal Path and Jubilee Trail	Crossing the A354 is considered to be difficult and dangerous for bridleway users. There is evidence that some users bypass this section of the Trail to avoid the difficulties.
Sustrans Route 36	There are proposals to extend this route from Dorchester, through Weymouth to link to Portland. This would go some way to fulfilling the gaps identified in routes linking Weymouth and Portland.
Underbarn to Church Ope Cove	There is demand for the reopening of this footpath, which has been shut for a significant period of time due to a blockage.



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Green corridor summary

- ❑ There are 12 defined green corridors in Weymouth and Portland equating to 28 hectares. Of those, six sites are identified as low quality and six sites identified as high quality. In terms of value, three sites are identified as high value and nine sites are identified as low value.
- ❑ There is a shortfall of bridleway provision across Weymouth and Portland. In particular, there is no provision on Portland. PROW provision is generally good in terms of quantity and the possibility of upgrading PROW surface to cater for more uses was identified.
- ❑ The Rodwell Trail gained highest quality and highest value scores. Potential new routes including the quarry trail and opening up another disused railway line similar to the Rodwell Trail were identified.
- ❑ Site assessments and consultation reinforce that PROW/green corridors on Portland are variable in quality, suffering from fly tipping and litter and affecting resident and visitor perceptions.

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PART 7: AMENITY GREENSPACE

Introduction

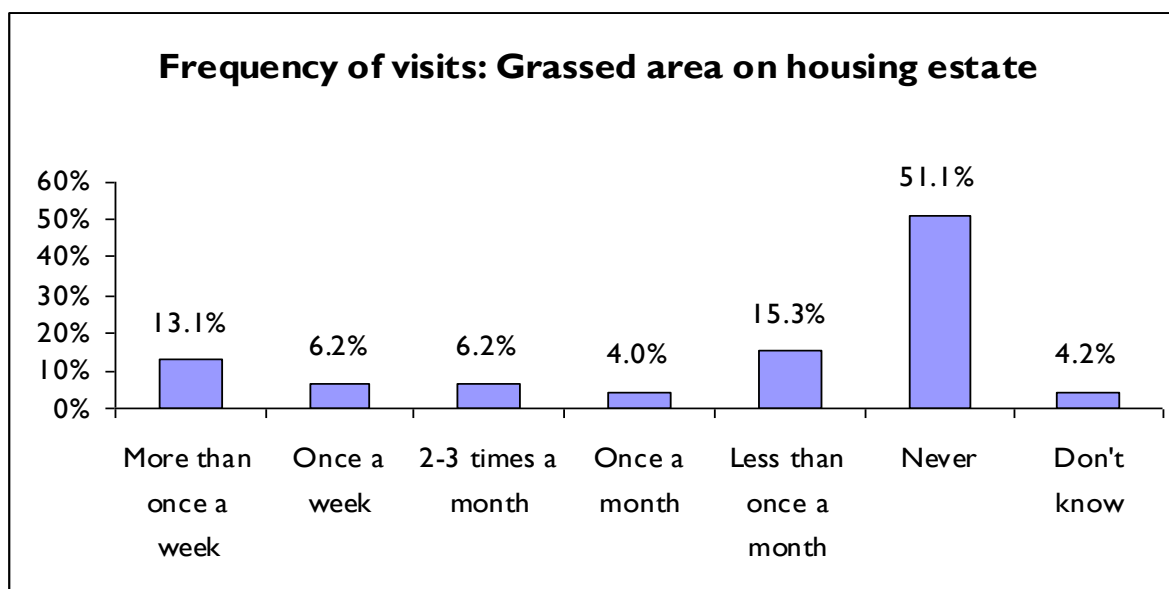
The typology of amenity greenspace, as set out in PPG17: A Companion Guide includes sites that offer 'opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas' are classed as amenity greenspace. These include informal recreation spaces, housing green spaces, village greens and other incidental space.'

Context

This section outlines findings from the survey of residents in relation to their use of and attitudes towards the provision of grassed areas on housing estates in Weymouth and Portland. It provides a context for the subsequent sections, which address the quantity, quality and accessibility of provision. Results are provided for the descriptions used in the survey itself.

Usage

Figure 7.1: Frequency of usage of grassed area on housing estate in the previous 12 months (residents only)

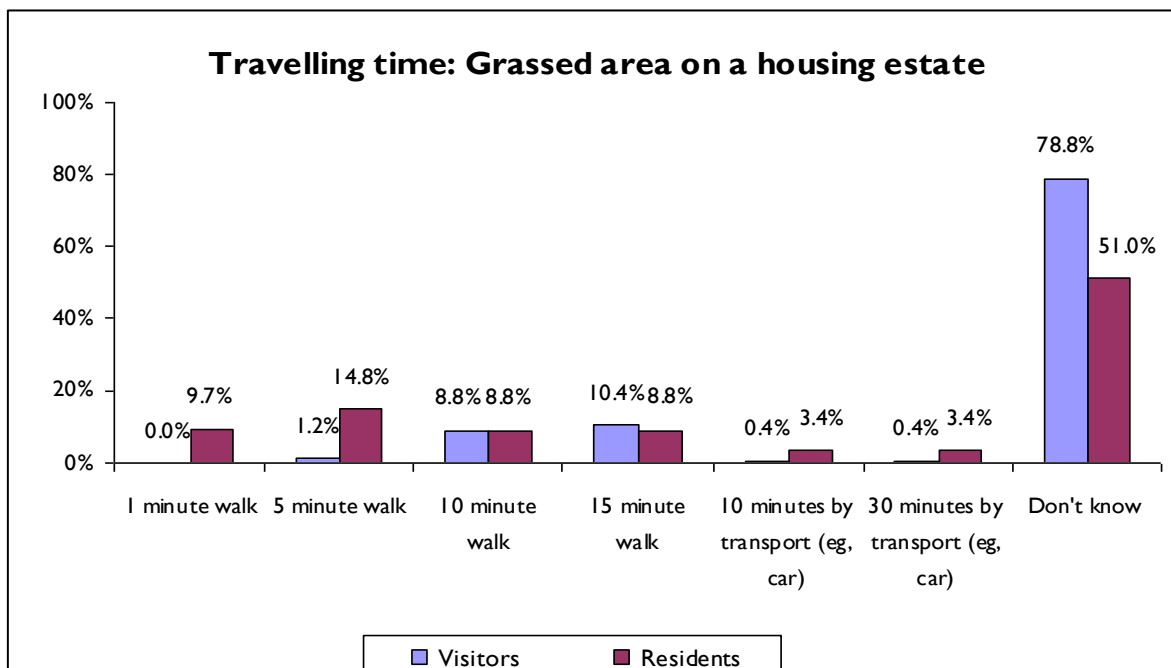


Less than half of the residents of Weymouth & Portland (44.7%) have visited a grassed area on a housing estate in the previous 12 months. Frequency of usage is also low, with only one in five (19.3%) using such space once a week or more. These levels probably reflect the nature of the provision and the fact that amenity greenspace (grassed areas on housing estates) tend to have an aesthetic amenity rather than recreational value.

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Travel time

Figure 7.2: Time prepared to travel to reach a grassed area on housing estate



The overall low levels of usage are reflected in the fact that the majority of respondents (78.8% visitors, 51.0% residents) are unable to provide an indication of how they are prepared to travel to reach a grassed area on a housing estate. Reflecting the nature of provision (which is often localised), very few residents are willing to travel further than a 15 minute walk.

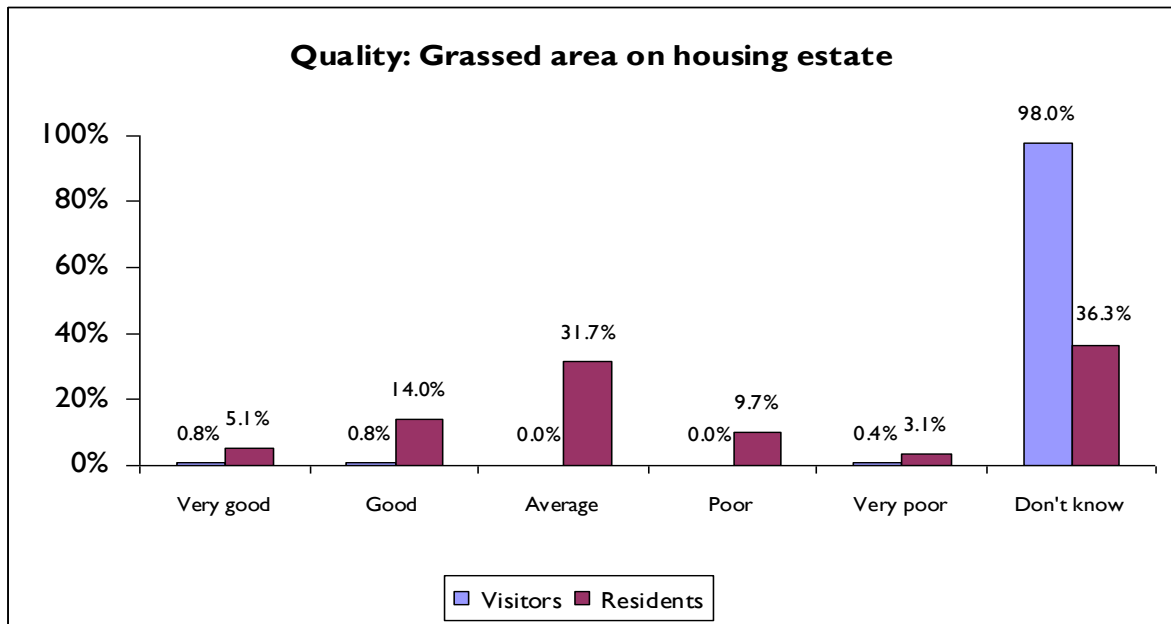
Quality of provision

Unsurprisingly, the vast majority of visitors (98.0%) cannot rate the quality of grassed areas on housing estates. Amongst residents, the overall rating of quality is low, with only a fifth (19.1%) rating it as good or very good. Although a sizeable proportion rate provision as poor or very poor (12.8%), the majority rate it as average (31.7%) or are unable to give a rating (36.3%).



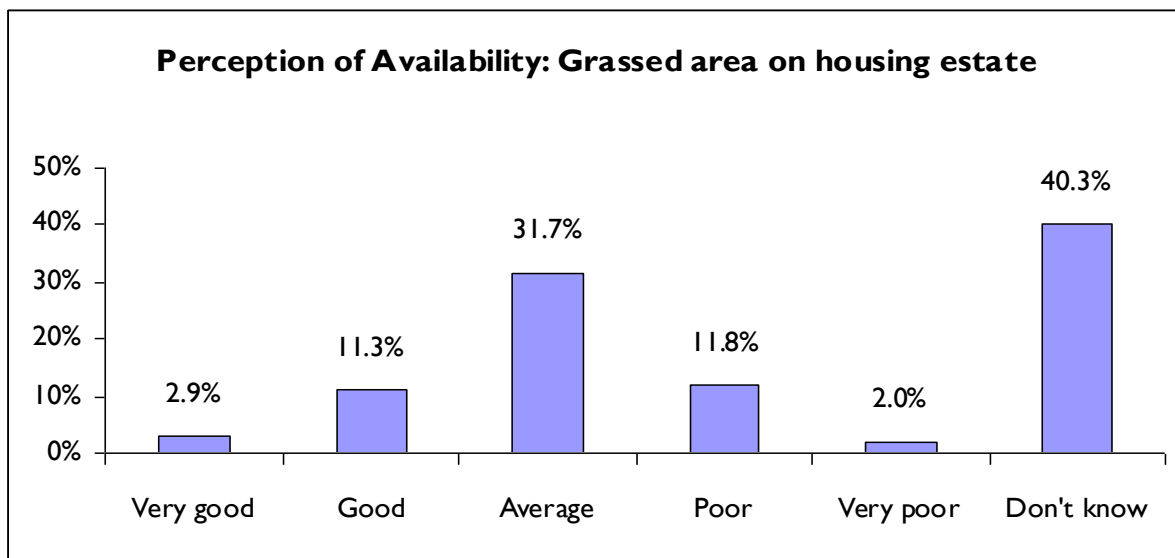
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Figure 7.3: Quality of grassed area on housing estate



Availability

Figure 7.4: Availability of grassed area on housing estate (residents only)



A sizeable proportion of residents (40.3%) do not know about the availability of grassed areas on housing estates reflecting the level of usage. Less than one in seven rate the availability as good or very good (14.2%) and a similar proportion (13.8%) as poor or very poor.



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Key issues

Current provision

There are 92 amenity greenspace sites totalling 51¹ha of amenity greenspace in Weymouth and Portland.

Table 7.1: Distribution of amenity greenspace sites by analysis area

Analysis area	Amenity greenspaces	
	number	Size(ha)
Central	10	5.26
North Weymouth	22	9.46
Portland	26	9.13
Preston	9	14.16
Westham	9	5.27
Wyke Regis	16	7.47
LOCAL AUTHORITY	92	50.78

Accessibility

The effective catchments of amenity greenspaces has been identified using data from the street survey (see Figure 6.3) and guidance issued by the Greater London Authority (GLA)¹. The following catchments are used to identify the coverage of current provision:

- ❑ Borough-wide significance (site more than 10ha) – 1,600 metres.
- ❑ Settlement significance (site between 1ha and 10ha) – 900 metres.
- ❑ Neighbourhood significance (site between 0.66ha and 1ha) – 600 metres.
- ❑ Local significance (site up to 0.66ha) – 120 metres.

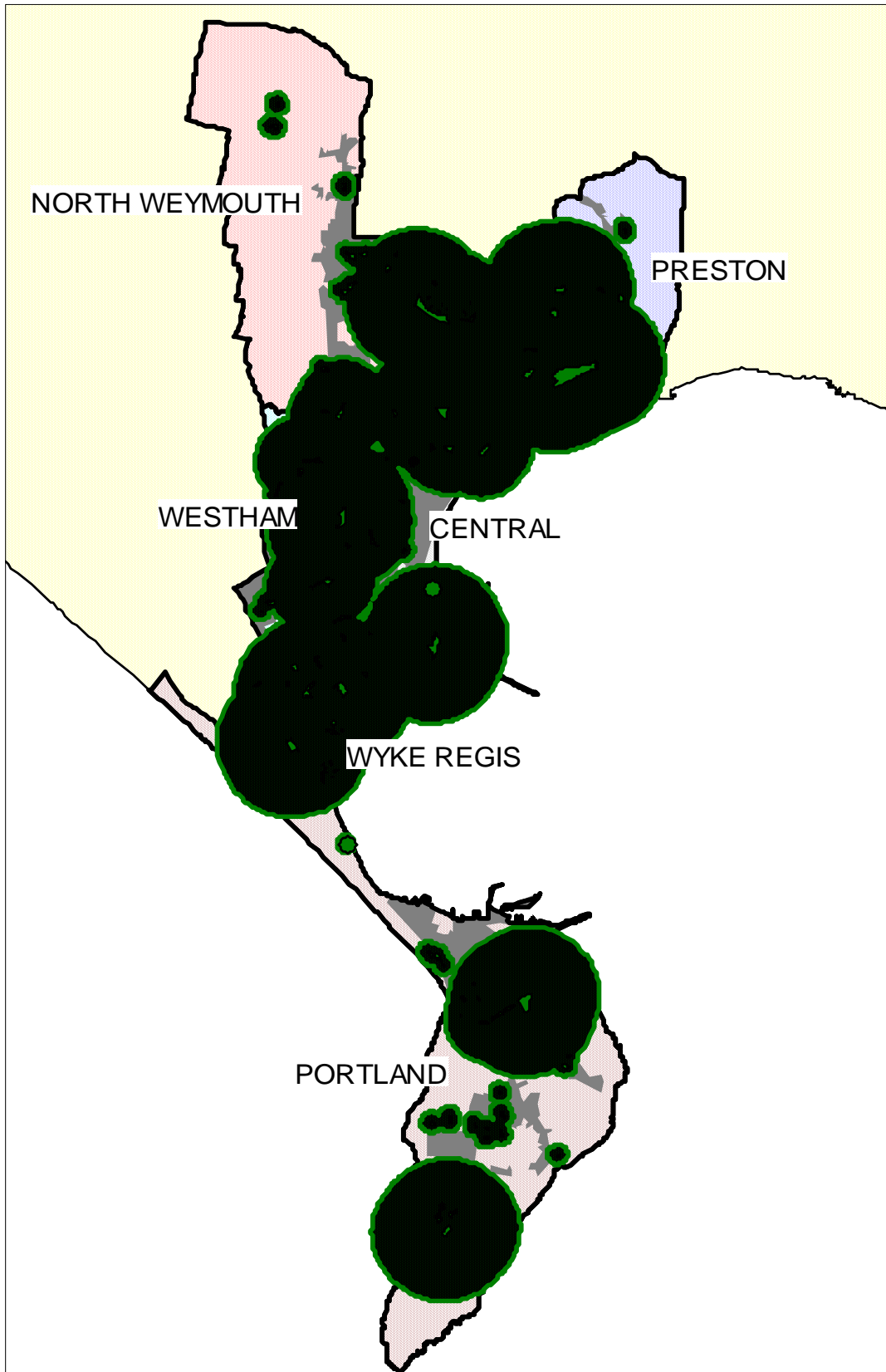
¹ Figures rounded up

¹ Greater London Authority (2002): Guide to preparing open space strategies



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Figure 7.5: Amenity greenspace sites mapped against settlement areas with catchment applied



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Weymouth is adequately covered by amenity greenspace provision. There are some small pockets of deficiencies. Portland has some larger gaps that may need addressing. There is no provision in neighbouring authorities that has an impact on catchment areas in Weymouth and Portland.

Table 7.2: Gaps in provision of amenity greenspace across Weymouth and Portland

Analysis area	Catchment gaps
North Weymouth	Upwey, Broadwey
Central	Melcombe Regis
Portland	Weston, North Fortuneswell

Residents highlight the lack of amenity greenspace in Fortuneswell to be a pertinent issue. Many residents do not have access to a private garden and, therefore, rely upon the provision of amenity greenspace for recreation. There is also a perceived lack of amenity greenspace in Westham. However, this is not reinforced though the catchment mapping suggesting that awareness is a key issue in this area.

A significant proportion of the amenity greenspace in Weymouth is composed of grass verges adjacent to housing. There is demand to provide more functional types of amenity greenspace, particularly on Portland, which could offer residents opportunities to socialise. Strategic placing of benches would facilitate more functional use. Poor quality sites in Westham are considered by residents to have the potential to develop in such a way, for example, Ludlow Road.

English Heritage is hoping to enhance an area of disused land adjacent to Portland Castle, in order to increase its use and functionality. Funding from the South West Regional Development Agency (SWRDA) may be used to transform the currently overgrown, unmanaged open space into an area that can be used to host community activities and events.

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Quality

The methodology for assessing quality is set out in Part 2 (Methodology). The table below summarises the results of the quality assessment for amenity greenspaces in Weymouth and Portland. The threshold for assessing quality has been set at 40%; this is because various elements of the Green Flag criteria, which form the basis of the site assessments, are not relevant to amenity greenspaces and has been adjusted accordingly.

Table 7.3: Quality scores for amenity greenspace sites by analysis area

Analysis area	QUALITY Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	below 40%	above 40%
Central	94	36%	54%	82%	46%	2	8
North Weymouth	94	30%	45%	68%	38%	5	17
Portland	94	28%	46%	61%	33%	7	19
Preston	94	24%	43%	55%	30%	4	5
Westham	94	34%	48%	60%	26%	2	7
Wyke Regis	94	26%	47%	73%	46%	4	12
LOCAL AUTHORITY	94	24%	47%	82%	57%	24	68

The majority of sites have been classified as high quality. There is little variation in the mean quality scores across the analysis areas (ranging from 43% to 54%) for provision of amenity greenspaces. The Esplanade received the highest score (82%) and Land at Bradford Road, Weymouth received the lowest score (26%).

Consultation suggests that there are inadequacies in the maintenance of amenity greenspace. Weymouth and Portland Housing holds a contract with W&PBC for maintenance of its land. Residents identify deficiencies in the service and feel that grass cutting is insufficient. However, this is not necessarily reflected in the quality scores.

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Value

The methodology for assessing value is set out in Part 2 (Methodology). The table below summarises the results of the value assessment for amenity greenspaces in Weymouth and Portland. A score of 20% or less is considered to indicate that a site has low value. A full list of low value sites and an indication of their position relative to the threshold can be found in Appendix I.

Table 7.4: Value scores for amenity greenspaces by analysis area

Analysis area	VALUE Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	below 20%	above 20%
Central	110	9%	29%	64%	55%	3	7
North Weymouth	110	3%	18%	36%	34%	12	10
Portland	110	7%	22%	35%	27%	10	16
Preston	110	6%	17%	28%	22%	7	2
Westham	110	5%	22%	38%	33%	3	6
Wyke Regis	110	5%	17%	45%	40%	12	4
LOCAL AUTHORITY	110	3%	21%	64%	61%	47	45

There is some variation in the mean quality scores across the analysis areas (ranging from 17% to 29%) for provision of amenity greenspaces. There is some variability, with just over half of sites being rated as high value. The majority of low value sites are grass verges in comparison to the large recreation grounds that scored high value.

Community involvement

Community groups and tenant and residents groups across the Borough tend not to be directly involved with the improvement of amenity greenspaces at present. It is recognised that there are limited opportunities/potential to involve the community in small areas of amenity greenspace. The focus for community involvement tends to be on the maintenance and development of parks and gardens and campaigning for the development of children's play areas in amenity greenspaces. In Westham, for example, residents are campaigning for play areas to be re-instated or upgraded at Corporation Road and Wiltshire Avenue.



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Summary of site consultation

This section collates issues raised during consultation regarding provision of amenity greenspaces in Weymouth and Portland. This is presented alongside site visit quality and value scores for comparison. It is not a comprehensive list of sites and only covers sites raised during consultation.

Table 7.5: Site specific consultation summary

Site	Quality score	Value score	Comments
New Ground	55%	16%	<p>This site was designed as a place to admire the significant views of Chesil Beach (although this is not reflected in the value assessment). However, consultation identifies that this space lacks functionality and that it is abused by the illegal use of motorbikes. Local residents would like to see this area developed further to encourage use as an open space asset.</p> <p>Dog foul and the constant presence of litter impacts on the quality and usage of this site. The site assessment identifies that there is a presence of litter and that the provision of litterbins would be beneficial.</p>
Bincombe Rise Play Area	34%	17%	<p>Site visit information highlights litter to be a problem. Community consultation highlights water logging as affecting and preventing ball games being played.</p>
Ludlow Road	34%	19%	<p>Weymouth and Portland Housing have acknowledged demand from residents to improve the site. Its functionality could be improved.</p>
Pottery Lane	57%	21%	<p>Community consultation identifies demand for the creation of a small area of open space suitable for children over seven years old. A local group believes there is demand for the provision of formal play facilities for older children such as goalposts, basketball nets or a seating area. It reports that issues with the proximity to the by-pass and presence of pipes running through the site has created difficulties.</p>
Ryemead Lane	47%	24%	<p>The site is considered to be suitable to be developed as a large playing field and thereby increasing its catchment area. However, this would not have a significant impact on catchment area coverage. W&PBC is reluctant to re-instate the goalposts as there is already considered to be poor grass coverage.</p>



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Site	Quality score	Value score	Comments
Southill Community Centre	52%	34%	Due to a perceived lack of provision for children and young people in the area, the land adjacent to the community centre is used regularly as a kick about area. However, resident consultation established that this is not the desired use.
Telford Close	53%	18%	Although the site assessment notes that the provision of dog foul bins is adequate to serve the site, consultation found that residents consider dog foul to be a problem at the site impacting on perceptions of quality.

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PART 8: PROVISION FOR CHILDREN AND YOUNG PEOPLE

Introduction

The typology of provision for children and young people, as set out in PPG17: A Companion Guide includes 'areas designated primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters.'

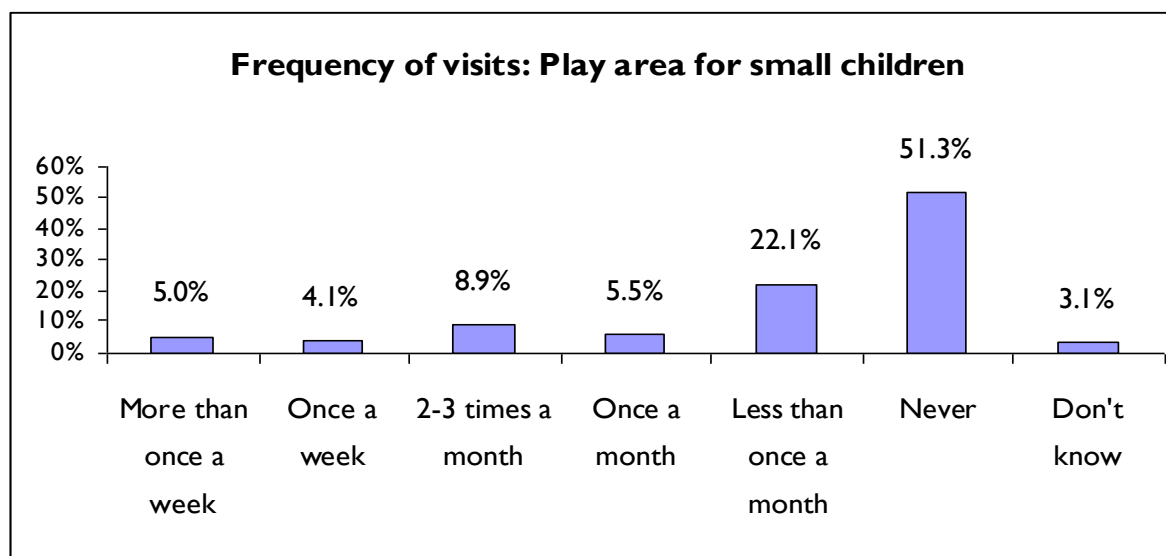
Context

This section outlines findings from the survey of residents in relation to their use of and attitudes towards the provision of allotments in Weymouth and Portland. It provides a context for the subsequent sections, which address the quantity, quality and accessibility of provision.

Results are provided for the descriptions used in the survey itself.

Usage

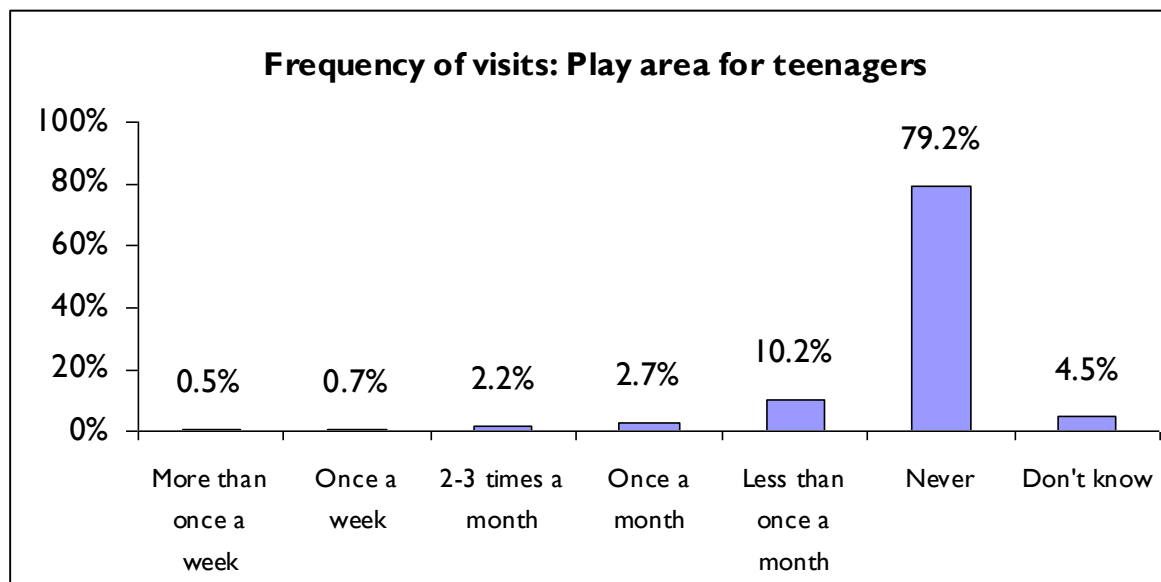
Figure 8.1: Frequency of usage of play areas for small children in the previous 12 months (residents only)



Just under half of residents (45.6%) have visited a play area for small children in the previous 12 months. The proportion is significantly lower for teenage play areas (16.3%). Use is strongly correlated to age and the presence of children in the household. The most frequent visitors to play areas for small children are the 25-44 age group with 17% visiting more often than once a week.

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Figure 8.2: Frequency of usage of play areas for teenagers in the previous 12 months (residents only)



Travel time

Nearly half of both visitors (46.8%) and residents (49.8%) would walk up to 15 minutes to access a play area for small children. Reflecting the nature of provision and the demand for high quality play areas (as identified through consultation), a significant proportion of residents (36.0%) is willing to walk for at least 10 minutes. Levels prepared to travel by car are, not surprisingly, low. Significant proportions of residents (36.3%) and visitors (48.0%) are unable to state how far they would be willing to travel, using transport to this typology (14.1%). The majority of respondents (58.0% of visitors and 67.8% of residents) are unable to identify how far they would travel to reach a play area for teenagers. This reflects levels of usage. The pattern is not dissimilar to that for play areas for small children, with the majority of those stating a preference being prepared to walk for more than 10 minutes (20.8%).

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Figure 8.3: Time prepared to travel to access a play area for small children

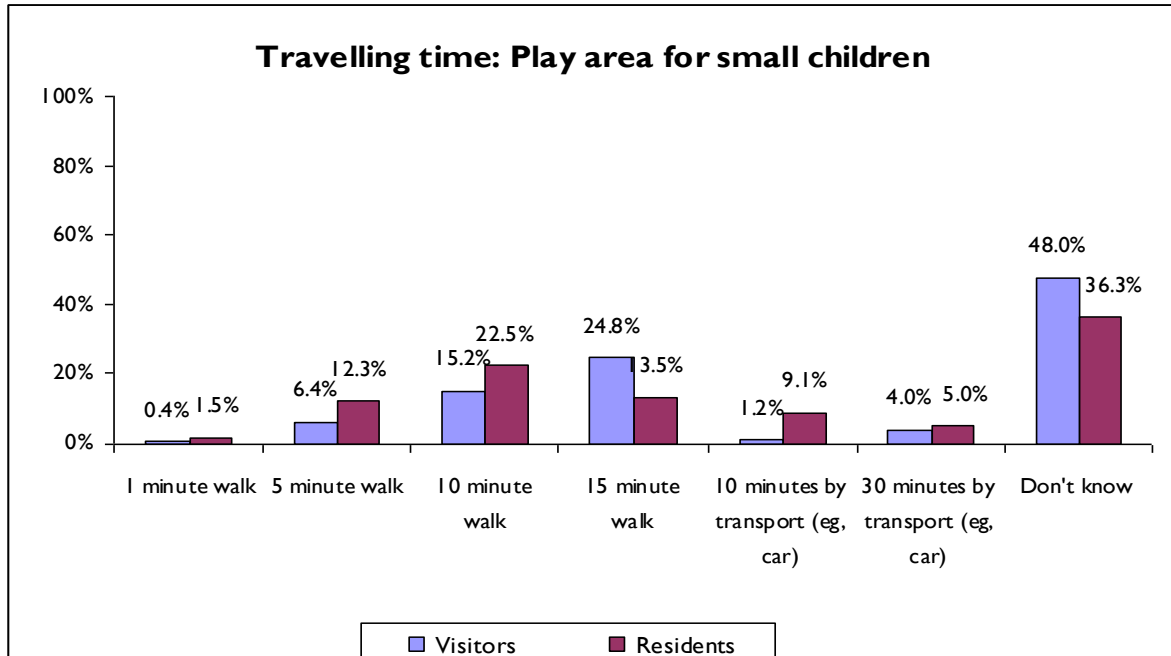
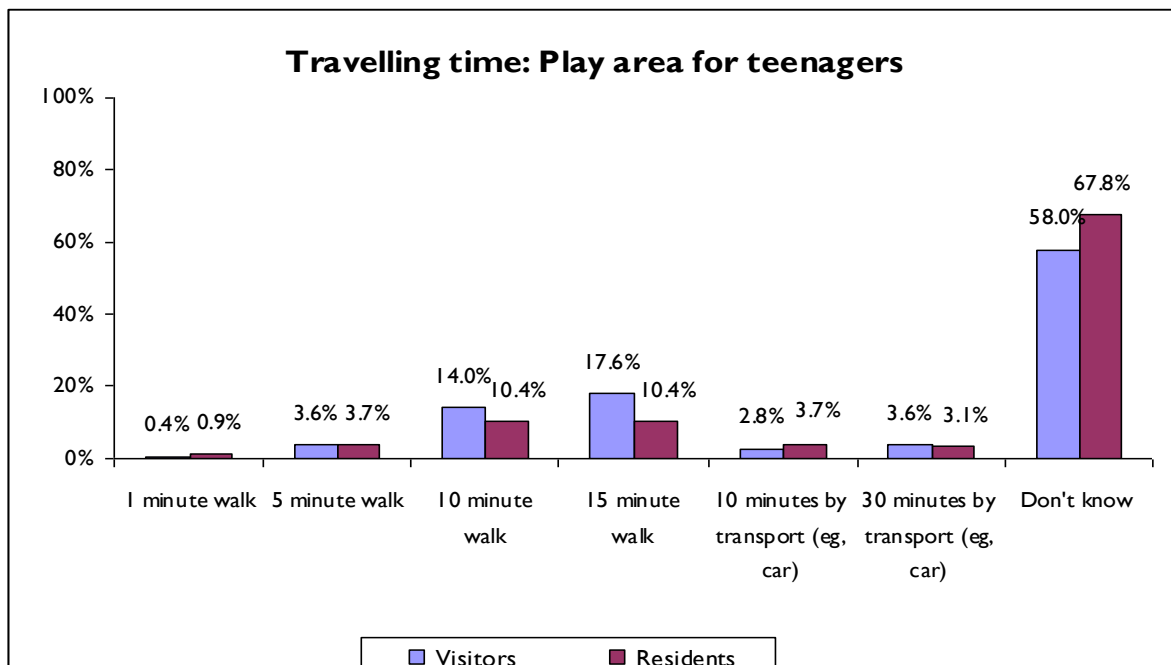


Figure 8.4: Time prepared to travel to access a play area for teenagers



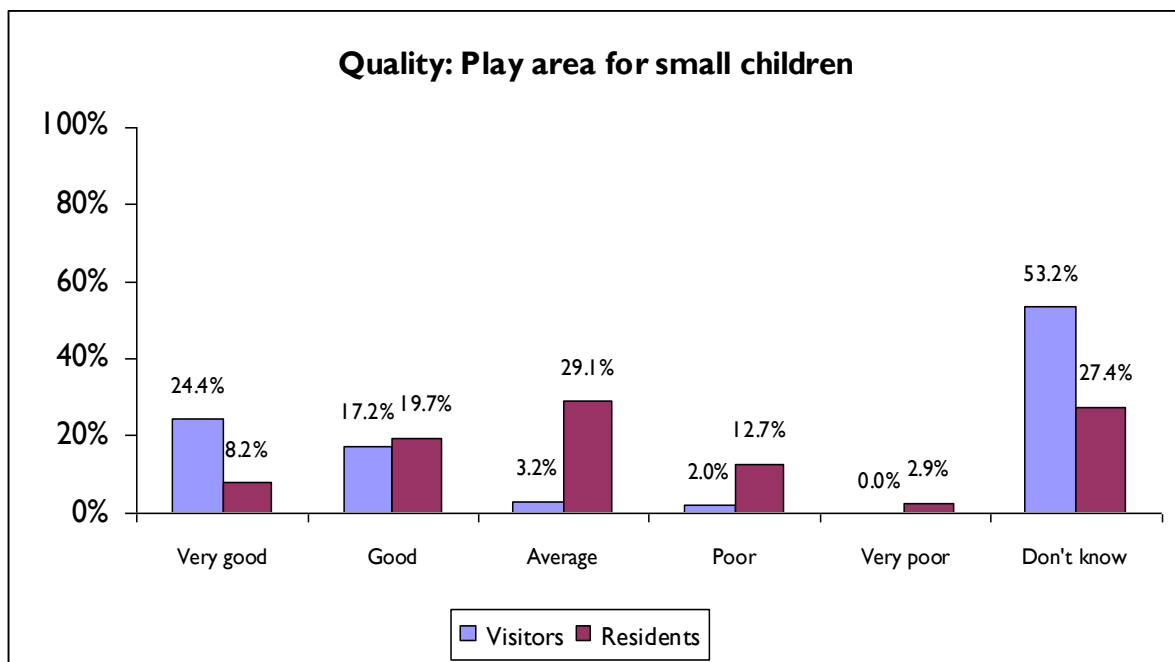
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Quality of provision

In Weymouth and Portland 41.6% of visitors and 27.9% of residents consider the quality of play areas for small children to be good or very good. Whilst very few visitors rate the provision as poor or very poor (2.0%), the majority (53.2%) are unable to rate the quality of provision. Sizeable proportions of residents rate provision as average (29.1%), poor (15.6%), with over a quarter unable to rate the quality of play areas for small children (27.4%).

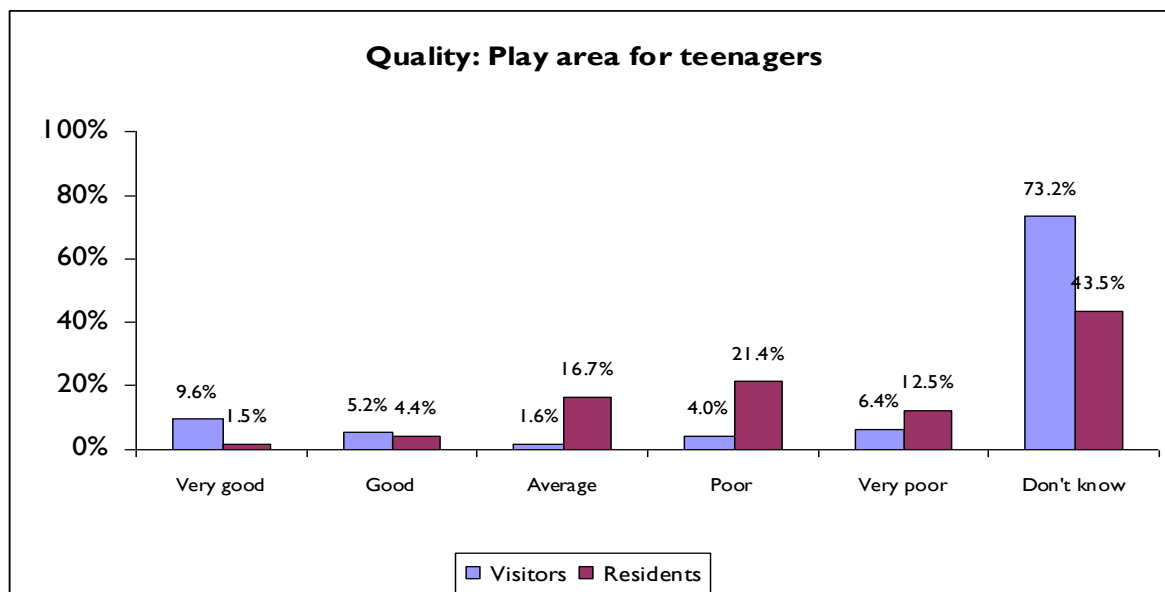
Nearly three quarters of visitors (73.2%) and nearly half of residents (43.5%) are unable to comment on the quality of play areas for teenagers reflecting the low levels of use. Over a third of residents (33.9%) rate the quality of play areas for teenagers as poor or very poor, with only 5.9% of residents rating it as good or very good.

Figure 8.5: Quality of play areas for small children



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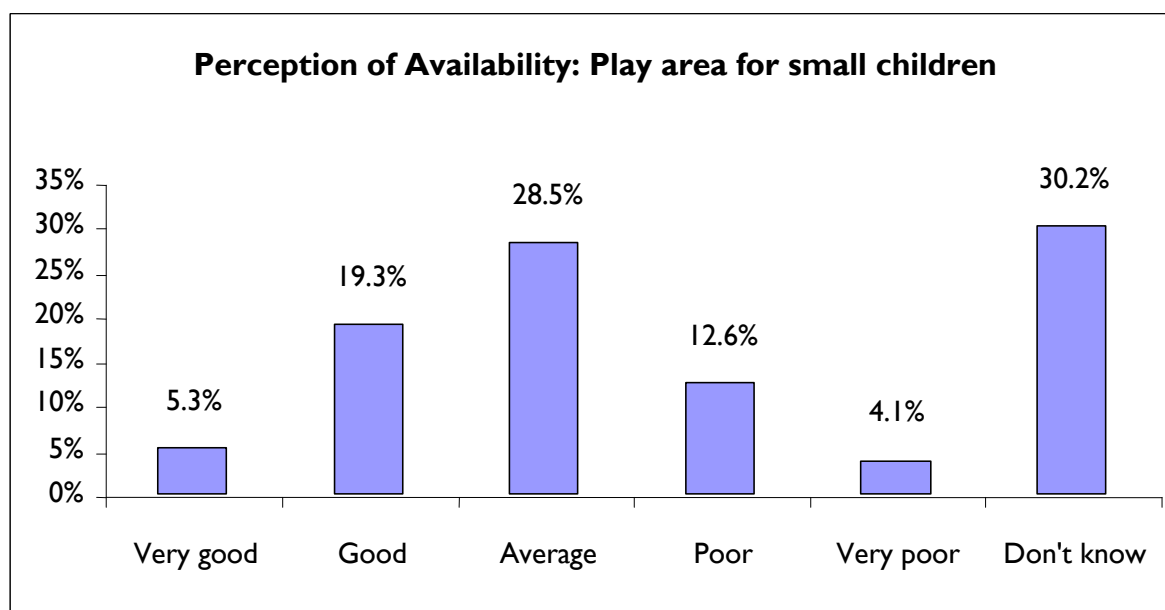
Figure 8.6: Quality of play areas for teenagers



Availability

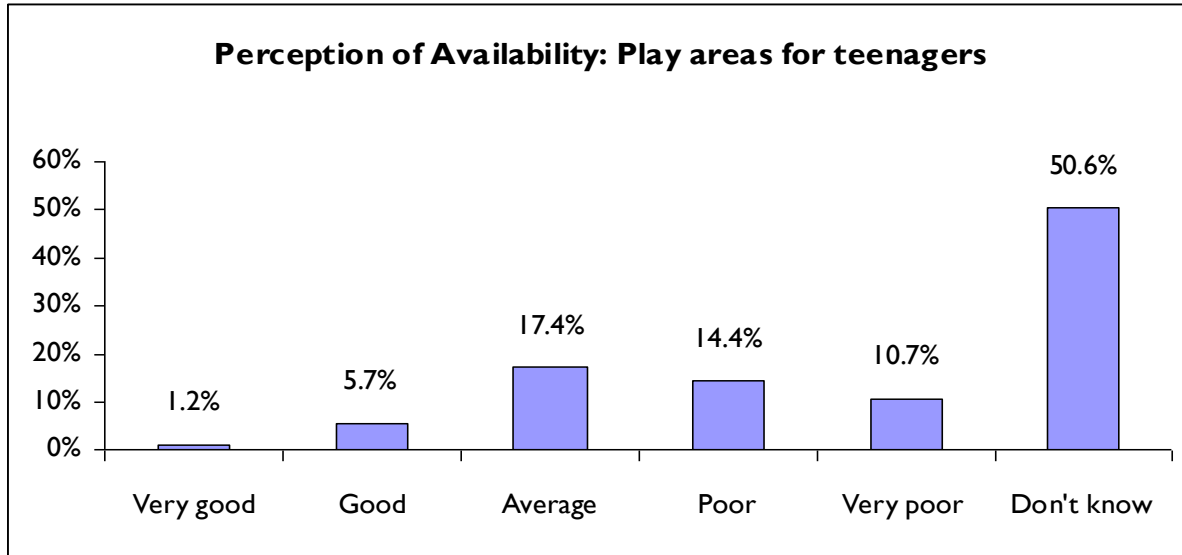
Just under a quarter (24.6%) of residents rate the availability of play areas for small children as good or very good. This is significantly higher than for teenage play areas (6.9%) and reflects levels of usage. Just over a quarter rate the availability of teenage play areas as poor or very poor (25.1%) and over half (50.6%) are unable to rate it. The corresponding figures for play areas for small children are lower (16.7% rating provision as poor or very poor and 30.2% unable to rate availability).

Figure 8.7: Availability of play areas for small children and teenagers (residents only)



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Figure 8.8: Availability of play areas for teenagers (residents only)



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Key issues

Current provision

In total, there are 39 play areas in the Borough, totalling 5¹ hectares. There are five sites recorded as having no equipment and one site is unclassified. Play areas have been classified in the following ways utilising National Playing Fields Association (NPFA) guidance to identify their effective catchment:

- ❑ Unclassified. This area is classified as such when there is less than 0.01 hectares of play area.
- ❑ No equipment.
- ❑ A local area for play (LAP). This area must contain more than or equal to 0.01 hectares and contain more than or equal one piece of play equipment.
- ❑ A local equipped for play (LEAP). This area must contain five types of play equipment.
- ❑ A neighbourhood equipped area for play (NEAP). This area may be divided into sub sections and possibly contain play equipment catering for a variety of ages, including multi use games areas (MUGA).
- ❑ A MAGNET play area should attract children from a wide are of the Borough and may require the use of public or private transport to reach the sites. These play areas should be of superior quality so as to provide a special outing for children. In addition to NEAP standard a 'magnet' play area should be over 3000m² in size and contain the following:
 - A complete range of different activities and multiplay equipment.
 - Equipment for all age groups and disabled children.
 - Car parking or be on a public transport route.
 - Specialist items such as skating facility, hard surface kick- about/basketball area.
 - An area of general open space for informal play either within or adjacent to the play area.

¹ Figures rounded up



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Table 8.1: Distribution of play areas by analysis area

Analysis Area	LAP		LEAP		NEAP		MAGNET		Youth provision e.g. skateboard or Teenage shelter		No Equipment		Unclassified		TOTAL PROVISION	
	number	Size(ha)	number	Size(ha)	number	Size(ha)	number	Size(ha)	number	Size(ha)	number	Size(ha)	number	Size(ha)	number	Size(ha)
Central	2	0.13	1	0.06	1	0.11	1	0.26	1*	-	-	-	-	-	6	0.56
North Weymouth	3	0.37	2	0.37	3	0.39	-	-	1	0.03	1	0.03	-	-	10	1.19
Portland	4	0.43	5	0.47	-	-	-	-	1	0.05	1	0.03	1	0.0059	12	1.00
Preston	-	-	-	-	2	0.25	-	-	1**	-	1	0.10	-	-	3	0.35
Westham	1	0.02	1	0.09	1	0.18	-	-	-	-	1	0.39	-	-	4	0.69
Wyke Regis	1	0.03	2	0.15	2	0.46	-	-	-	-	1	0.03	-	-	6	0.67
LOCAL AUTHORITY	11	1.00	11	1.16	9	1.40	1	0.26	4	0.08	5	0.60	1	0.0059	41	4.46

*The hectareage for this skatepark is included within the total size of Radipole Park Play Area (SEAP)

**The hectareage for this skatepark is included within the total size of Ludlow Road Play Area (LEAP)

Please note there is also a skateboard park located at Preston Road (The Front). This commercial facility has not been included within the database due to its restricted access.

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Accessibility

Catchment areas for play areas are assessed through the following distances and walking times, provided by the National Playing Fields Association (NPFA), 2001:

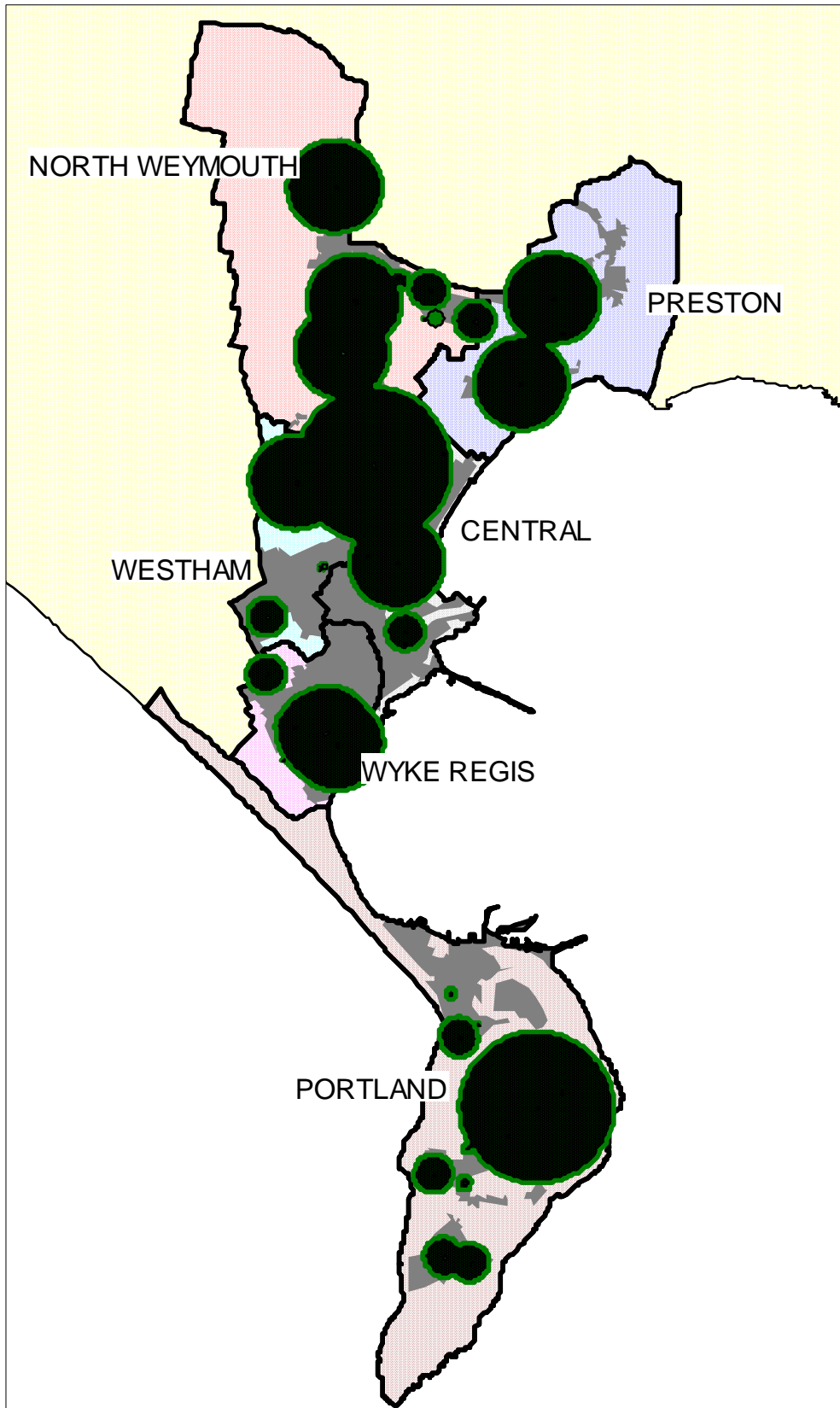
Table 8.2: Methodology to calculate catchment areas:

Facility	Time	Pedestrian route	Straight line distance
LAP	1 minute	100 metres	60 metres
LEAP	5 minutes	400 metres	240 metres
NEAP	15 minutes	1,000 metres	600 metres.
MAGNET			Over 3,000 metres

The map below demonstrates the catchment coverage of the existing provision within Weymouth and Portland.

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Figure 8.9: Play areas mapped against settlement areas with catchment areas applied



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There are catchment gaps for the provision of children and young people facilities in all the analysis areas. There is a significant provision gap in the densely populated area of Westham, covering Westham, Central and Wyke Regis analysis areas.

Table 8.3 Provision for children and young people catchment gaps

Analysis area	Catchment gaps
North Weymouth	Broadwey
Preston	Sutton Poyntz
Central	Westham East
Wyke Regis	Weymouth West
Portland	Fortuneswell
Westham	Westham West

Consultation with children and young people identifies a perceived deficiency in provision in Littlemoor. Young people feel particularly isolated due to the lack of play provision, limiting their social interaction. The mapping quite clearly shows that this area lies within a catchment gap. This issue is exacerbated because Louviers Play Area, near to Littlemoor, has been removed, the sign still remains, but there is no equipment just a wetpore surface. Across the Borough as a whole, there is considered to be too much of a focus on play provision for children and toddlers. Indeed, site assessments highlight that just two (i.e. Grove Play Area and Chapelhay Play Area) of the 41 play area sites have youth zoning.

W&PBC are currently planning two schemes for older play areas at the Grove on Portland and Louviers Road in Littlemoor. Both these projects will total over £100,000 and will be provided adjacent to current provision, over the next 12 months depending on successful grants.

There is a lack of inclusive play provision across the Borough. Consultation with disability groups also reinforces the need to incorporate such play provision into new or refurbished play areas. W&PBC aims to install inclusive play equipment in Easton Gardens Play Area on Portland.

Youth facilities, such as the skatepark on Preston Road, are considered to be too expensive to be used frequently, at a cost of £4 per session. There is demand for a leisure card scheme for young people to encourage further use of such facilities.

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Consultation identifies transport to be the main barrier to use of provision for young people. This is due to the perceived high costs of travel and perceived infrequency of several bus routes across the Borough. Public transport costs between Portland and Weymouth are considered, by young people, to be expensive and inhibit young people's regular use of larger facilities in Weymouth. Affordable and more regular transport is needed to encourage young people to travel and use provision.

Consultation with young people highlights a perceived lack of provision suitable for 12 year olds and above. There is potential to upgrade a number of existing MUGAs such as 'The Pen' at Southill Youth Centre and the basketball area at Radipole Park. Consultation highlights that existing MUGA's are well used and appreciated by young people across the Borough. Therefore, implementing a number of additional MUGAs across the Borough such as to the rear of Littlemoor Youth and Community Centre along Louviers Road and The Grove, Portland would be of benefit.

Management

The W&PBC Play Strategy identifies a target of achieving seven MAGNET play areas throughout the Borough (one already achieved at Radipole Park). Although the Play Strategy recognises that a play area of LEAP or NEAP standard contains a variety of equipment which is satisfactory for casual play, W&PBC is aiming for enhanced provision in the form of MAGNET play areas. W&PBC is also working towards replacing LAPs with LEAPs and NEAPs.

The Strategy outlines the aim to develop, another six MAGNET play areas (Grove Sports Ground, Louviers Road open space, Marsh Sports Ground, Elm Close, Preston and Southill). This is to be followed by the development of MAGNET play areas at Lodmoor Country Park, Wyke Playing Fields and Sweethill, Portland. As standard, W&PBC will also provide a MUGA and/or a skatepark in MAGNET play areas. They are aimed at 11-19 year olds and, where possible, provide toilet facilities at, or within, close proximity.

To date, the only established MAGNET play area is at Radipole Park Gardens. W&PBC parks and open spaces section (in Environmental Services) recognises that it cannot maintain all its current provision to an adequate standard. This is due to budget restraints (the site assessments show that 77% of play areas are low quality) and it finds the target of achieving a further six MAGNETS to be challenging. Although W&PBC is still investing in new play areas through developer contributions, there is also a need to address the quality of its current stock and achieve better maintenance contributions for new stock.

Some small, LAP play areas are not visited regularly, are often secluded and attract anti-social behaviour, for example, Augusta Road Play Area and Elveroakes Play Area. Of the 11 LAPs across Weymouth and Portland, 64% are rated as low quality in the site assessments. Users believe that the equipment at these sites is extremely poor quality and indicate that they would rather travel further a field to visit a larger, safer and better-equipped site, such as Radipole Park Play Area, Melcombe Regis Play Area and Douglas Road Play Area.

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Quality

Table 8.4: Quality scores for play areas sites by analysis area

Analysis Area	QUALITY Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	below 60%	above 60%
Central	105	52%	65%	81%	29%	2	3
North Weymouth	105	54%	63%	70%	15%	2	7
Portland	105	32%	57%	85%	52%	7	5
Preston	105	38%	62%	76%	38%	1	2
Westham	105	54%	65%	73%	18%	1	3
Wyke Regis	105	38%	55%	71%	33%	4	2
LOCAL AUTHORITY	105	32%	61%	85%	52%	17	22

There is little variation in the mean quality scores across the analysis areas (from 55% to 65%) for provision for children and young people. Wyke Regis has the lowest mean score (55%), even though there are a number of significantly sized sites in the area, for example, Lea Road Play Area and Wyke Regis Playing Fields Play Area. The average score sits around the threshold set at 60%.

Although still popular with some groups of young people, consultation highlights that a number of skateparks have become vandalised and for this reason are no longer as popular. Grove Road (46%) and Louviers Road (54%) both rate as low quality due to the decline in the quality of these facilities.

Whole scale removal of play equipment due to health and safety reasons, which is not subsequently replaced, is of concern to users of the Corporation Road Play Area, Louviers Play Area and Ryemead Lane Play Area. Furthermore, a number of other play areas have had one or more pieces of equipment removed that have not been replaced. Site visits identify this to be an issue at Lodmoor Play Area, Radipole Park Play Area and Rodwell Play Area. Additionally, consultation highlights that equipment has been removed from the Weston Play Area and the Augusta Road Play Area.

Broken glass has been identified through community consultation as an issue at several sites, including Southill Play Area (glass was reported as present during the site visit), Weston Play Area and the Corporation Road Play Area. This impacts upon parents' perceptions of site cleanliness on all sites.

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Value

The methodology for assessing value is set out in Part 2 (Methodology). The table below summarises the results of the value assessment for play areas in Weymouth and Portland. A score of 20% or less is considered to indicate that a site has low value. A full list of low value sites and an indication of their position relative to the value threshold can be found in Appendix I.

Table 8.5: Value scores for play areas by analysis area

Analysis Area	VALUE Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	below 20%	above 20%
Central	60	7%	34%	47%	40%	1	4
North Weymouth	60	30%	38%	47%	17%	-	9
Portland	60	12%	35%	52%	40%	2	10
Preston	60	3%	36%	67%	63%	1	2
Westham	60	15%	35%	50%	35%	1	3
Wyke Regis	60	3%	34%	47%	43%	1	5
LOCAL AUTHORITY	60	3%	36%	67%	63%	6	33

There is very little variation in the mean value scores across the analysis areas (ranging from 34% to 38%) for provision for children and young people, with only six sites being of low value. The majority of these play areas are sites where equipment has been removed except for Augusta Road Play Area (15%) which is a LAP containing only two pieces of equipment.

Security

Consultation suggests that young people congregating along the sea front in the evenings is an issue for residents and tourists. The issue is more about perception rather than actual incidents of anti-social behaviour and intimidation. Young people tend to congregate in highly visible open spaces, in part because they feel safer in highly visible locations with other groups of people of their own age, and instinctively they gravitate to dynamic environments such as the sea front. Although consultation acknowledges that greater provision of facilities for children and young people would reduce congregation on the sea front, the area would remain attractive for young people.

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In response, Dorset Youth and Community Service implemented a new project operating from a double decker bus on the Westham estate two evenings a week, engaging young people in activities (like a mobile youth centre). The Westham estate experiences problems with anti-social behaviour due to the lack of provision for children and young people (reinforced by the catchment mapping) and the bus is considered to alleviate some of the deficiencies in the provision for children and young people in the area.

The establishment of permanent youth centres is an important tool in addressing issues with anti-social behaviour. Youth centres provide young people with a secure environment. Consultation identifies demand for the establishment of community centres in Westham (although less so if the mobile youth centre continues) and Wyke Regis as both areas have suffered the loss of previous centres.

Events

There is demand for more events targeted at children and young people to be provided in open spaces. Consultation identifies interest for events such as football tournaments to be hosted at the Marsh and for sporting activities such as volleyball and kayaking courses to be offered along the beach. The barbeque events offered at The Nothe Gardens are particularly popular with young people.

Summary of site consultation

This section collates issues raised during consultation with community groups regarding provision for children and young people in Weymouth and Portland. This is presented alongside site visit quality and value scores for comparison. It is not a comprehensive list of sites and only covers sites raised during consultation.

Table 8.6: Site specific consultation summary

Site	Quality score	Value score	Comments
Bincombe Rise Play Area	69.7%	38.3%	The site suffers from litter and the equipment suffers from graffiti.
			Consultation identified that the small kick about area is frequently out of use due to water logging.
Chesil kick-a-bout	41%	30%	The skate park at the site suffers from vandalism restricting the use for genuine users.
			There is demand for a youth shelter to be provided within the site. Consultation with young people in the area identifies the space adjacent to the basketball court to be a suitable location.

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Site	Quality score	Value score	Comments
Corporation Road	54%	15%	<p>Consultation highlighted potential to develop this site further with installation of play equipment and seating areas as there is perceived to be a lack of provision in this area. At present there is a dilapidated MUGA at the site and there is local demand for this to be upgraded.</p> <p>A local community group has had past aspirations to upgrade the site with support from a local community development worker. However, although community interest remains, the group has folded due to a lack of support since funding for the community support worker ceased.</p>
Easton Gardens Play area	60%	42%	<p>There is demand for the installation of new fencing at the children's play area to improve safety. Site assessment noted fencing of variable quality indicating need for upgrade.</p>
Louviers Road	54%	38%	<p>The equipment has been removed from the small play area along Louviers Road, which has been designated to be developed as a magnet play area.</p> <p>Young people commented that there has been some vandalism and graffiti to the skatepark which deters potential use.</p>
Radipole Gardens	81%	42%	<p>Although the play area has recently been refurbished, consultation identifies that the new equipment only appeals to those children of junior age. Similarly, the appeal of the skate ramp is also considered to be restricted due to its small scale, which prevents more adventurous skating. There is potential to enhance the play area to make it more attractive for teenagers by providing equipment appropriate and interesting for this age group.</p>
Southill Play Area	63%	50%	<p>Equipment at the site is limited for youths. There is demand for larger swings, suitable for older children to be installed at the site.</p>
Sweethill Play Area	73%	38%	<p>The play area is good quality. Users commented on the positive implementation of fencing to separate the play area from the adjacent open space, used to play football.</p>

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Site	Quality score	Value score	Comments
The Grove, Portland	46%	35%	The skatepark is considered to be one of the poorest facilities in the Borough as it suffers from vandalism and is limited in scope. W&PBC is currently investigating the possibility of installing adventure play equipment at this site.
Westcliff Play Area	76%	38%	Equipment here has been upgraded. Consultation highlights that older children often drive younger children away from the play area.
Wyke Regis Park	63%	38%	The play area in Wyke Regis Park has recently been upgraded. Consultation with young people identifies that they feel intimidated using the site during the evening, as large groups of young people congregate and intimidate other users. This is particularly an issue for young people from outside the area. Community consultation identifies demand to improve the drainage at the MUGA, which is frequently waterlogged.
Victoria Gardens	79%	47%	Consultation identifies a lack of informal play space at the site. There is a need for an area for ball games to be played.

The sites below have been raised during consultation as potential play area sites but are not currently included within the open spaces database and therefore are not included in any calculations.

Site	Comments
Reap Lane	New play equipment has been installed at the site, although consultation has highlighted that it is likely to be a disappointment due to the small number of pieces of equipment provided.
Littlemoor Community Centre	There is demand for a MUGA to be installed to the rear of the Centre, which would allow activity to continue throughout the winter. Floodlighting the area would allow for use of the site during the evening.

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Provision for children and young people summary

- ❑ In total, there are 39 play areas in the Borough, totalling 5 hectares. There are five sites recorded as having no equipment and one site is unclassified. Of these, 17 are identified as high quality and 22 are identified as low quality. In terms of value, only six sites are identified as low value and 33 as high value. This reinforces the importance of play areas across Weymouth and Portland.
- ❑ There are catchment gaps for the provision of children and young people facilities in all the analysis areas. There is a significant provision gap in the densely populated area of Westham, covering Westham, Central and Wyke Regis analysis areas.
- ❑ W&PBC Play Strategy identifies a target of achieving another six MAGNET play areas throughout the Borough.
- ❑ Although there are issues highlighted regarding youths congregating in public places due to a lack of provision, it is often more about perception rather than actual incidents of anti-social behaviour and intimidation.

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PART 9: ALLOTMENTS, COMMUNITY GARDENS AND CITY FARMS

Introduction

The typology of allotments, community gardens and city farms, as set out in PPG17: A Companion Guide includes sites, which provide ‘opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social interaction.’

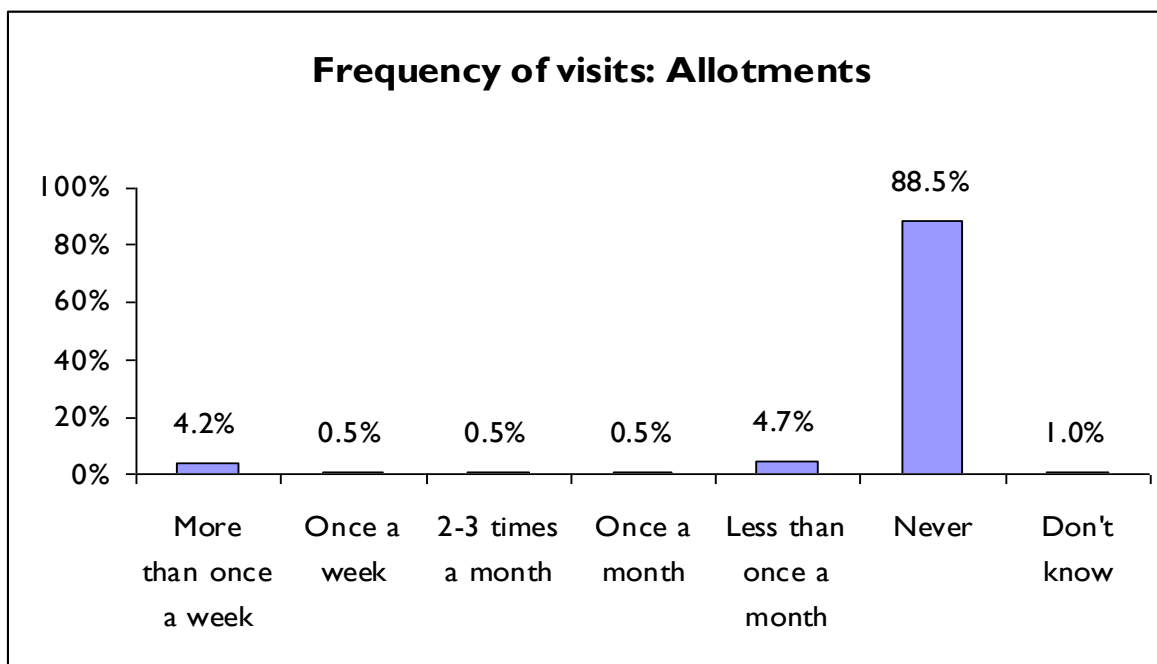
Context

This section outlines findings from the survey of residents in relation to their use of and attitudes towards the provision of allotments in Weymouth and Portland. It provides a context for the subsequent sections, which address the quantity, quality and accessibility of provision.

Results are provided for the descriptions used in the survey itself.

Usage

Figure 9.1: Frequency of usage of allotments in the previous 12 months (residents only)

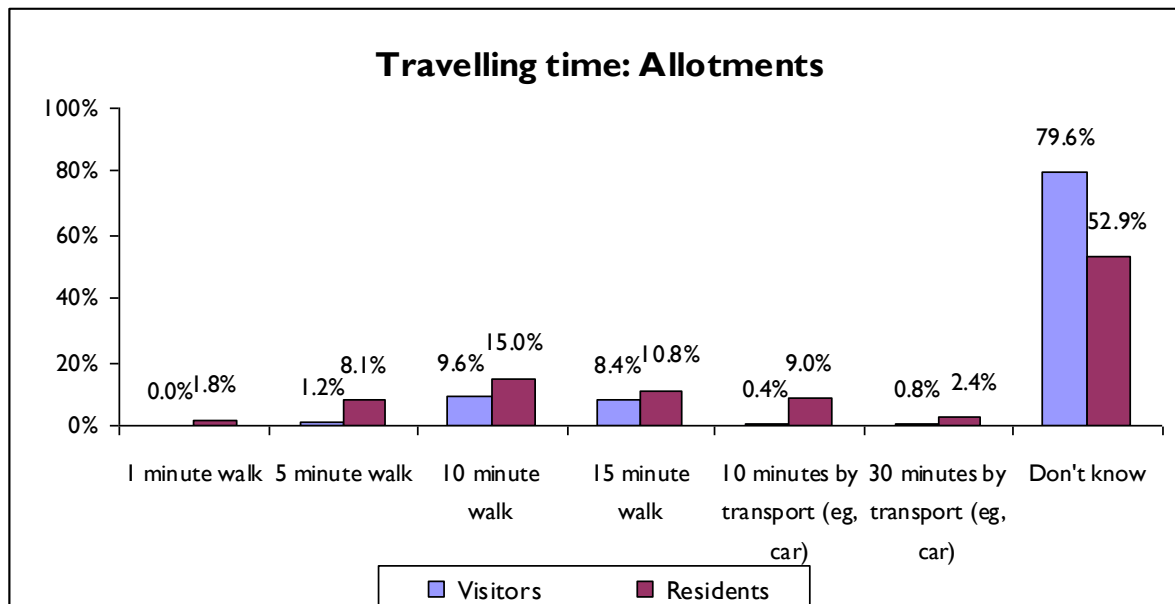


Allotments have the lowest level of usage amongst all typologies – only 10.5% have visited one in the previous 12 months. Of those that have used an allotment, there is a split between those that are frequent users (4.7% visiting once a week or more and 4.7% doing so less than once a month).

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Travel time

Figure 9.2: Time prepared to travel to access an allotment



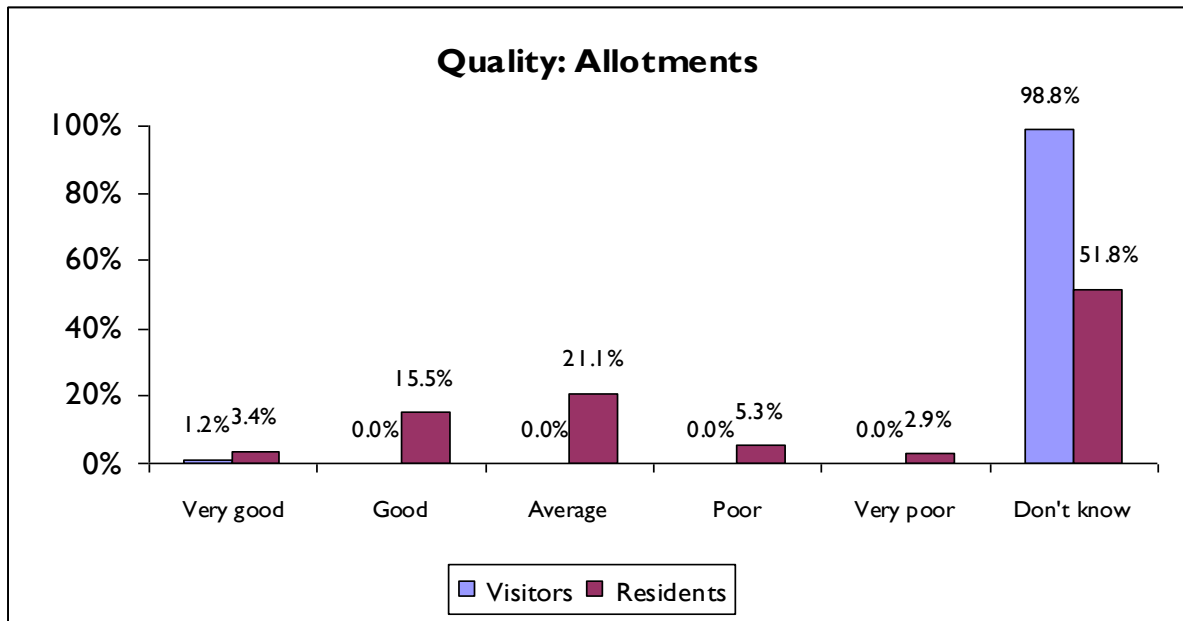
Reflecting the low levels of usage, the majority of visitors (79.6%) and residents (52.9%) are unable to state how far they would travel to access an allotment. The most common response is for residents to walk, with 36.7% being willing to walk for up to 15 minutes.

Quality of provision

Although a large proportion of residents are unable to rate quality (reflecting overall levels of usage), those that can tend to rate allotments in Weymouth and Portland as good or very good (18.9% compared to 8.2% rating them as poor or very poor). A fifth of residents (21.1%) rate provision as average, but over half (51.8%) are unable to provide a rating. This is also the pattern for residents with, unsurprisingly, the vast majority (98.8%) not providing a rating.

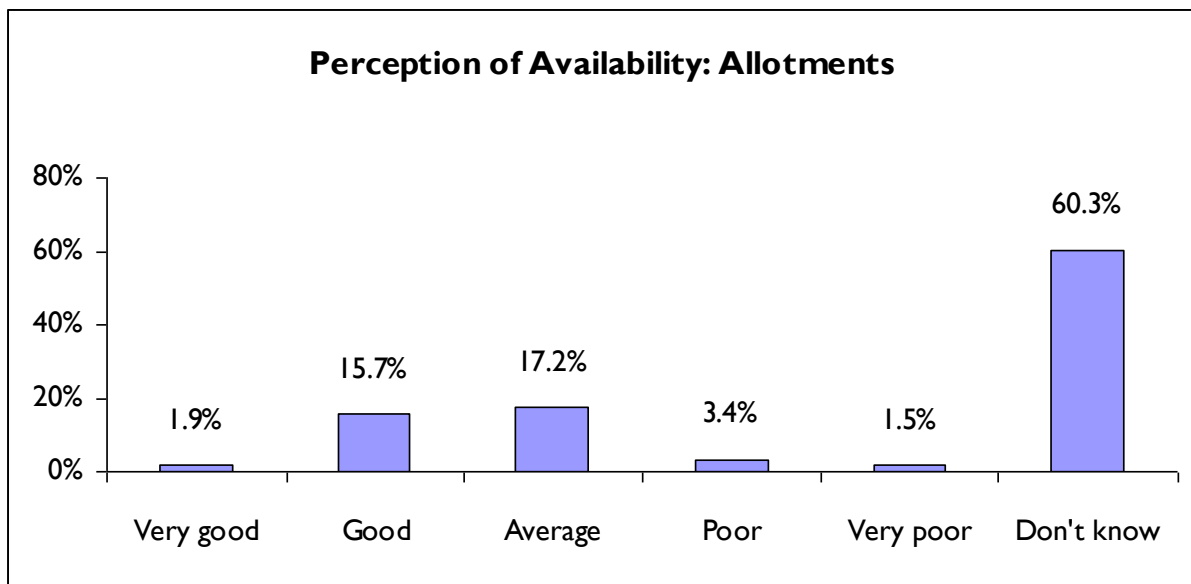
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Figure 9.3: Quality of provision of allotments



Availability

Figure 9.4: Availability of allotments (residents only)



The majority of residents (60.3%) are unaware of the availability of allotments. Similar proportions (17.6%) rate the availability as good/very good and average (17.2%). Only a very small proportion (4.9%) rates availability as poor or very poor.



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Key issues

Current provision

There are ten sites classified as an allotment in Weymouth and Portland equating to 10¹ hectares.

Table 9.1: Distribution of allotment sites by analysis area

Analysis Area	Allotments	
	number	Size(ha)
Central	2	1.62
North Weymouth	-	-
Portland	1	0.58
Preston	-	-
Westham	3	1.71
Wyke Regis	4	6.13
LOCAL AUTHORITY	10	10.06

All identified allotment sites are statutory provision. Statutory allotments are 'parcels of land owned by the local authority specifically for use as allotments. These sites cannot be sold or used for other purposes without the consent of the Secretary of State for Department for Communities and Local Government.'³

W&PBC plans to develop a new allotment site on Quibo Lane, consisting of 26 plots. There is a waiting list of 35 at Westham Crossroads Allotments. There is already significant demand building up for the new allotments. However, some of the waiting list from Westham Crossroads Allotments will be met. The new site will have toilet and wash facilities, and electric and mains water supply, constructed pathways and two raised beds. One wheelchair user has already expressed an interest in renting one of the raised bed plots. The site will also be served by a car park with up to six bays.

¹ Figures rounded up

³ Allotments: a plot holders guide, <http://www.communities.gov.uk/index.asp?id=1127693>, March 2005



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Accessibility

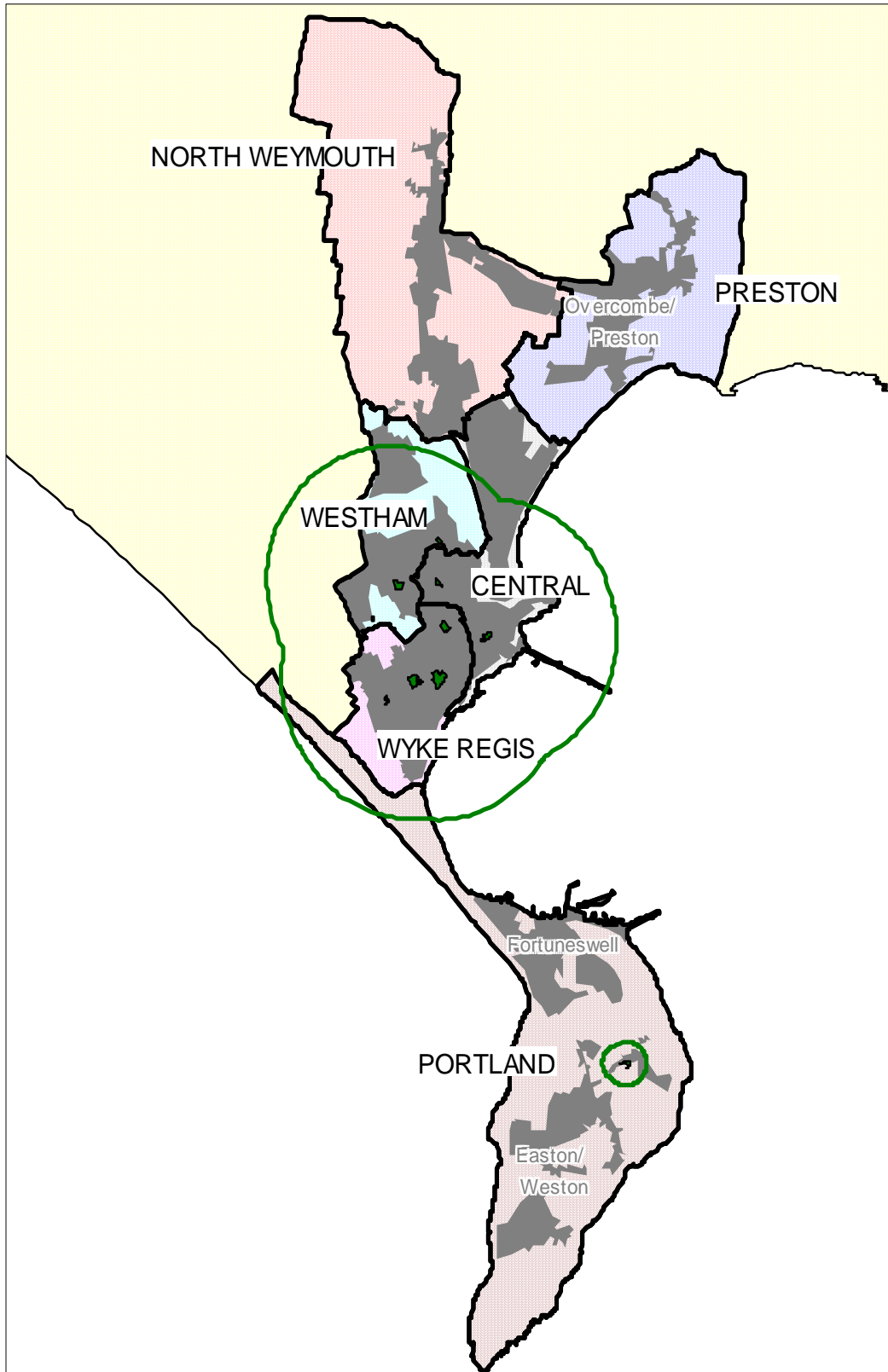
The effective catchments of allotments has been identified using data from the street survey (see Figure 8.3) and guidance issued by the Greater London Authority (GLA)². The following catchments are used to identify the coverage of current provision:

- Borough-wide significance (site more than 10ha) – 3,200 metres.
- Settlement significance (site between 1ha and 10ha) – 1,800 metres.
- Neighbourhood significance (site between 0.66ha and 1ha) – 1,200 metres.
- Local significance (site up to 0.66ha) – 240 metres.

² Greater London Authority (2002): Guide to preparing open space strategies

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Figure 9.5: Allotment sites mapped against settlement areas with catchments applied



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Allotment provision focuses around the Central Weymouth area where there is significant population density. However, there are significant catchment gaps in North Weymouth, Preston and Portland analysis areas. Allotment tenants from these areas travel up to six miles to reach plots. Consultation reinforces demand for allotments on Portland, as the only site, Grove Road Allotments, has a waiting list of 27 people.

Table 9.2: Gaps in provision of allotments

Analysis area	Catchment gaps
North Weymouth	Upwey, Broadwey, Littlemoor, Wey Valley
Preston	Preston, Overcombe, Sutton Poyntz
Portland	Fortuneswell, Easton, Weston, Southwell
Central	Radipole

There are a number of sites that have unusable plots, mainly due to overgrowth e.g. Green Lane Allotments and Crossroad Allotments. W&PBC does not have the resources available to clear these plots to a cultivatable condition and so they stand vacant, failing to meet waiting list demand. W&PBC policy is to offer the first year rent free, if tenants take on and clear their own site. The prospect of clearing a plot has proved daunting to many potential plot holders and so this offer has not been popular. Existing plot holders also expressed concerns about this situation. New tenants, who take on overgrown plots, often find themselves overburdened and forced to abandon the plot.

There are significant health benefits offered by allotments. This importance should be reflected in greater promotion of allotment provision e.g. leaflets. There is an aging population in Weymouth and, although young couples and families are increasingly using allotments, traditionally the main users are older residents. For this reason consultation highlights opinion that Weymouth should ensure adequate provision of open space suitable to elderly users. It is felt therefore that Section 106 contributions from development of e.g. retirement villages could be used appropriately to meet the needs of the more elderly population.

Management

Council allotment management currently lies with the parks and open spaces section within the environmental services directorate. Although there is currently no written allotment strategy, W&PBC has an aspiration to draft a strategy in the near future, in order to better guide strategic management of allotments.

There is one self-managed allotment in Weymouth (Faircross Allotment Society). W&PBC aspires to move towards self-management of all allotments, through the establishment of allotment associations. These associations will take control of management, from renting plots, to maintenance of sites. This will also increase ownership of the sites by users. Consultation highlights that W&PBC should be more proactive and provide individual support to groups in order to promote self management good practice.

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Wyke Regis Horticultural Society has expressed interest in becoming an allotment management group. However, due to legal constraints, the Society has been unable to achieve this. Faircross Allotment Society's move to self-management has, thus far, proved successful. The Society has improved the quality of the site, which is evident through the attainment of the highest quality score (67%). It would like to further invest in the site, but the short-term lease of one year is a limiting factor. Particularly pressing is the need to provide toilet facilities. W&PBC is willing to extend the lease to 5-10 years, once it is assured that self-management is being successful.

A common issue, raised through consultation, is the management of vacant plots and waiting lists. There is often a waiting list on sites with vacant plots. However, officer consultation shows that potential holders opt to remain on a waiting list until a preferred plot becomes vacant rather than taking on vacant plots in unfavourable condition. Neglect of vacant plots deters take up due to clearance being an enormous task.

Wyke Regis Horticultural Society acts as an advisory board to plot holders. It has recently lobbied the Council regarding what is perceived to be a lack of investment in allotments across the Borough.

Quality

The methodology for assessing quality is set out in Part 2 (Methodology). The table below summarises the results of the quality assessment for allotments in Weymouth and Portland. The threshold for assessing quality has been set at 60%; this is based on Green Flag criteria. Individual site summaries can be found at the end of this section.

Table 9.3: Quality scores for allotment sites by analysis area

Analysis area	QUALITY Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	below 60%	above 60%
Central	95	49%	56%	62%	13%	1	1
North Weymouth	95	-	-	-	-	-	-
Portland	95	44%	44%	44%	-	1	-
Preston	95	-	-	-	-	-	-
Westham	95	49%	59%	67%	18%	1	2
Wyke Regis	95	51%	57%	66%	16%	3	1
LOCAL AUTHORITY	95	44%	56%	67%	23%	6	4

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There is some variation in the mean quality scores across the analysis areas (from 44% to 59%) and the Borough mean score remains below the quality threshold of 60%. The only site that is self-managed, Faircross Allotments, receives the highest quality score (67%). However, user consultation identifies that plot holders are generally satisfied with the quality of sites.

Revenue generated from rent is placed into a central Council pot and is not reinvested solely into allotments. Plot holders report that, in particular, pathways and fencing are of poor quality and this is reinforced in site assessments. All sites scored three or below for path quality and nearly half of the sites scored three for boundary fencing indicating that, although adequate quality, improvements could be made. User consultation highlights demand for hardcore to be laid on the main pathways in order to facilitate better movement around sites and to allow for vehicle access. Due to a perceived lack of adequate maintenance provided by W&PBC, maintenance of fencing and paths often falls to allotment tenants. Furthermore, plot holders have expressed concerns that the lack of funding for allotments is limiting potential improvements, such as the provision of additional water tanks given that that all funds are currently required for maintenance.

The management issue regarding maintenance of vacant plots has a fundamental effect on site quality. Vacant plots are allowed to overgrow, becoming unmanageable. There are a large number of unusable allotment plots (51) across Weymouth sites, which could otherwise be meeting demand demonstrated by the waiting list of 113 people. Rather than encouraging allotment use, this situation is discouraging potential new tenants.

Although all W&PBC allotment provision has a fresh water supply, these sites do not have an electricity supply. Provision of solar power is being investigated by W&PBC, with the aspiration that new sites are to include an electricity supply. Demand for toilet facilities is a major issue. Provision of a communal building with additional facilities for plot holders is regarded as the most appropriate.

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Value

The methodology for assessing value is set out in Part 2 (Methodology). The table below summarises the results of the value assessment for allotments in Weymouth and Portland. A score of 20% or less is considered to indicate that a site has low value. A full of low value sites and an indication of their position relative to the threshold can be found in Appendix I.

Table 9.4: Value scores for allotment sites by analysis area

Analysis area	VALUE Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	below 20%	above 20%
Central	115	23%	24%	25%	2%	-	2
North Weymouth	115	-	-	-	-	-	-
Portland	115	27%	27%	27%	-	-	1
Preston	115	-	-	-	-	-	-
Westham	115	24%	27%	32%	8%	-	3
Wyke Regis	115	23%	26%	29%	5%	-	4
LOCAL AUTHORITY	115	23%	26%	32%	9%	-	10

All allotment sites receive high value scores and there is very little variation in the mean value scores across the analysis areas (ranging from 24% to 27%). Reflecting the importance of allotments in Weymouth.

Community involvement

A local special needs school rents a plot at Westham Crossroads Allotments and 'Clean Connections', a drug rehabilitation service, uses a plot at Wyke Roughet Allotments. Community consultation identifies that schools have shown little interest in getting involved or utilising allotment sites. This is likely to be as an outcome of the lack of promotion of allotments in the Borough. Awareness could easily be raised through improving the allotment pages of the W&PBC website and the dissemination of promotional leaflets.

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Security

Security is a key concern for allotment users and a deterrent for potential tenants. Users comment that allotment sites face two types of security problems, casual vandalism i.e., smashed windows and stolen produce and major organised thefts, where expensive equipment is stolen. Generally, throughout Weymouth and Portland, allotment security is poor, with few sites benefiting from good quality fencing and lockable gates. This results in frequent vandalism and theft. Site assessments identify variable quality fencing at Green Lane, High Street, Wyke Roughet and Grove Road. There is potential to work with the Police and community beat officers more closely to rectify issues with security. This would encourage more users and therefore increase site presence in turn helping to deter vandalism.

Summary of site consultation

This section collates issues raised during consultation regarding provision of allotments in Weymouth and Portland. This is presented alongside site visit quality and value scores for comparison. It is not a comprehensive list of sites and only covers sites raised during consultation.

Table 9.5: Site specific consultation summary

Site	Quality score	Value score	Comments
Faircross Allotments	66%	24%	<p>There are six people on the waiting list at the site. Identified demand for hardcore to be laid along the main path which would facilitate movement around the Site and allow for vehicle access.</p> <p>Users would like provision of toilet facilities. The Society has investigated the potential of grant assistance to install an ecological composting toilet. However, due to the short lease currently held, it is unable to secure grant funding.</p>

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Site	Quality score	Value score	Comments
Green Lane Allotments	56%	25%	<p>The Tree Council has donated 200 trees to be planted at the site. Plot holders have worked in conjunction with Holy Trinity School and W&PBC Parks Development Officer on the development of the project. The trees are to be planted on an area of land which has become overgrown with brambles. Although the area could have been used for additional plots, if cleared, it is felt that a semi-natural area is most appropriate because the area has become so overgrown that it would be beyond potential plot holders to bring them back into use.</p> <p>In order to improve security, plot holders have expressed the need for a fence to be erected between Thornlow Preparatory School playing fields and the allotment site.</p> <p>Additional dip tanks would improve the quality of the site, as the current water supply is poor.</p>
Rodwell Allotments	62%	25%	<p>There is one unusable plot due to Japanese Knotweed, which is now being treated. There is also a further plot, regarded as being vacant, which is overgrown with grass. There is no strategic maintenance of the site. Maintenance is carried out by plot holders on an ad hoc basis.</p> <p>Vandalism is an issue here. However, the allotments are now locked each evening by W&PBC. This has improved the situation, but potential intruders are still able to enter over the low entrance gate.</p> <p>The water supply to the site is considered to be insufficient due to a lack of taps. There are six tanks servicing the site and there is demand for more.</p>

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Site	Quality score	Value score	Comments
Sandsfoot Allotments	55%	24%	<p>There is demand for hardcore to be laid at the site along the main path, which would facilitate movement and allow for vehicle access. Additionally, there is also demand for toilet facilities. However, there is concern about where they could be located and responsibilities for maintenance.</p> <p>There have been a number of thefts at the site. In some cases this is due to gates being left unlocked but also people are able to enter the site from unsecured stiles and low fencing.</p> <p>Three plots are unusable due to overgrowth and consultation identifies that other plots could be made available if brambles were cleared. Mares tail is a problem here and plot holders encounter difficulties eradicating it.</p> <p>Wyke Regis County Infant School visits the site at the end of summer and plot holders give guided tours and lectures about the allotments. They are the only group to have shown interest in visiting.</p>
Westham Crossroad Allotments	67%	24%	<p>User consultation identifies a number of plots that are leased but remain uncultivated.</p> <p>Plot holders have approached the Council for hardcore to be laid but this is yet to happen.</p> <p>There is some demand for toilet facilities to be provided here.</p>

Allotment summary

- There are nine sites classified as an allotment in Weymouth and Portland equating to 10 hectares. Of these, five sites are identified as low quality and four sites identified as high quality. However, users report that they are generally happy with site quality.
- In terms of value, all nine sites are identified as high value. This reinforces the importance of allotment provision across Weymouth and Portland and their contribution to a healthy live style.
- Users of allotments tend to be over 50 years old. Reflecting the aging population in Weymouth.
- In total there are 50 vacant plots and 133 people on waiting lists across all the allotments sites in Weymouth and Portland. The majority of these are overgrown or not suitable to let.
- W&PBC aims to develop an allotment strategy. There is demand to raise the profile of allotments across the Borough.
- Security is a key concern for plot holders. There is demand to upgrade gates and improve fencing to reduce vandalism.

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PART 10: CEMETERIES, CHURCHYARDS AND BURIAL GROUNDS

Introduction

The typology of cemeteries, churchyards and burial grounds, as set out in PPG17: A Companion Guide includes areas for 'quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.'

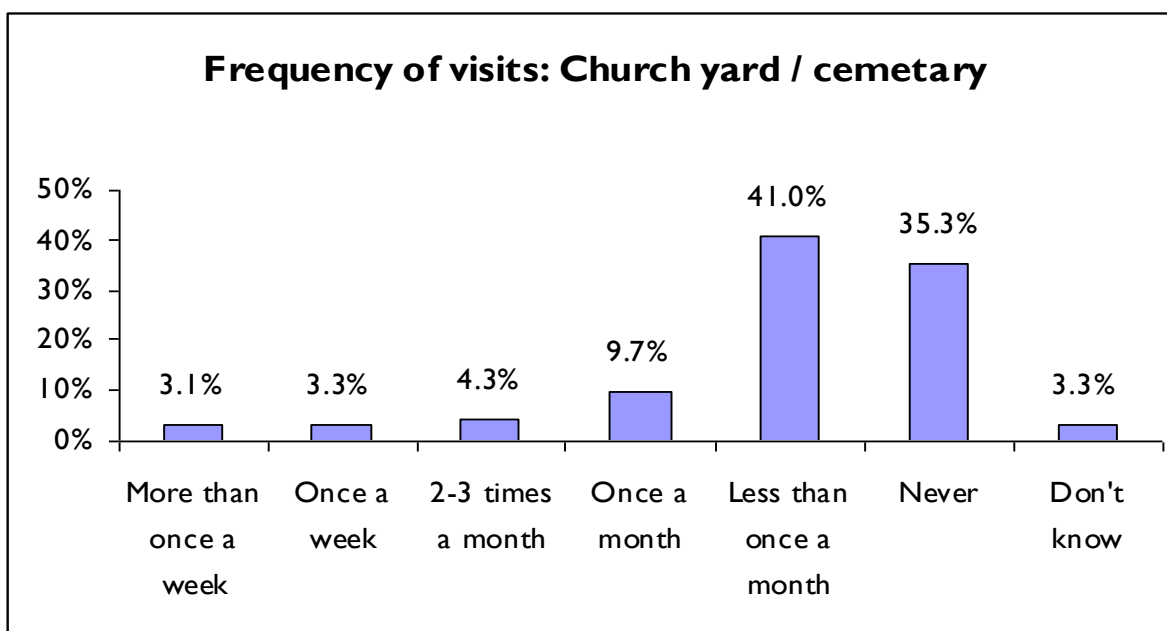
Context

This section outlines findings from the survey of residents in relation to their use of and attitudes towards the provision of cemeteries in Weymouth and Portland. It provides a context for the subsequent sections, which address the quantity, quality and accessibility of provision.

Results are provided for the descriptions used in the survey itself.

Usage

Figure 10.1: Frequency of usage of cemeteries/churchyards in the previous 12 months (residents only)

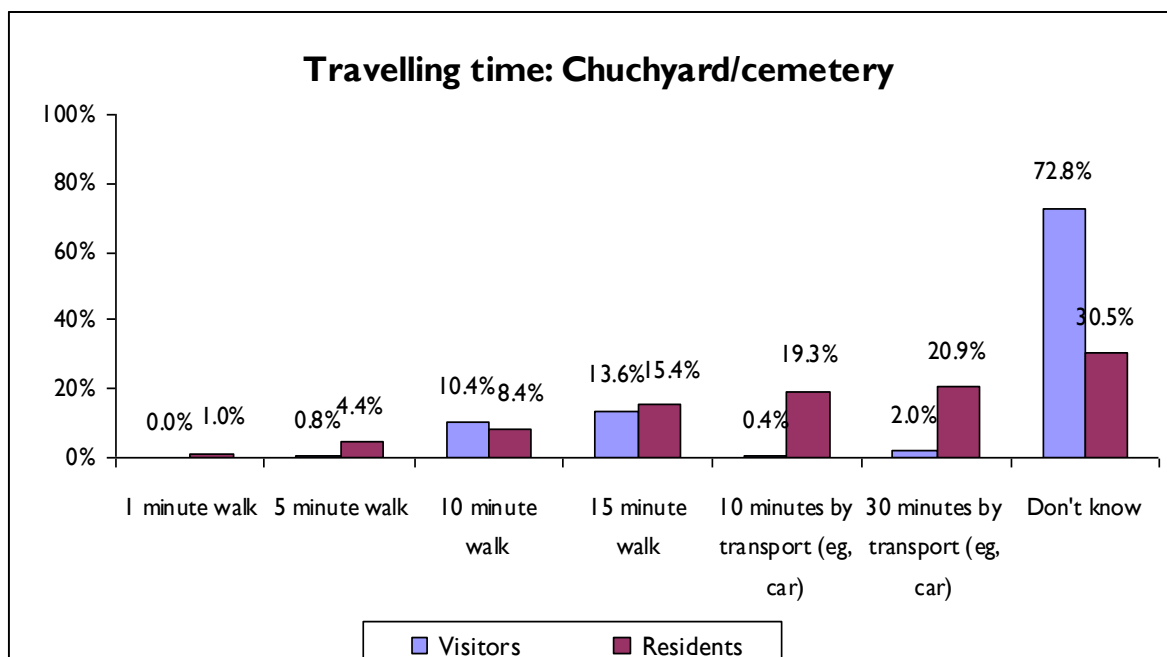


Over half of residents (61.2%) have visited a churchyard or cemetery in the previous 12 months. The majority (41.0%) visit less than once a month, reflecting the main reason that residents would visit such a site.

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Travel time

Figure 10.2: Time prepared to travel to reach a cemetery/churchyard



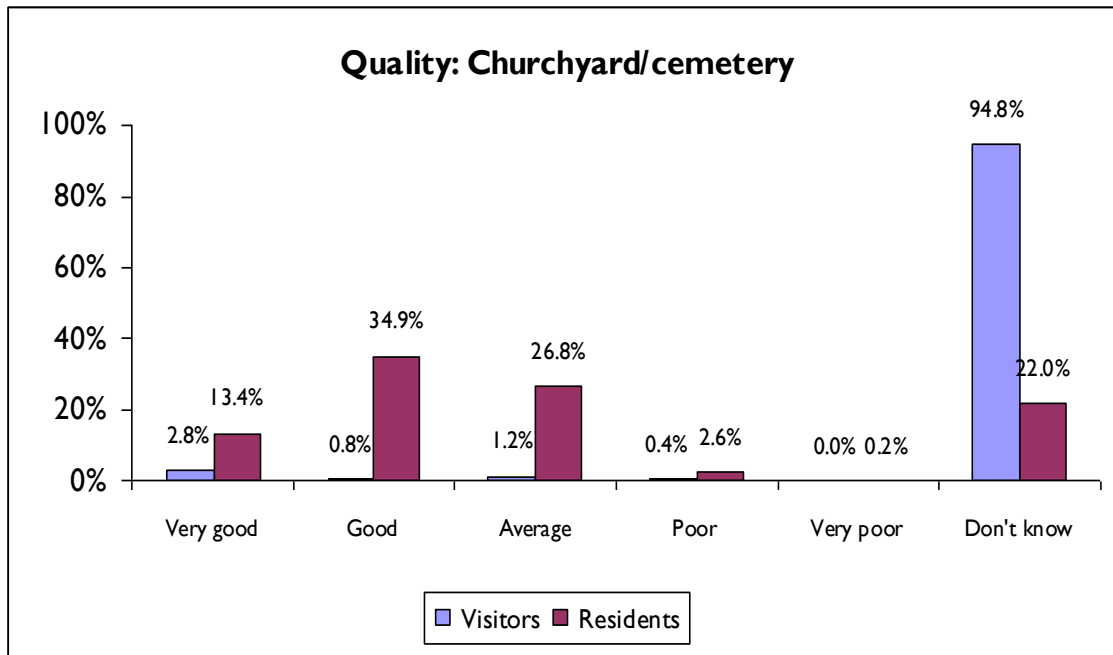
Although visits to churchyards and cemeteries are visited infrequently by residents, those who visit are willing to travel significant distances to get there. Over two fifths of residents (40.2%) are willing to travel over 10 minutes by transport reflecting the nature and location of such provision.

Quality of provision

Provision is generally rated as good or very good by residents (48.3%), with only a very small proportion (2.8%) rating it as poor or very poor. Just over a quarter of residents (26.8%) rate it as average and a fifth (22.0%) are unable to rate it. The majority of visitors (94.8%) are unable to rate provision.

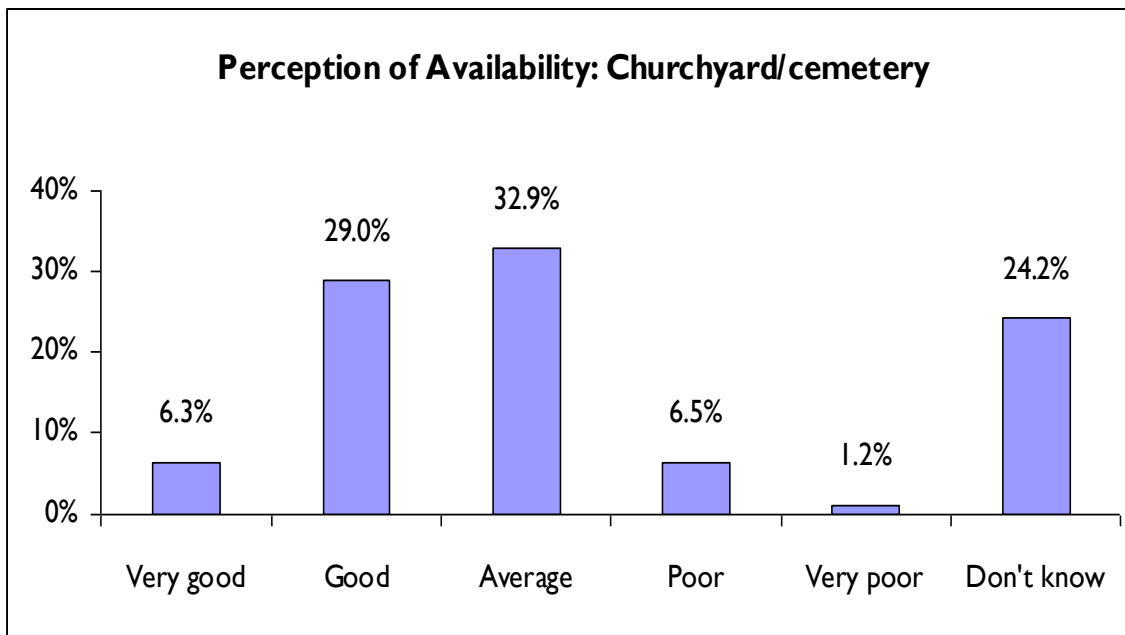
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Figure 10.3: Quality of provision of cemetery/churchyard



Availability

Figure 10.4: Availability of cemeteries/churchyards (residents only)



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The availability of churchyards/cemeteries is generally perceived by the residents to be good/very good (35.3%) compared to only 7.7% who rate the availability as poor/ very poor. A third (32.9%) rate it as average, with a further 24.2% unable to comment.

Key issues

Current provision

There are eight sites classified under this typology equating to 17¹ hectares of provision in Weymouth and Portland.

Table 10.1: Distribution of cemeteries sites by analysis area

Analysis Area	Cemeteries	
	number	Size(ha)
Central	1	0.11
North Weymouth	1	0.21
Portland	3	4.04
Preston	-	-
Westham	2	10.90
Wyke Regis	1	1.86
LOCAL AUTHORITY	8	17.14

Accessibility

The effective catchments of cemeteries has been identified using data from the street survey (see Figure 9.3) and guidance issued by the Greater London Authority (GLA)³. The following catchments are used to identify the coverage of current provision:

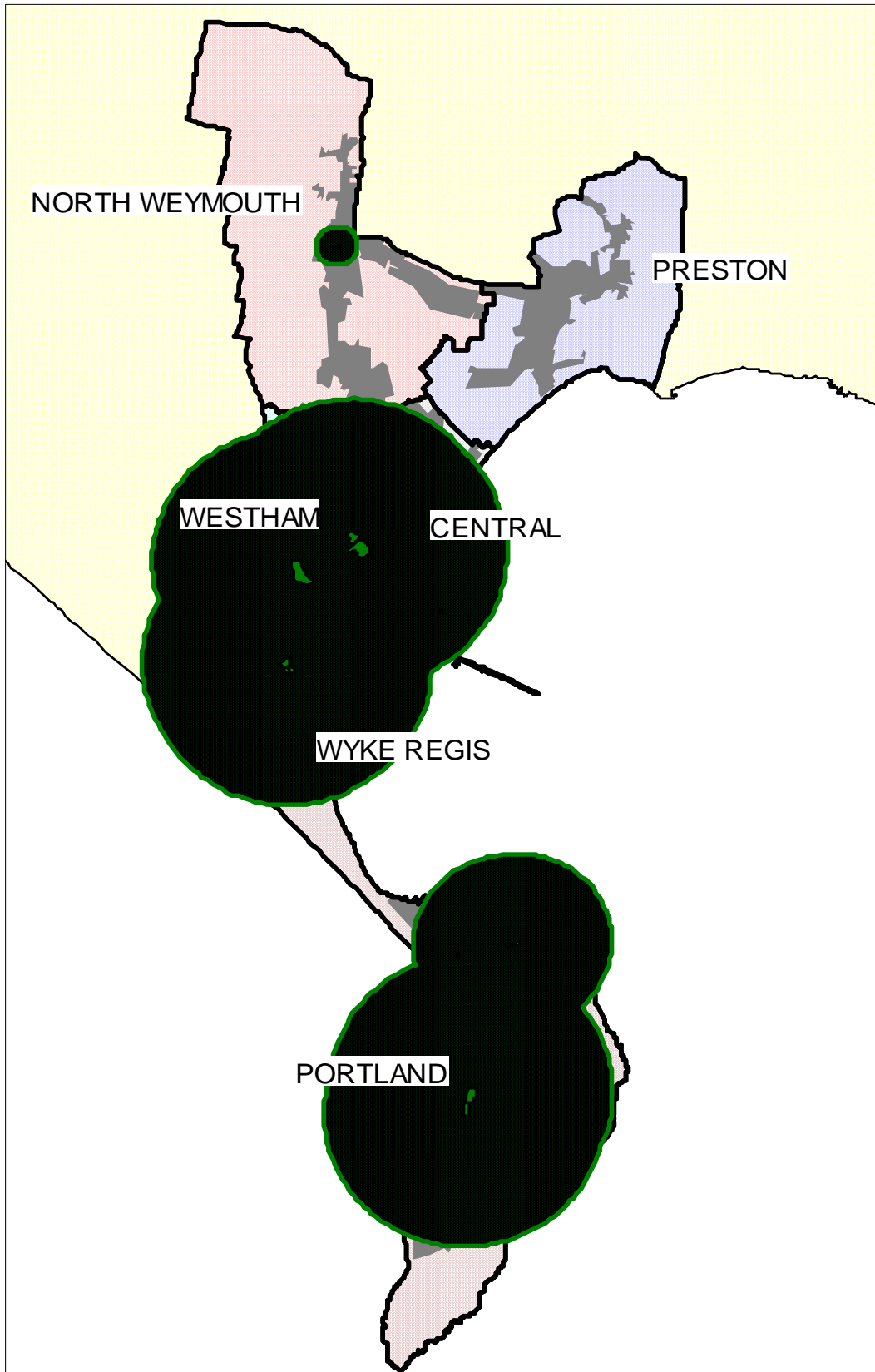
- ❑ Borough-wide significance (Area more than 10ha) – 3,200 metres.
- ❑ Settlement significance (Area between 1ha and 10ha) – 1,800 metres.
- ❑ Neighbourhood significance (Area between 0.66ha and 1ha) – 1,200 metres.
- ❑ Local significance (Area up to 0.66ha) – 240 metres.

¹ Figures rounded up

³ Greater London Authority (2002): Guide to preparing open space strategies

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Figure 10.5: Cemeteries sites mapped against settlement areas with catchment applied



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Catchment mapping, based on all current provision, shows significant catchment gaps in North Weymouth and Preston analysis areas. Preston analysis area contains no cemetery provision and North Weymouth analysis area contains a small site, Dorchester Road Burial Ground. However, it is not considered appropriate to cover all of these catchment gaps through new provision of this typology because of its nature.

W&PBC has aspirations to provide for woodland burial demand but a suitable location has not yet been identified. Although there is some space capacity, officer consultation reinforces that, within the next five years, pressure on burial space will lead to the need for cemetery space expansion or the identification of new provision.

Management

There are four operational cemeteries in Weymouth and Portland managed by environmental services at W&PBC. Within the Service, the in-house grounds maintenance team is responsible for the upkeep of these sites. Melcombe Regis Cemetery and Weymouth Cemetery/Crematorium have static grounds maintenance staff/gardeners. This results in high quality sites, as recognised by the site quality assessments undertaken (all four sites are assessed as high quality).

There are also four other churchyards maintained by W&PBC. Grounds maintenance for these sites is also undertaken by the in-house grounds maintenance team, but is limited to grass mowing. Consultation identifies that maintenance of these is considered inadequate and results in sites that do not appear cared for. This results in low quality sites, as reinforced by the site quality assessments undertaken (all four sites are assessed as low quality).

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Quality

The methodology for assessing quality is set out in Part 2 (Methodology). The table below summarises the results of the quality assessment for cemeteries in Weymouth and Portland. The threshold for assessing quality has been set at 40%; this is because various elements of the Green Flag criteria, which form the basis of the site assessments, are not relevant to cemeteries and has been adjusted accordingly.

Table 10.2: Quality scores for cemeteries sites by analysis area

Analysis area	QUALITY Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	below 40%	Above 40%
Central	152	23%	23%	23%	-	1	-
North Weymouth	152	36%	36%	36%	-	1	-
Portland	152	34%	41%	56%	22%	2	1
Preston	152	-	-	-	-	-	-
Westham	152	54%	60%	66%	12%	-	2
Wyke Regis	152	53%	53%	53%	-	-	1
LOCAL AUTHORITY	152	23%	44%	66%	43%	4	4

There is some considerable variation in the mean quality scores across the analysis areas (from 23% to 60%). Friends Burial Ground receives the lowest score (23%) and Weymouth Cemetery and Crematorium the highest score (66%).

Consultation indicates that the main issue affecting the quality of sites is dog foul. This is prevalent at Weymouth Cemetery, Melcombe Regis Cemetery and Wyke Cemetery due to the popularity of the sites as amenity spaces, which are used by dog walkers. Although signs are present, stating penalty, it is felt by local residents that there is little enforcement action. W&PBC plans to encourage dog owners to leave their dogs at the entrance gates by providing dog lead hooks at the entrance of the cemetery sites. The site assessments did not identify dog foul to be an issue at any of the sites visited.

Site assessments identify that path quality is variable within the cemeteries and disused churchyards throughout Weymouth and Portland. This is recognised by W&PBC and there is an aspiration to improve the surface quality of internal footpaths to meet demand from users. Site assessments support the need for improvements to path quality given that nearly half of the sites score three or below for path quality indicating evidence of some damage to the surface and unsuitability for some users.

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The presence of wildflowers at Melcombe Regis Cemetery has resulted in it being designated as a site of nature conservation interest (SNCI). Consultation identifies the potential for wildflower areas to be introduced at Wyke Regis Cemetery. The site achieves a high value score.

Value

The methodology for assessing value is set out in Part 2 (Methodology). The table below summarises the results of the value assessment for cemeteries in Weymouth and Portland. A score of 20% or less is considered to indicate that a site has low value. A full list of low value sites and an indication of their position relative to the threshold can be found in Appendix I.

Table 10.3: Value scores for cemeteries by analysis area

Analysis area	VALUE Scores					Number at:	
	maximum score	lowest score	MEAN score	highest score	spread	below 20%	above 20%
Central	105	9%	9%	9%	-	1	-
North Weymouth	105	19%	19%	19%	-	1	-
Portland	105	10%	18%	22%	12%	1	2
Preston	105	-	-	-	-	-	-
Westham	105	17%	20%	22%	5%	1	1
Wyke Regis	105	31%	31%	31%	-	-	1
LOCAL AUTHORITY	105	9%	19%	31%	23%	4	4

There is considerable variation in the value scores, ranging from 9% for Friends Burial Ground to 31% for Wyke Cemetery. Half of the sites score low value and half of the sites high value. Friends Burial Ground, although currently overgrown and unattended, was identified during site visits, as having an untapped historical element, which could be enhanced with interpretation to increase its value.

Community involvement

Input from voluntary groups makes a positive difference to the appearance of sites and the presence of groups helps to deter vandalism. There are currently no formal community groups actively involved in the management and improvement of cemeteries in Weymouth and Portland. Cemeteries can also provide a valuable education resource. W&PBC would like to encourage greater school use of cemeteries for educational purposes.

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The formation of community groups could assist in bringing about improvements to cemeteries in Weymouth and Portland. An example of the benefits can be clearly seen in Batley Cemetery in Kirklees. The Batley Cemetery Support Group helped secure £140,000 funding to purchase and renovate the Cemetery lodge which now houses conference/training facilities, a café and an IT suite. This has been very successful in attracting visitors and, as a result, deters undesirable use.

A local residents' group, supported by Community Development, highlights the potential development of a similar facility at Westham Cemetery. The proposals include creating an area of open space for quiet contemplation and development of the old chapel into a café. An interest group could be established at Wyke Regis Cemetery extending the role of the group which already maintains All Saints Churchyard.

Summary of site consultation

This section collates issues raised during consultation regarding provision of cemeteries in Weymouth and Portland. This is presented alongside site visit quality and value scores for comparison. It is not a comprehensive list of sites and only covers sites raised during consultation.

Table 10.4: Site specific consultation summary

Site	Quality Score	Value Score	Comments
Friends Burial Ground	23%	9%	At present the site is overgrown and seems neglected. There is no evidence of gravestones or burials. However, there appears to be a historic element to the site, which would be aided with interpretation.
Melcombe Regis Cemetery	54%	22%	Consultation identifies that the Cemetery suffers from spates of vandalism.
Weymouth Cemetery and Crematorium	66%	17%	Consultation highlights potential to create an area of open space within the Cemetery for quiet contemplation. This would require the removal of several stones. An application has been made to The Church of England in Salisbury regarding the project. Furthermore, demand has also been expressed to develop the chapel into a community café. The Community Development Worker has acknowledged that the Police would support these proposals.

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Cemeteries summary

- ❑ There are eight sites classified under this typology equating to 17 hectares of provision in Weymouth and Portland. Of these, four sites are identified as low quality and four as high quality. In terms of value, four sites are identified as low value and four as high value.
- ❑ Significant catchment gaps are identified across Weymouth. The next five years will create pressure on burial space leading to the need for cemetery space expansion or the identification of new provision.
- ❑ There are no formal community groups working in cemeteries. Potential has been identified for this to be formalised at Westham Cemetery and Wyke Cemetery.
- ❑ Limited grounds maintenance in churchyards across the Borough is reflected in low site quality.
- ❑ Dog foul and poor path quality affects cemeteries across both Weymouth and Portland.

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PART II: CIVIC SPACES

Introduction

The typology of civic space, as set out in PPG17: A Companion Guide includes civic and market squares and other hard surfaced areas designed for pedestrians, providing a setting for civic buildings, public demonstrations and community events.

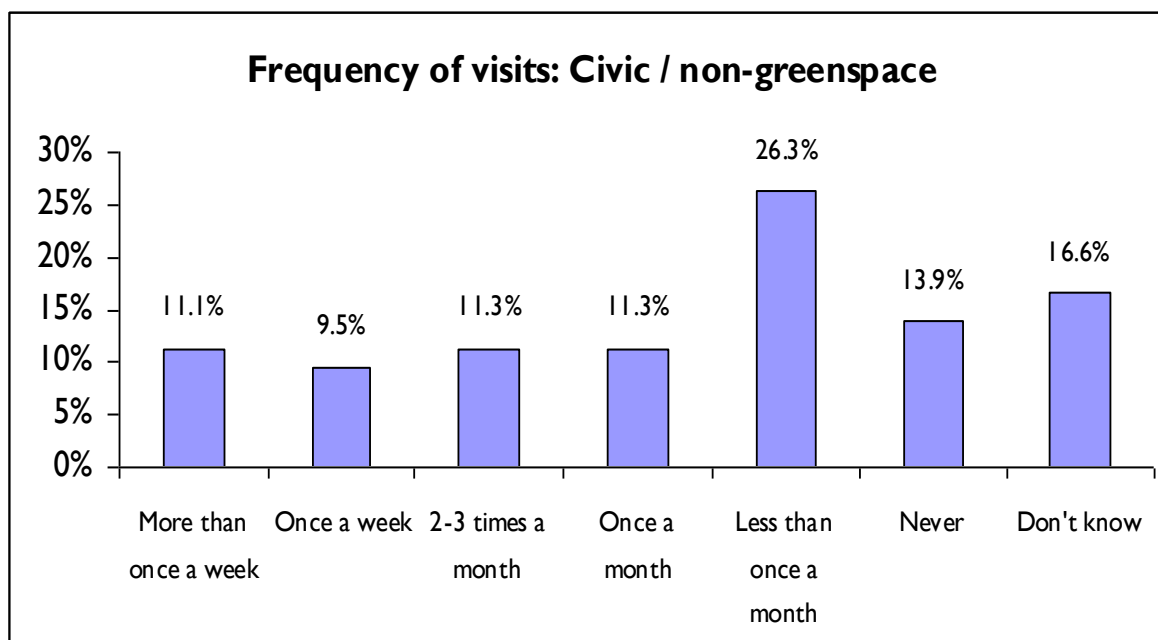
Context

This section outlines findings from the survey of residents in relation to their use of and attitudes towards the provision of civic spaces in Weymouth and Portland. It provides a context for the subsequent sections, which address the quantity, quality and accessibility of provision.

Results are provided for the descriptions used in the survey itself.

Usage

Figure 11.1: Frequency of usage of civic space/non-green spaces in the previous 12 month (residents only)

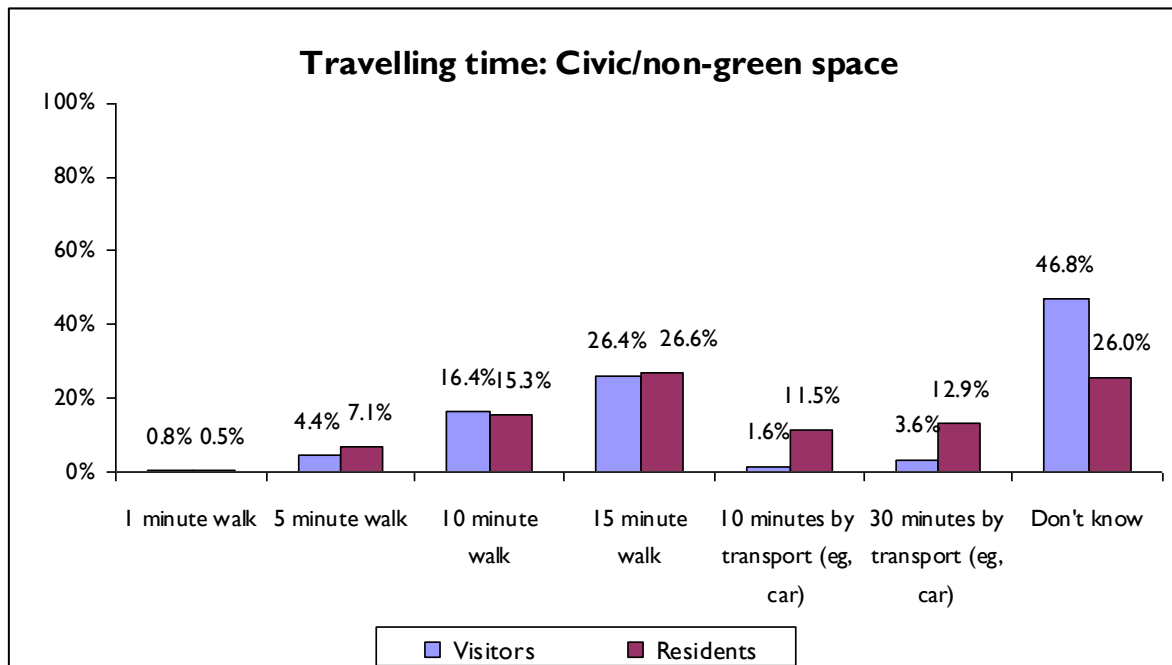


Overall, over two-thirds of residents (69.5%) have visited a civic space in the previous 12 months. The majority, however, do not frequently (37.6% one a month or less), reflecting the nature of use of such provision (e.g., attending events).

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Travel time

Figure 11.2: Time prepared to travel to reach a civic space/non-green space

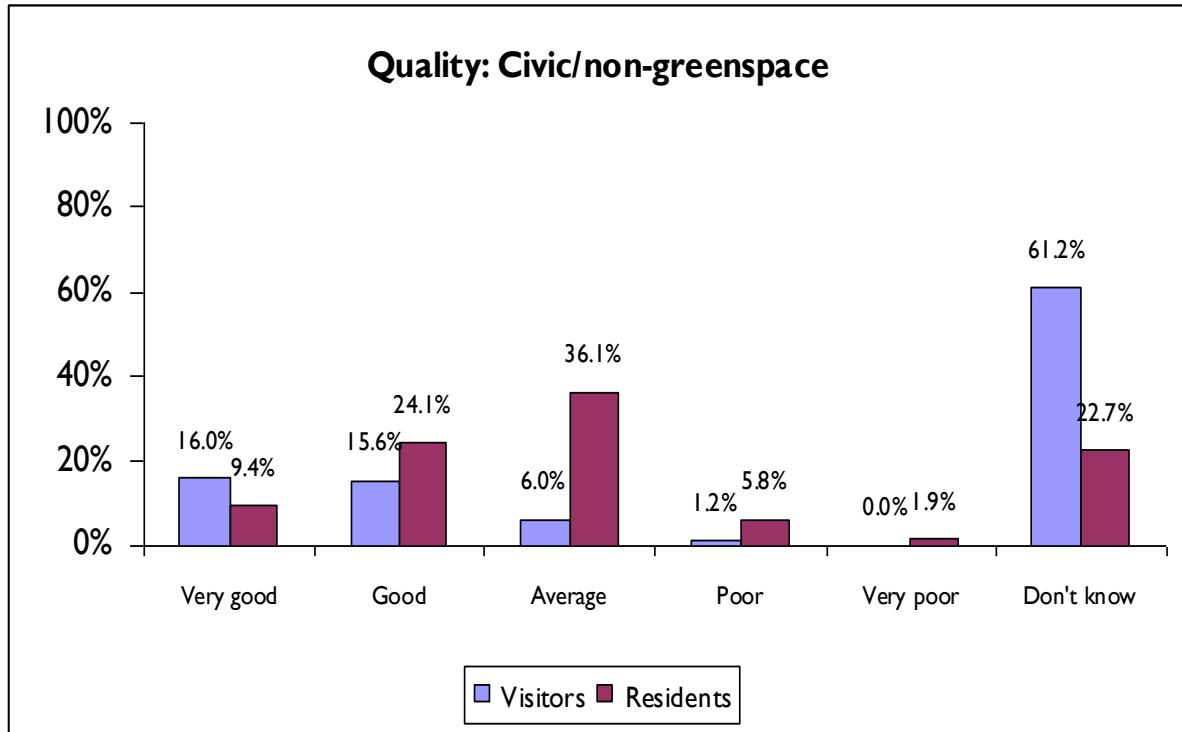


The highest percentage of residents are willing to walk up to 15 minutes to visit civic space (48% of visitors and 49.5% of residents). A much smaller percentage are willing to use transport (5.2% of visitors and 24.4% of residents). The relatively high level of those saying 'don't know' reflects levels of usage.

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Quality of provision

Figure 11.3: Quality of provision of civic space/non-green space

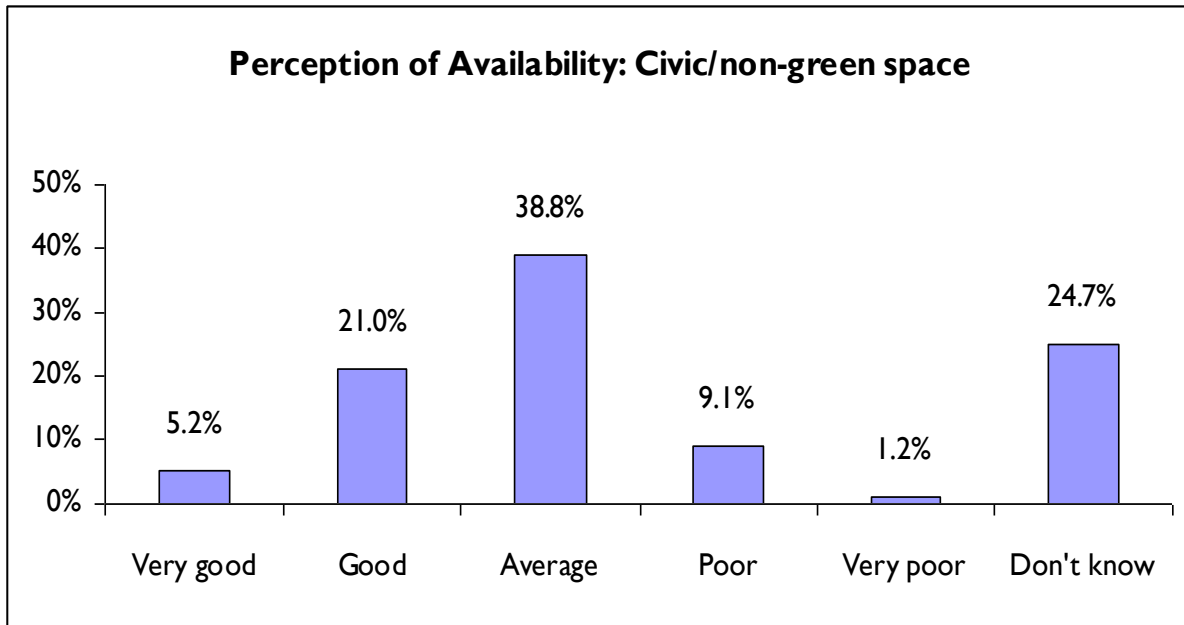


Around a third (31.6% for visitors and 33.5% for residents) rate the quality of civic/non green space good or very good. Very small proportions (1.2% visitors, 7.7% residents) rate it as poor or very poor. The variable number of respondents citing 'don't know' is a reflection of usage, especially for visitors.

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Availability

Figure 11.4: Availability of civic space/non-green space (residents only)



Just over a quarter (26.2%) rate the availability of civic/non green space as good/very good. Only one in ten (10.3%) rate it as poor or very poor. Significant proportions rate availability as average (38.8%) or are unable to provide a rating (24.7%).

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Key issues

Current provision

No civic spaces have been identified by W&PBC. However, there are a significant proportion of residents that, according to survey, visit civic space once a week or more. This suggests that residents identify some spaces in the Town Centre as civic space or non-greenspace. This includes, Trinity Street, the area around Brewers Quay, Hope Square, a popular site for events such as the Oyster Festival and the location of the Christmas tree and New Bond Street in the Town Centre.

Accessibility

Disability interest groups have acknowledged the positive work of W&PBC in establishing dropped kerbs throughout the Borough to facilitate accessibility.

Although there have been purges of retailers displaying A-Boards outside shops in the town centre, there has recently been a recurrence of this type of display which can create difficulties for wheelchair users negotiating the town centre. There is demand for more enforcement of such type of displays by retailers.

Management

The Weymouth Town Centre Management Group is a partnership of businesses and other organisations established to promote and enhance Weymouth Town Centre as a place to live, work, visit and do business.

The Group provides vital feedback to the Council, Police and other organisations on town centre issues, helps monitor the economic health of the Town and co-ordinates the range of year-round events which add to the appeal of the Town to residents and visitors alike.

Quality

Consultation with local residents identifies a perceived lack of seating provision throughout Weymouth town centre, excluding the sea front area. It is felt that the number of benches provided has gradually become reduced.

Events

Town centre civic spaces form popular locations for events such as markets and fairs. Community consultation acknowledges demand for more formalised areas for events within the Town Centre. The area is considered to have innate capacity for hosting events which could be further improved through the provision of a mobile bandstand. The Town Centre Management Group has provided additional entertainment such as artists and music on special event days.

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Summary of site consultation

This section collates issues raised during consultation regarding provision of civic spaces in Weymouth and Portland. It is not a comprehensive list of sites and only covers sites raised during consultation.

Table 11.1: Site specific consultation summary

Site	Comments
Trinity Street	The area around Brewers Quay is poor for disabled access because cafes put out tables up to the kerbs edge. W&PBC has recently enforced a licence which should prevent such obstructions. There is also demand for dropped kerbs along Trinity Street.
Hope Square	Community consultation highlights that litter is a problem at the site. There is also demand for planting at the site to be improved. The square is a popular venue for events such as the Oyster Festival and the location of the Christmas tree.
New Bond Street	Community consultation acknowledges demand for this area to become a formalised site for events within the Town Centre. The area is considered to have innate capacity for hosting events which could be further improved through the provision of a mobile bandstand. The Town Centre Management Group has provided additional entertainment such as artists and music on special event days.

Civic space summary

- ❑ There are currently no civic spaces identified in Weymouth and Portland. However, consultation suggests a number of sites that could be classified as such.
- ❑ There is demand for more formalised spaces for events within Weymouth Town Centre and in particular the need for an outdoor presentation space.

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PART 12: BEACHES

Introduction

Weymouth and Portland is renowned for its beaches and safe bathing waters. Weymouth Beach is the principal tourist beach in the area operated by W&PBC and has received national recognition, including:

- ❑ Winner of the ENCAMS Seaside Award every year since 1992.
- ❑ Joint seventh in the top ten of UK Beaches (2004) .
- ❑ Overall grade 'A' in annual resort beach surveys (1993- 2003).
- ❑ Voted one of the best family seaside resorts in the country by the Mother and Baby Magazine (2002).

Preston, Sandfoot, Castle Cove and Church Ope beaches are also recommended in the Marine Conservation Society Good Beach Guide 2006.

This assessment includes seven 'urban' beaches identified by W&PBC. They are:

- ❑ Weymouth Beach.
- ❑ Greenhill Beach.
- ❑ Preston Beach.
- ❑ Sandsfoot Beach.
- ❑ Church Ope Beach.
- ❑ Overcombe Beach.
- ❑ Castle Cove Beach.

Chesil Beach, Ham Beach and Chesil Cove are also included in this assessment. Unlike the 'urban' beaches above, these beaches are managed principally for their high environmental and ecological values; maintenance and management regimes seek to retain the status quo between the natural environment and factors that might erode the ecological value of the sites. Consequently, facilities are kept to a minimum.

There are a variety of beach facilities and activities available, including:

Facility/activity	Weymouth Beach	Greenhill Beach	Preston Beach	Sandsfoot Beach	Church Ope Beach	Overcombe Beach	Castle Cove Beach	Chesil Beach	Ham Beach	Chesil Cove
Cafe/restaurant	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>		<input type="checkbox"/>		
Beach huts	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>					
Public toilets	<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>		
Deckchair hire	<input type="checkbox"/>	<input type="checkbox"/>								
Disabled access to	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>				

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Facility/activity	Weymouth Beach	Greenhill Beach	Preston Beach	Sandsfoot Beach	Church Ope Beach	Overcombe Beach	Castle Cove Beach	Chesil Beach	Ham Beach	Chesil Cove
beach										
Surfboard hire										
Pedallo hire	<input type="checkbox"/>									
Slipway	<input type="checkbox"/>					<input type="checkbox"/>				
First aid	<input type="checkbox"/>	<input type="checkbox"/>								
Lifeguards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Lost child centre	<input type="checkbox"/>									
Promenade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>				<input type="checkbox"/>
Pier	<input type="checkbox"/>									
Dog restricted area	<input type="checkbox"/>									
Dog exercise area	<input type="checkbox"/>									
Bowling	<input type="checkbox"/>									
Crazy golf	<input type="checkbox"/>									
Amusement arcade										
Windsurfing	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>			<input type="checkbox"/>	
Surfing	<input type="checkbox"/>					<input type="checkbox"/>				
Canoeing	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>
Sailing	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Jet ski-ing	<input type="checkbox"/>					<input type="checkbox"/>				
Paddleboats	<input type="checkbox"/>									
Sub aqua	<input type="checkbox"/>					<input type="checkbox"/>				
Beach volleyball	<input type="checkbox"/>									
Tennis	<input type="checkbox"/>	<input type="checkbox"/>								
Water Ski-ing	<input type="checkbox"/>									
Land train	<input type="checkbox"/>	<input type="checkbox"/>								
Swimming	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Beach/refreshment kiosks	<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>		<input type="checkbox"/>
Kite Surfing	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>			<input type="checkbox"/>	

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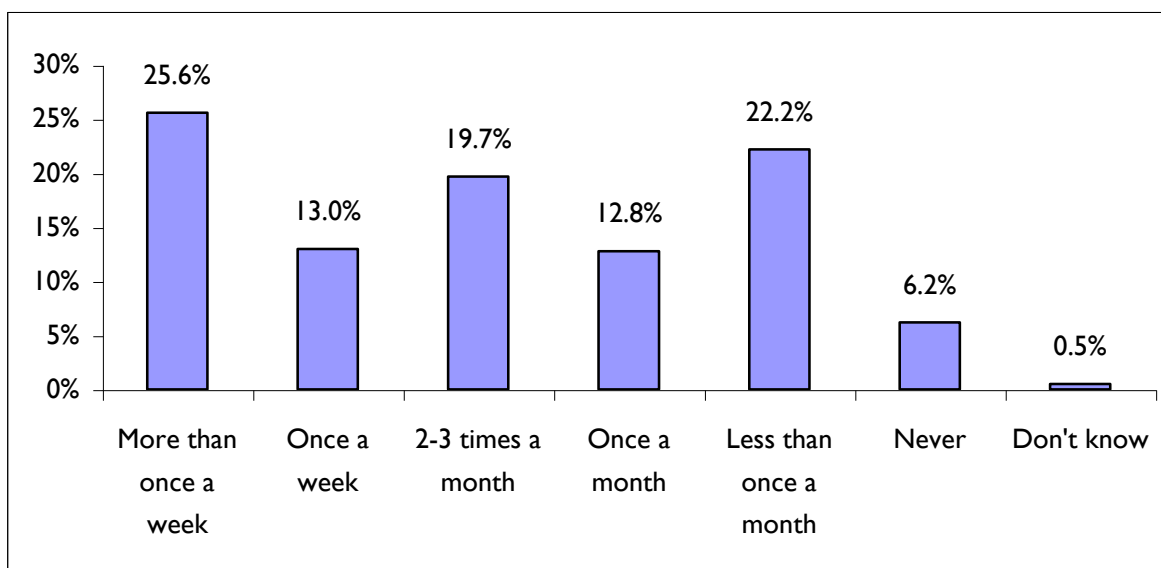
W&PBC manages and organises various international, national and local events and festivals throughout the year. These are primarily focused on Weymouth bay, seafront and beaches.

Context

This section outlines findings from the survey of visitors and residents in relation to their use of and attitudes towards the provision of beaches in Weymouth and Portland. It provides a context for the subsequent sections, which address the quantity, quality and accessibility of provision.

Usage

Figure 12.1: Frequency of visits to beaches by residents

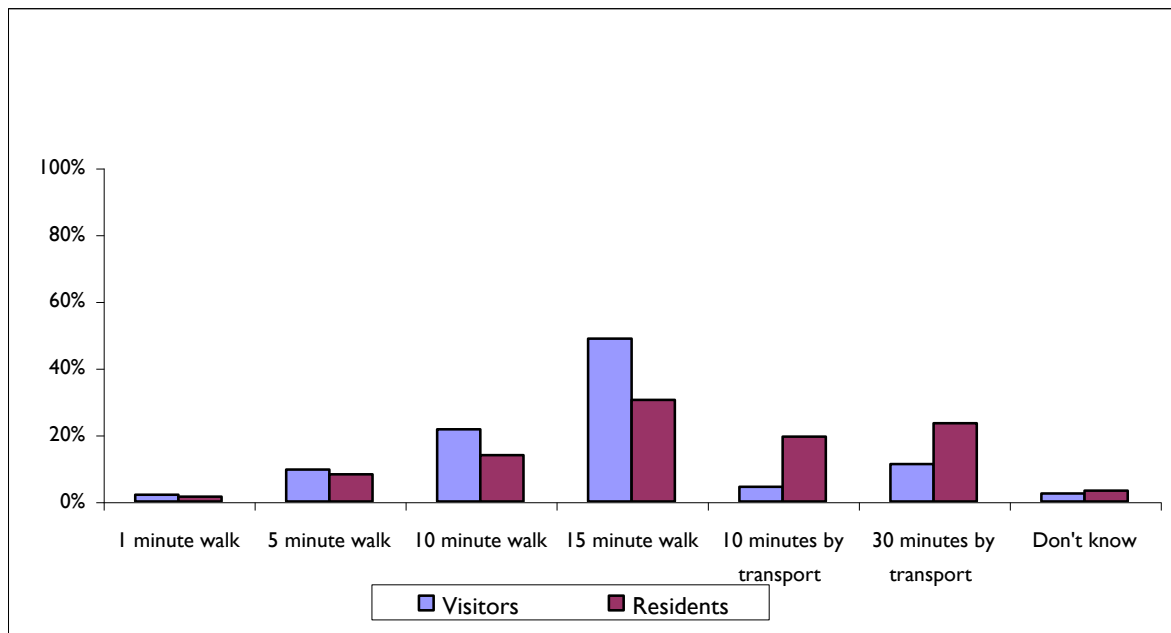


The vast majority of residents (93.8%) have visited a beach in the last 12 months. Only 6.2% of residents surveyed never visit beaches in Weymouth and Portland. Of those that do a quarter (25.6%) visit more often than once a week, highlighting the popularity of the typology.

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Travel time

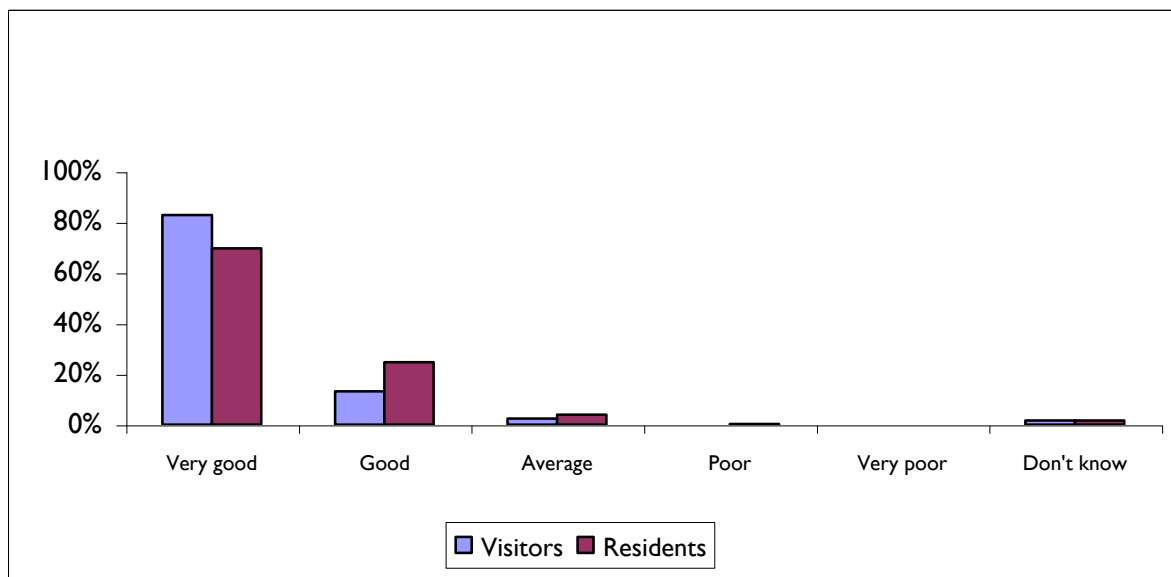
Figure 12.2: Travel time to beaches by visitors and residents



Nearly one quarter (23.4%) of residents surveyed indicate a willingness to walk for 15 minutes or more and a third (30.4%) are willing to travel for 30 minutes to a beach, whilst visitors in general are much more likely to walk.

Quality of provision

Figure 12.3: Beach quality

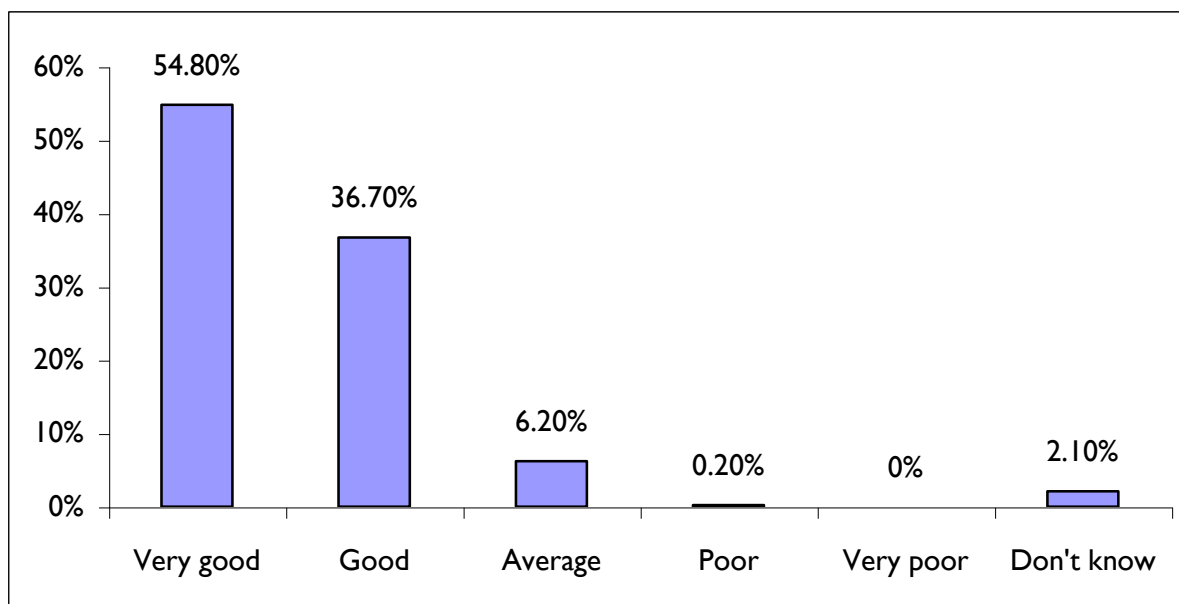


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Nearly seven in ten (69.6%) respondents rate beach quality as very good. The quality of the promenade is also considered very good by half (50%) of those surveyed, with a higher proportion of visitors (82.8%) ascribing this response than residents (69.9%).

Availability

Figure 12.4: Residents' perceptions of beach availability



Beaches are generally perceived by residents to be available, with 91.5% of residents rating availability as good or very good. Less than one percent (0.2%) considers beach availability of to be poor.

Key issues

Management

There are a variety of management arrangements that impact on the beaches assessed; the beaches and inshore waters of Weymouth Bay and Weymouth, Greenhill, Preston and Overcombe Beaches are managed by W&PBC through the Harbour Authority and Leisure Services. Weymouth Beach is actively managed as a tourist resort. Greenhill, Preston and Overcombe beaches are also proactively managed and contribute to the Boroughs' tourism 'offer'. Beach personnel are employed on a seasonal basis by the Local Authority to undertake a variety of tasks and duties.

Water sports users in Weymouth Bay have designated buoyed channel areas, which are provided outside the main beach area to separate water activity users (e.g. sail boards) and swimmers. There are no moorings in Weymouth Bay. The absence of slipways for larger watercraft restricts shore access and helps maintain 'zoned' management of activities.

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Sandsfoot, Church Ope and Castle Cove beaches are privately managed and considerably smaller than the principal beaches managed by W&PBC listed above. Local residents are the primary (but not exclusive) users of these beaches. Ancillary facilities are minimal.

English Nature and the Jurassic Coast World Heritage Management Plan, which helps to co-ordinate the different interests who have responsibilities for this stretch of coast, regulate Chesil Beach, Ham Beach and Chesil Cove. As alluded to above, the principal management objective for these beaches is to protect the natural environment, which significantly limits development and use.

Potentially, there is increased conflict between nature conservation objectives for Ham Beach and increased water sports activity in Portland Harbour, particularly linked to the Olympics. Without careful management and appropriate remedial action, increased, uncontrolled, use of the Beach by spectators watching water sports in Portland Harbour could increase damage to the Beach and its environs.

More spectators using Chesil Beach car park to watch water sports in Portland Harbour from Ham Beach could also be problematic. More people crossing Portland Beach Road to get to Ham Beach from the car park will require careful management. In addition, the toilets (and other ancillary facilities, including the car park surface) at Chesil Beach car park are generally in poor condition and will require refurbishment to be able to cater for increased use and to improve their quality.

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Quality

The table below summarises the results of the quality assessment for beaches based on a similar methodology used for natural and semi-natural greenspaces in Weymouth and Portland. The threshold for assessing quality is also set at 60%.

Table 12.1: Quality scores for 'assessed' beaches by analysis area

Analysis area	Beach	Quality scores	
		Below 60%	Above 60%
Central Weymouth	Weymouth Beach		74%
	Greenhill Beach		74%
North Weymouth	N/A	-	-
Portland	Church Ope Beach	44%	
	Chesil Beach		80%
	Ham Beach		80%
	Chesil Cove		74%
Preston	Preston Beach		77%
	Overcombe Beach		77%
Westham	N/A	-	-
Wyke Regis	Castle Cove Beach	40%	
	Sandsfoot Beach	29%	

The quality of Church Ope, Castle Cove and Sandsfoot beaches is considerably lower than the quality of Weymouth, Greenhill, Preston and Overcombe beaches. These beaches appear to score adequately for water quality but the overall quality scores are affected by a lack of general beach safety provision available and a lack of formal provision such as bins and picnic benches. These three beaches are also either quite secluded (Sandsfoot and Castle Cove) or have access issues (Church Ope) due to a steep incline to reach the beach.

Chesil Beach, Ham Beach and Chesil Cove score highly for quality. These beaches receive a relatively high score because certain facilities are not available (e.g., picnic benches). Consequently, there are fewer relevant assessment criteria and the likelihood of high scores increases, although beach safety could generally be improved at Chesil and Ham beaches.

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Beaches summary

- ❑ Seven 'urban' beaches are included in the assessment, plus Chesil Beach, Ham Beach and Chesil Cove.
- ❑ Weymouth Beach is the principal tourist beach in the area and has received national recognition.
- ❑ Chesil Beach, Ham Beach and Chesil Cove are primarily managed for their conservation merit, which limits their development and use.
- ❑ Beaches are considered by residents and visitors to be in good condition and readily available.
- ❑ The vast majority of residents visit a beach regularly.
- ❑ Weymouth, Greenhill, Preston and Overcombe beaches are actively managed to cater for tourism.
- ❑ The quality of Church Ope, Castle Cove and Sandsfoot beaches is considerably lower than the quality of Weymouth, Greenhill, Preston and Overcombe beaches.
- ❑ Traffic and/or pedestrian management between Chesil Beach car park and Ham Beach could be improved.
- ❑ Ancillary facilities at Chesil Beach car park are generally in poor/adequate condition.
- ❑ Beach safety could generally be improved at beaches not managed by W&PBC.

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PART 13: OPEN SPACE SUMMARY

This Assessment Report considers the supply and demand issues for open spaces and outdoor sports facilities in Weymouth and Portland. It identifies the predominant issues for open spaces and outdoor sports facility typologies as defined in 'Assessing Needs & Opportunities: A Companion Guide to PPG 17'.

Appendix I outlines all low value sites as scored in the site assessments for their future use and consideration in the context of the issues identified within this report. This will form the basis of discussions to inform the development of standards and strategies and actions to address key issues. The Strategy will include strategic recommendations and policy objectives and follows on from this report.

Open space standards are derived by developing a clear picture of what provision should look like in future. Effectively this takes the current level of provision, removes those sites identified as surplus (through examination of low value sites) and adds provision required to meet identified deficiencies and additional demand. This creates a new level of provision to which the Borough aspires and, utilising population projections, this is converted into a ha per 1,000 population figure (the new standard). The standard for allotments incorporates a demand element as this can be quantified.

As requested in the project brief, no standards are to be set for: natural and semi natural greenspace, green corridors, amenity greenspace, cemeteries and civic spaces.

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PART 14: INDOOR SPORTS AND RECREATION FACILITIES

Methodology and background

This section of the Assessment Report considers supply and demand issues for indoor sports facilities and their ancillary facilities in Weymouth and Portland. It is part of the PPG17 open spaces, sport and recreation assessment for the Borough. This report centres on provision of 'sports facilities' and the demand created for these facilities by sports clubs' use and where possible general public use. In summary it evaluates the following types of facilities:

- ❑ Leisure centres.
- ❑ Community centres.
- ❑ Village halls.
- ❑ Schools.

This section does not include strategic recommendations and policy objectives. These are included within the Strategy document.

Audit

Each facility is considered as 'like for like' facilities within its own facility type, in order that it can be assessed for adequacy. The report considers the distribution of, and interrelationship between, sport and recreation built facilities in Weymouth and Portland and evaluates demand. It gives a clear indication of areas of high demand, where there is potential to provide improved and/or additional facilities to meet this demand and to, where appropriate, protect the current stock.

The term 'sport facilities' includes large, purpose built sports centres with 'Borough wide' significance, local village facilities and facilities provided by both the education and private sectors. Within this framework, ownership and management are fundamentally important. They determine the effectiveness with which facilities serve the community and meet local need.

Each leisure/sports centre was visited in order to further identify demand for improved or additional facilities. Community centres and village halls in the Borough are also identified. The assessment will enable Weymouth and Portland Borough Council (W&PBC) to develop a clear focus and identify priorities for support and investment in the subsequent Strategy and Action Plan. W&PBC can also use it to estimate the effect of enhancing one facility on others in the study area.

The assessment of facilities and demand identified within this report feeds into the Strategy and Action Plan. This information will be used to develop a facility hierarchy both for leisure facilities and community facilities.

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Sports and clubs that are included within this report are considered in the context of both their developmental and facility requirements. Sports have been identified because it is understood that the development of opportunities to participate in them is being inhibited by facility related issues or have been identified as being significant sports in the Borough.

Analysing the audit

Catchment areas for different types of provision provide a tool for identifying areas currently not served by existing sport and recreation facilities. It is recognised that catchment areas vary from person to person, day to day, hour to hour. This problem has been overcome in PPG17 by accepting the concept of 'effective catchment', defined as the distance travelled by the majority of users.

Sport England surveys have found that 75-80% of the users of swimming pools and sports halls come from within a 15-minute drive time. Consultation with user groups and clubs included questions related to where users travel from or how far they would expect members to travel. This coupled with KKP's experience of working with leisure facilities and having completed such assessments for similar local authorities, has enabled the identification of accurate catchment areas for each indoor sport and recreation facility in the Borough in relation to the size and type of facilities it provides.

Context

There is a range of indoor sport and recreation provision available in Weymouth and Portland. However, Weymouth and Portland Swimming Pool is the only indoor sport and recreation facility managed by the Council, although its operation will transfer to leisure management company SLM in the near future. Alternative provision of indoor sports and recreation facilities available for community use is via schools and voluntary sector/charitable organisations. This is as a result of a successful sports lottery application and a recent improvement in school facilities. W&PBC has not made a financial contribution to, or made a lottery application for sport and recreation facilities.

West Dorset district adjoins and surrounds Weymouth and Portland. West Dorset District Council also provides facilities whose catchments overlap into the Borough. Depending on type of provision people travel both 'into' and 'out of' the Borough to access additional facilities. This is particularly true for specialist and elite/competition facilities, as identified in the 'outdoor sports facilities' section above. A decline in the quality and/or availability of indoor sport and recreation facilities in adjacent areas (e.g., Budmouth College, Chickerell, West Dorset) could significantly reduce the supply of these facilities for Weymouth and Portland residents.

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Survey results

Questionnaire surveys of residents and visitors identify the following issues relating to indoor sport and recreation facilities:

- ❑ A relatively high proportion (44.9%) of residents never visit sports or leisure centres. A fifth (20.3%) visit on a less than monthly basis and 20.5% visit once a week or more often.
- ❑ The majority (63.6%) of adult residents use sports and recreational facilities for exercise. This figure is higher amongst 16-24 year olds (100%).
- ❑ 65% of residents consider sport and recreation facilities to be quite or very important.
- ❑ The 25-44 age group are the most frequent users of indoor sport and recreation with 55.7% visiting once a week or more.
- ❑ Over two thirds (65.1%) of residents surveyed describe the quality of sports and leisure centres to be average or better. Only 14.3% rate the quality as poor or very poor.
- ❑ 27.2% of local residents who responded to the survey view the availability as good or very good however 26.4% replied they are unaware of any availability of sports or leisure centres.

Consultation with W&PBC partners and stakeholders also identifies that sports facilities in the Borough are too expensive for young people. Development of a 'passport to leisure' scheme, offering reduced entry prices for young people to sports facility, could help to improve this situation.

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PART 15: LEISURE PROVISION

W&PBC provides one facility that is available for day time community use (i.e., Weymouth and Portland Swimming Pool), which will be managed directly by the leisure management company SLM in the near future. Boscowan Sports Centre swimming pool is currently managed by W&PBC. It has restricted community use (i.e., by clubs and organised groups). Provision of indoor sports facilities available for community use is principally via the education stock. The only sports halls that provide daytime community access in the Borough are at Weymouth Sports Club.

Whilst catchments for the existing network of sports halls and swimming pools is comprehensive (see below) there is only one four-badminton court sports hall and one 25m swimming pool that provide day-time community use.

Summary of provision in Weymouth & Portland

This section provides an overview of the principal sports hall and swimming pool provision in Weymouth and Portland:

Facility	Description
All Saints School	The School's long association with table tennis and the recently opened 4-badminton court sports hall points to potential for increased community access in south Weymouth (i.e., Wyke Regis). Teachers have a range of contacts with local sports clubs. Achievement of the Sportsmark and Sportsmark Gold awards is indicative of the schools' approach and commitment to dual-use sport.
Boscawen Leisure Centre	Boscawen Leisure Centre is a spacious (ex-naval) facility comprising large reception and changing areas, 25m swimming pool (available for restricted community use), 4-badminton court hall, three glass-backed squash courts, dance studio and numerous ancillary/meeting rooms (all currently out of use). Use of the swimming pool is restricted to organised groups (daytime) and Tornadoes Swimming Club (early mornings, evenings and weekends). It is located on the shores of Portland Harbour and could (with appropriate community access and programming) make a valuable contribution to local community provision. Dorset County Council's sports strategy recommends that the pool and sports hall are available for community use. Plans to transfer management of the Centre to South Dorset Community Sports Trust and relocate Weymouth Outdoor Education Centre to the site are agreed in principle, but appear to have stalled.
Budmouth Technical College	Located in Chickerell, West Dorset, Budmouth Technical College's community sports centre is a dual-use sporting facility. It was opened in 2001 and received lottery funding. It provides sport and recreation opportunities for the local community, including Weymouth and Portland residents. The Centre's new facilities are available to individuals, clubs and companies, including coaching courses, fitness classes and health checks. Principal community activities are fitness related and five-a-side football. The Sports Centre is also a cricket academy.

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Facility	Description
Royal Manor Arts College	<p>The College has the only 4-badminton court sports hall available for community use on Portland. The sports hall is in poor condition and there is restricted evening, community access, primarily because of block bookings/use by a resident youth centre. A fairly static booking policy operated by the school prevents non-users from gaining access.</p> <p>The fitness suite (which is fairly rudimentary) is not available to the public and there is limited outdoor provision on the School's campus; playing pitches are available approximately 500m from the School (on the other side of a busy road) and a NOF funded MUGA is under construction adjacent to the playing pitches, which could provide a significant local all-weather facility.</p>
Wey Valley Sports College	<p>Wey Valley Sports College provides the administrative base and focus for the West Dorset School Sports Co-ordinator Partnership. It is a dual-use facility comprising a 4-badminton court sports hall and 1-badminton court multi-use hall. Both are used by a variety of community sports clubs (e.g., gymnastics). LEA advice restricts community access to the 30-station fitness suite.</p> <p>The College shares a boundary with Weymouth Sports Club and periodically uses facilities managed by the Sports Club. Closer, reciprocal arrangements between the School and Sports Club could increase community access to (and use of) external facilities such as the LTA funded tennis courts.</p>
Weymouth College	<p>Weymouth College is a dual-use facility comprising a large reception and multi-use area (combined), 4-badminton court sports hall, a recently refurbished fitness suite and playing pitches. The changing rooms are basic and require upgrading to meet modern standards.</p> <p>There is evening and weekend community use of plans to extend its support for talented students and local elite sport; work that is supported by the College's Sports Development Officer.</p>
Weymouth Sports Club	<p>Located north of the centre of Weymouth, this site is the largest leisure centre in the Borough and is owned and managed by trust. Its indoor facilities include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Six-badminton court sports hall. <input type="checkbox"/> Four-badminton court sports hall. <input type="checkbox"/> Fitness suite – 16 stations. <input type="checkbox"/> Crèche. <input type="checkbox"/> Social facilities (bar). <p>Generally the facility is of adequate quality although some areas will need attention in the next few years in order to maintain quality. The fitness suite is situated on the second floor and there are plans to relocate, enlarge and upgrade the provision extended.</p> <p>Being a 'not for profit' operation, the Sports Club has traditionally provided space for numerous events, exhibitions and competitions and supported community initiatives. There is a strong fitness and exercise and martial arts component to the Sports Club's varied programming. It is difficult to accommodate the full demand for indoor sports (e.g., basketball club training and competitions) on a regular basis.</p> <p>The only major issues highlighted are booking of outdoor facilities (i.e., grass pitches and STP at Redlands) by the Sports Club, which causes confusion amongst pitch users wishing to use the facilities of the private members sports club, and a loan from W&PBC, which restricts its eligibility for external funding.</p>

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Facility	Description
Weymouth and Portland Swimming Pool	<p>Located in the centre of Weymouth the Pool benefits from tourist visitors. It comprises:</p> <ul style="list-style-type: none"><input type="checkbox"/> 25m x 12.5m main pool<input type="checkbox"/> 15m x 7m teaching pool<input type="checkbox"/> 18 station fitness gym<input type="checkbox"/> Spectator viewing<input type="checkbox"/> Function room <p>The facilities appear to be in good condition, which is attributed by (current and former) centre staff to effective maintenance. Programmed activities include swim school, private hire and functions, circuit training, massage and yoga. The published timetable for the main pool does not include time allocated for swimming club(s) activity. The reasons for, or implications of, this are not known, although two swimming clubs are understood to be based at the swimming pool and have been unavailable to consult during the period of this assessment.</p>

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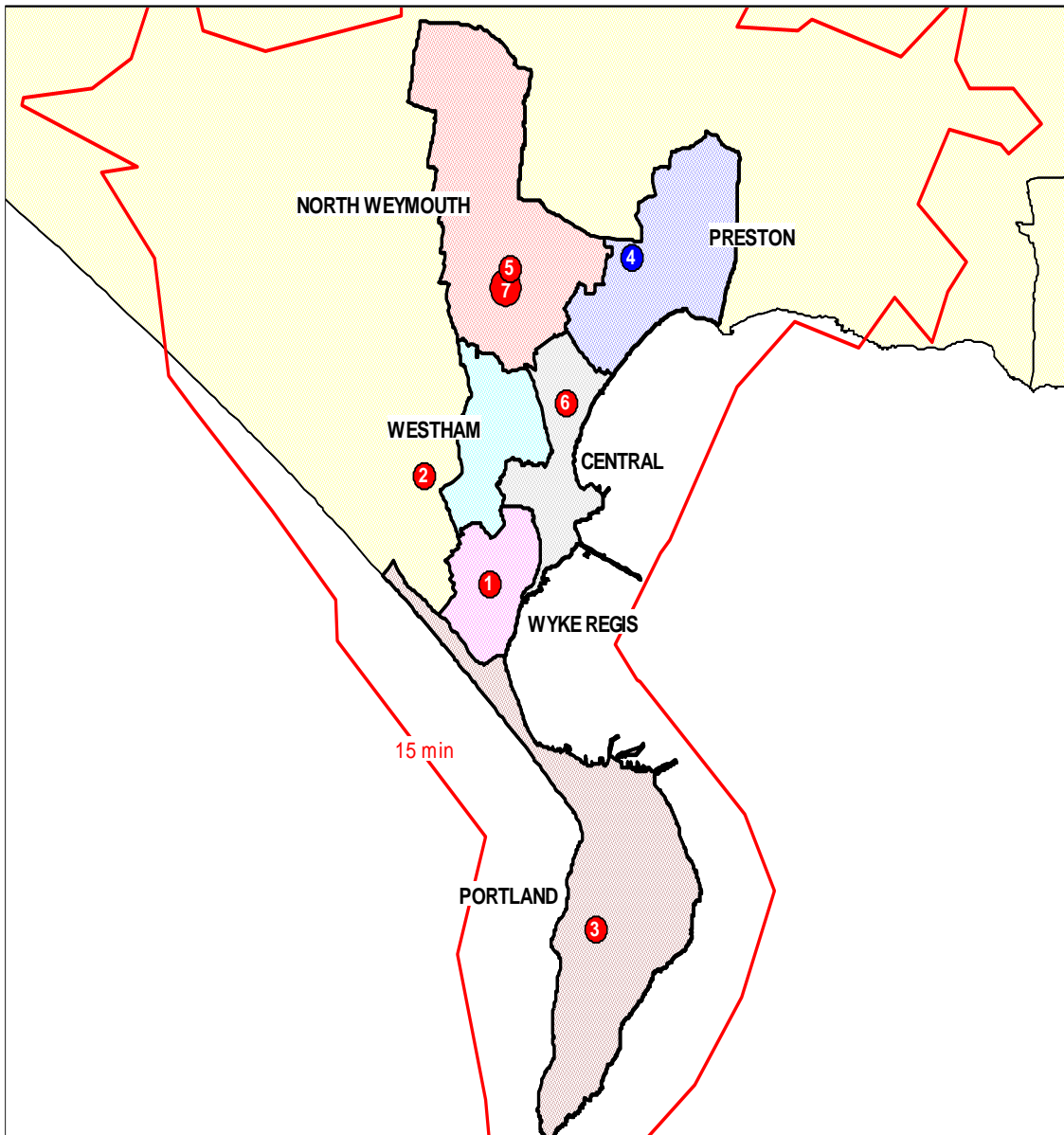
PART 16: SPORTS HALLS

There are six 4-badminton court sports hall in the Weymouth and Portland and the Weymouth conurbation (i.e., including Budmouth Technology College, Chickerell, West Dorset). They provide an effective network of sports halls used by local residents and are principally provided by/for schools and colleges. However, links between W&PBC and the education sector are variable. This could be problematic if community use of sports halls on education sites becomes restricted (i.e., W&PBC is not in a particularly good position to negotiate new or improved community access to sports halls on education sites).

The exception is Weymouth Sports Club (WSC), which has two sports halls and is a private members club and the only non-education based sports centre in the Borough. Development of club facilities and access to external funding is limited because of a loan from W&PBC to WSC. This situation should be remedied to help safeguard a unique (because of its modus operandi) and probably irreplaceable (due to cost and land availability) facility and help improve relations between the two organisations.

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Figure 16.1: Location of sports hall venues in Weymouth and Portland



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Table 16.1: Key to sports hall map

ID	Site	Drive time catchment	Community Use
1	All Saints School	15 minute	Yes
2	Budmouth Technology College	15 minute	Yes
3	Royal Manor Arts College	15 minute	Yes
4	Westfield Technology College (2-badminton court hall)	None	No
5	Wey Valley Sports College	15 minute	Yes
6	Weymouth College	15 minute	Yes
7	Weymouth Sports Club	15 minute	Yes

Gaps in provision

There are no identified gaps in provision based on a nationally recognised 15-minute drive time. As mentioned above, it is recognised that the majority of sports hall sites are school facilities and this is, of course, predicated upon the basis that schools with sports halls allow appropriately scheduled, balanced community use of their facilities. However, community use is offered at the discretion of the schools themselves and this, in itself, allows for discrepancies in use to occur.

Wider community use of the Boscawen Leisure Centre could help to strengthen the network of sports halls in the south of the Borough (i.e., Portland analysis area), where opportunities are restricted to Royal Manor Arts College sports hall, which has limited availability.

Sport by sport assessment

Basketball

The Weymouth Bandits are the only local team, other than school teams. Along with the basketball academy at Budmouth Technology College, it is the focus for most development activity. The Bandits are based at Weymouth College and train weekly at Weymouth Sports Club. Limited availability of sports hall time restricts growth of the sport (and use of qualified coaches to develop the sport), even though increasing popularity in schools could increase demand. Outdoor basketball facilities at Radipol Park Drive (i.e., 1 x full size court and two practice posts) are suitable for developmental activity and 3v3 competition.

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Netball

The availability of a 'netball venue' comprising an indoor court and three outdoor courts (minimum), with floodlights, on a single site is generally considered to be the preferred combination of facilities for development of the sport. There are two venues that fulfill these criteria:

Venue	Comment
Budmouth Technology College	Designated as South West Dorset's netball centre. 32 adult women's teams playing in four divisions and a junior club currently use the Centre as a base. Consultation highlights that the indoor facilities and outdoor courts are good quality. Concerns were expressed that, although the outdoor courts have been revamped, there are now fewer courts available. There are currently five courts available, but it is not possible to use them all at any one time.
Wey Valley Sports College	Indoor facilities are adequate, although improvements could be made to line quality. There is limited availability of outdoor courts but there is potential to develop these facilities.

Consultation with the sport's governing body highlights that netball courts are increasingly difficult to gain access to due to an increasing trend to develop/provide basketball courts which are too short for netball.

Multi sports clubs

Daytime provision of 'multi sports' activities for Wyvern Special School and Westfield Technology College is available at Weymouth Sports Club. This could change with development of a 2-badminton court sport hall at Westfield Technology College and development of a replacement for Wyvern Special School adjacent to Wey Valley Sports College. There is no 'out of hours' (i.e., evening and weekend) provision, primarily because of lack of facilities and appropriate supervision.

Sports hall summary

- All local residents live within a 15-minute drive time of a 4-badminton court sports hall.
- The majority of sports hall sites are school facilities
- Increase day-time community access to 4-badminton court sports halls (e.g., increase day-time community access to dual-use facilities).
- Resolve future of Boscawen Leisure Centre and increase/broaden community use.
- Improve quality and availability of 4-badminton court halls on Portland.
- Improve relationship between Weymouth Sports Club and W&BPC.
- Improve links between W&BPC and the education sector re community use of sports halls.



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PART 17: MULTI-USE HALLS

Village, church or community halls

Village, church or community halls are important to residential neighbourhoods and rural areas for supporting social benefit and interest. These types of facilities are not primarily sports facilities, although many are utilised for activities such as badminton, table tennis, martial arts and keep fit classes. This audit considers these types of facilities not only for their sporting benefit and recreation value. Assessing the need for them is essential in order to help promote sustainable communities.

Action with Communities in Rural England (ACRE) is a national charity whose purpose is to support sustainable rural community development, aim is to facilitate the development of thriving, diverse and sustainable communities throughout rural England. ACRE's definition of a village hall is:

“Community facilities are normally owned, as well as managed, by the local community. They provide a focus for activities which improve the social cohesion of rural life including activities that are essential to the maintenance and improvements in delivering services that, in most urban areas, are considered to be the function of local authorities and statutory agencies.”

Quantity/distribution

Figure 17.1 below indicates that, with the notable exception of Portland bill, virtually all residents of the Borough live within a 5-minute drive time of a village, church or community hall. The total number of people outwith the 5-minute driving time catchment area of a village, church or community hall is small (although significant for people living in one of the 'islands' of under-provision, these areas have low population densities). Analysis of the distribution of village, church or community halls identifies that they are generally well distributed throughout the Borough.

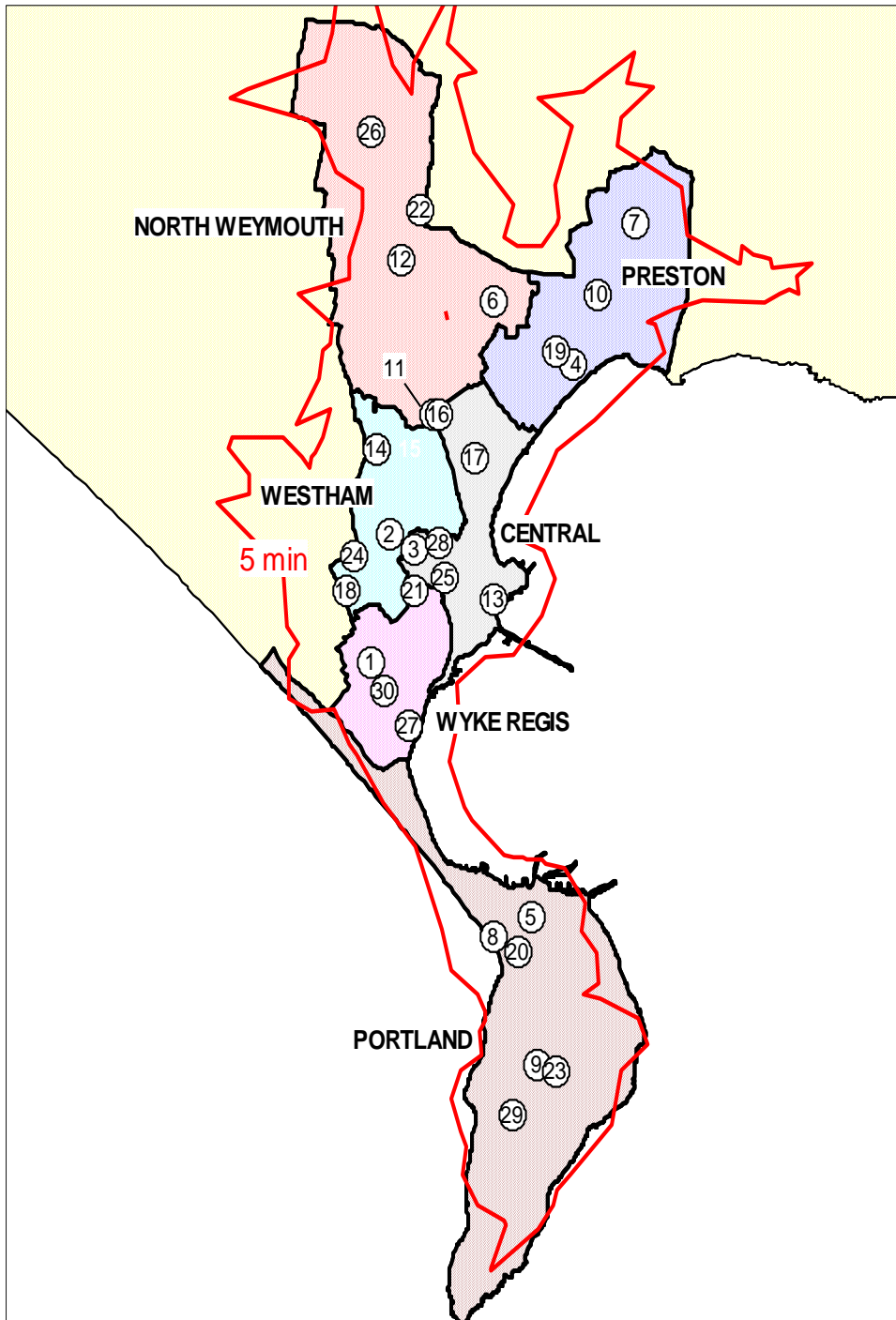
Quality

There is little contemporary information about the quality of village, church or community halls. There is no indication of size of main halls either. It is assumed that all village, church and community halls either include provision for sport and recreation or have the potential to do so.

Similar assessments conducted by KKP would suggest that the majority of main halls are likely to be of sufficient size to contain a single badminton court, although ceiling height, protruding lights and inadequate run off areas reduce the potential of main halls to meet national governing body (NGB) standards and therefore to be used as venues for 'recognised' competition. This does not preclude them from being used for recreational activity or local competition.

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Figure 17.1: Location of village, church and community halls in Weymouth and Portland



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Table 17.1: Key to village, church and community halls map

ID	Site	ID	Site
1	All Saints Memorial Hall	16	St Aldhelms Church Hall
2	Dorset Close Centre	17	St Augustine's Church Hall
3	Ebenezer Evangelical Church	18	St Edmund's Church Hall
4	-	19	St Francis of Assisi Church Hall
5	Islanders Club for Young People	20	St John's Church Portland
6	Littlemoor Youth Centre	21	Steps Club for Young People
7	Mission Hall	22	The Memorial Hall
8	Portland Masonic Hall	23	The Open Arms
9	Portland St Georges Centre	24	The Scout Hall
10	Preston Village Hall	25	Tides Young Persons Project Centre
11	Ratcliff Hall	26	Upwey Old School Village Hall
12	Reynolds Community Centre	27	Wellworthy Sports & Social Club
13	Sea Cadet Training Centre	28	Westham Methodist Church Hall
14	Southill Community Centre	29	Weston Community Hall
15	Southill Youth Centre	30	Wyke Regis Methodist School Room

As identified above, most communities are served by a village, church or community hall. The accessibility of a hall will depend on several issues, including:

- The extent to which the hall is DDA compliant.
- Management policy (usually enshrined in a constitution) for a hall.
- Aspirations and perceptions of the hall committee/'booking clerk'.
- The desirability or image of the hall within the local community.
- Signage, particularly for non-residents/visitors.
- Car parking. (This is particularly important if the hall has a 'drive-time' as opposed to a 'walk-to' catchment).
- The facilities available and their quality.

The (perceived) accessibility/desirability of a hall is likely to change with time and should be assessed for each hall as required.

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Village, church or community hall summary

- ❑ Village, church or community halls are important to residential neighbourhoods and rural areas.
- ❑ With the notable exception of Portland Bill, virtually all residents of the Borough live within a 5-minute drive time of a village, church or community hall.
- ❑ It is assumed that all village, church and community halls either include provision for sport and recreation or have the potential to do so.
- ❑ The accessibility of a hall will depend on several issues.
- ❑ The (perceived) accessibility/desirability of a hall is likely to change with time and should be assessed for each hall as required.

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Primary schools

Primary schools also provide sport and recreation facilities available for community use. If structured and co-ordinated appropriately they can provide venues for regular use by sports clubs and organisations. This could be significant in areas (e.g., Preston) where existing programming regimes make use of a larger facility problematic for minority sports. Nationally, the most popular activity in primary schools is martial arts.

The following table provides a summary of the indoor sports facilities at primary school sites and their use, if any, by community groups:

Site	Indoor facilities	Community use
Wyke Regis CE Junior School	Small dance studio	Yes
Underhill Junior School	Teaching swimming pool	No

Over four-fifths of the schools questioned report that they do not have a specific indoor sports hall/gymnasium and that a generic/main hall is used for sports activity. For those schools using a generic hall for sports activity, 36% identified that the generic hall is insufficient in terms of space and quality to deliver the curriculum. Just one school in the Borough, Underhill Junior School, has a teaching swimming pool. Community use of indoor facilities was reported by almost two-thirds of the schools surveyed. A new facility, due to open in September 2007, is being built to accommodate Holy Trinity Infant School and Holy Trinity Junior School which will host a complete new range of facilities.

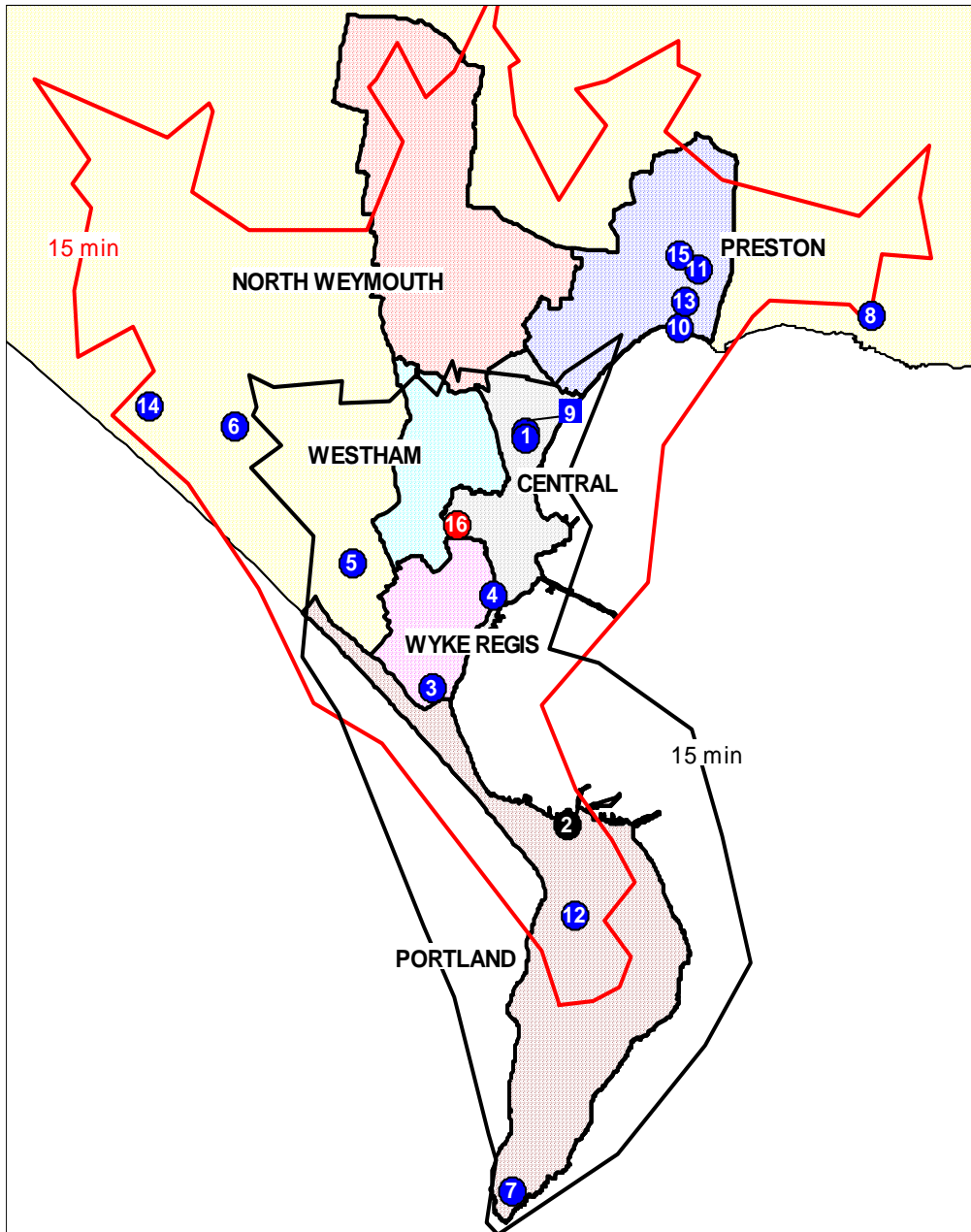
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PART 18: SWIMMING POOLS

There is one full size, 25m swimming pool available for public swimming in Weymouth and Portland, one 25m swimming pool at Boscawen Leisure Centre that is used for club and group activities and 14 swimming pools of various descriptions and sizes in hotels and holiday parks. A new pool is being constructed at Portland Fitness Club, Southwell Business Park and is due to be open in early 2007. Although technically accessible to the public, swimming pools in hotels and holiday parks are primarily provided for guests and tourists and are not suitable/large enough for club and/or school swim programmes.

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Figure 18.1: Location of swimming pools in Weymouth and Portland



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Table 18.1: Key to swimming pools map

ID	Site	Drive time catchment	Community use
1	Acropolis Hotel	None	No
2	Boscawen Leisure Centre	15 minute	Yes, but limited
3	Chesil Beach Holiday Park	None	No
4	Glenthorne B&B & Scat	None	No
5	Littlesea Holiday Park	None	No
6	Moonfleet Manor Hotel	None	No
7	Old Higher Lighthouse Scatering	None	No
8	Osmington Mills Holidays	None	No
9	Rembrandt Hotel	None	No
10	Riviera Hotel	None	No
11	Seaview Holiday Park	None	No
12	The Heights Hotel	None	No
13	Waterside Holiday Park	None	No
14	West Fleet & Seabarn Farm Camping	None	No
15	Weymouth Bay Holiday Park	None	No
16	Weymouth and Portland Swimming Pool	15 minute	Yes

Gaps in provision

Drive times depicted in the map above only apply to Boscawen and Weymouth and Portland swimming pools, and illustrate (potential) full coverage of the Borough. This is achievable only if a full swimming programme with some public sessions access is available at Boscawen Sports Centre. Without this provision southern Portland will be outwith a 15-minute drive time of a fully size, 25m swimming pool available for casual swimming.

Swimming pools summary

- ❑ There is one full size, 25m swimming pool available for public swimming in Weymouth and Portland, one 25m swimming pool at Boscawen Leisure Centre that is used for club and group activities and 14 swimming pools of various descriptions and sizes in hotels and holiday parks. A new pool is being constructed at Southwell Business Park.
- ❑ All local residents potentially (i.e., if community use of the swimming pool at Boscawen Sports Centre is increased/widened) live within a 15 minute drive of a fully size, 25m swimming pool available for casual swimming.
- ❑ Ensure that there is sufficient swimming pool time for swimming clubs based at both Weymouth Swimming Pool and Boscawen Sports Centre.

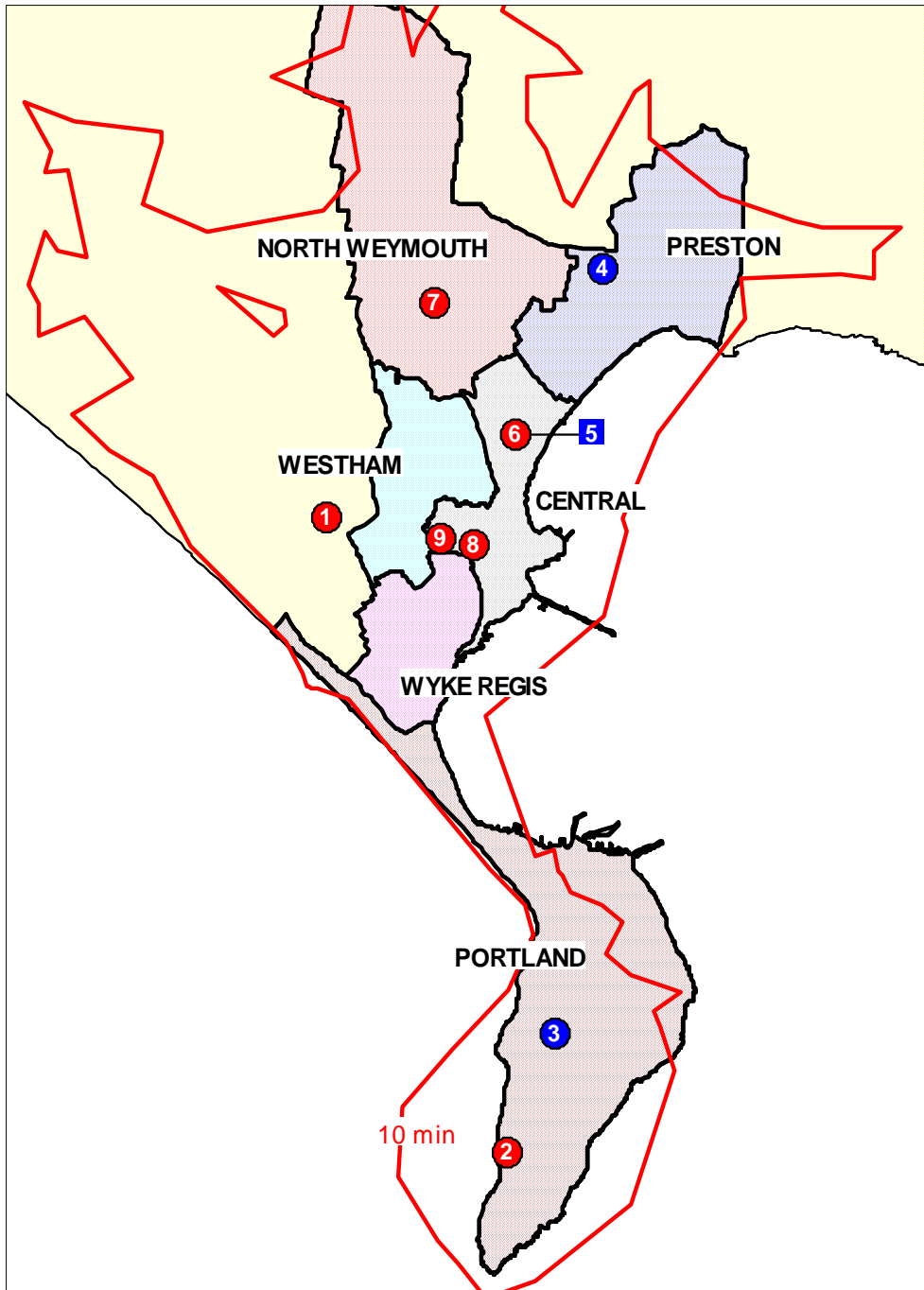
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PART 19: FITNESS FACILITIES

There is a good spread of fitness provision across the Borough provided by a mixture of management styles. The education and public sector is the largest provider of fitness facilities.

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Figure 19.1: Location of fitness facilities in Weymouth and Portland



WEYMOUTH & PORTLAND BOROUGH COUNCIL: PPG17 ASSESSMENT REPORT

Table 19.1: Key to fitness facilities map

ID	Site	Drive time catchment	Community use
1	Budmouth Technology College	10 minute	Yes
2	Portland Fitness Club	10 minute	Yes
3	Royal Manor Arts College	None	No
4	Westfield Technology College	None	No
5	Wey Valley Sports College	None	No
6	Weymouth College	10 minute	Yes
7	Weymouth Sports Club	10 minute	Yes
8	Weymouth Squash and Fitness Centre	10 minute	Yes
9	Weymouth and Portland Swimming Pool	10 minute	Yes

Gaps in provision

There appears to be a reasonable number of fitness facilities in Weymouth and Portland. However, the majority of fitness facilities are provided by the private and education sectors and access to many of them is restricted (e.g., through membership). Facilities with restricted/limited public access are:

- Budmouth Technology College.
- Portland Fitness Club.
- Royal Manor Arts College.
- Westfield Technology College.
- Wey Valley Sports College.
- Weymouth Squash and Fitness Centre.

Few areas of the Borough are outwith a nationally recognised 10-minute drive time for fitness facilities. Those few that are have relatively low population densities. Improved access to education facilities (e.g., via a peripatetic exercise on referral scheme) could help to improve public availability of fitness facilities. Development of a publicly accessible, modern and well equipped fitness facility at Boscawen Leisure Centre would also improve public access to fitness facilities on Portland. Planned replacement, extension and improvement of fitness facilities at Weymouth and Portland Swimming Pool will help to significantly enhance local provision.

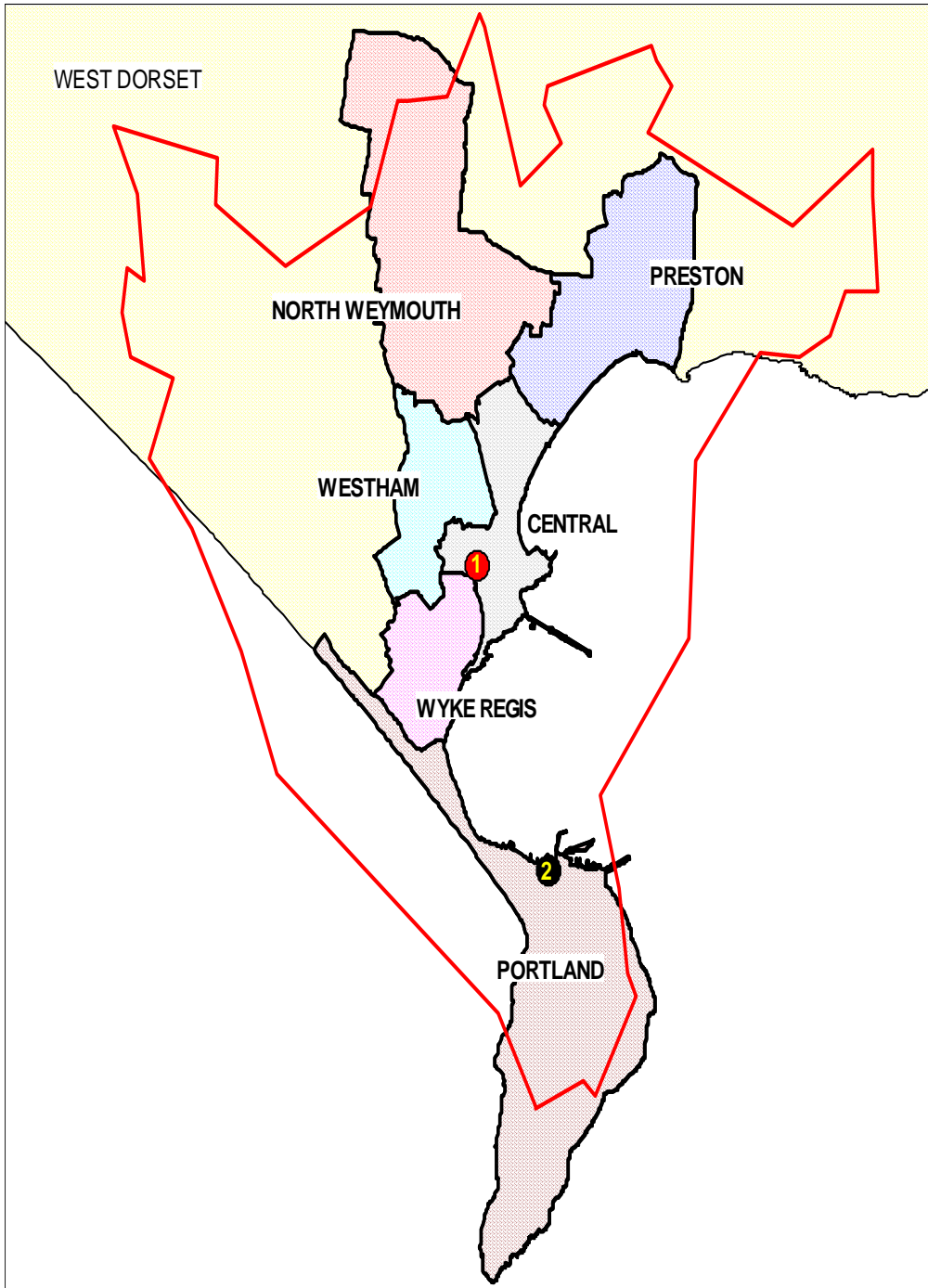
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PART 20: SQUASH COURTS

In 2000 the Squash Rackets Association published its National Facilities Strategy for 2000-2005. The Strategy identified a national over-supply of courts and concludes that the focus of the sport should be one of consolidation and upgrading of existing facilities rather than new build. As a nationwide trend, many squash courts located in leisure centres have been used for other activities.

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Figure 20.1: Location of squash courts in Weymouth and Portland



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Table 20.1: Key to squash courts map

ID	Site Name	Courts	Drive Time	Community use
1	Weymouth Squash and Fitness Centre	4 courts	15 minutes	Yes
2	Boscawen Swimming Pool	3 courts	None	No

Gaps in provision

There are four squash courts available at Weymouth Squash and Fitness Club, one of which is used occasionally for fitness and circuit training. There is no reported decline in demand. A 15-minute drive time usually associated with this type of facility indicates that parts of Portland are outwith its catchment area. However, use of two of the three⁴ disused, glass back courts (with spectator seating) at Boscawen Leisure Centre could remedy this situation and provide a (virtually unique) opportunity for squash development and competition. The Governing Body for squash has expressed an interest in setting up and promoting a squash club and competitions at the Boscawen Leisure centre when/if the facility becomes available.

⁴ There are plans to convert one of the squash courts into a lift.

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PART 21: INDOOR TENNIS AND INDOOR BOWLS

Indoor tennis

There are no bespoke, indoor tennis courts in Weymouth and Portland. The nearest to the Borough are in Bournemouth. Whilst local climatic conditions are conducive to year-round recreational and club use of outdoor tennis courts (see above), as long as the courts are floodlit, the absence of indoor courts means that talented players are required to travel for coaching. There is some demand from club members for development of indoor courts in western Dorset, which could provide opportunities for talented players in Weymouth, Dorchester and Bridport areas.

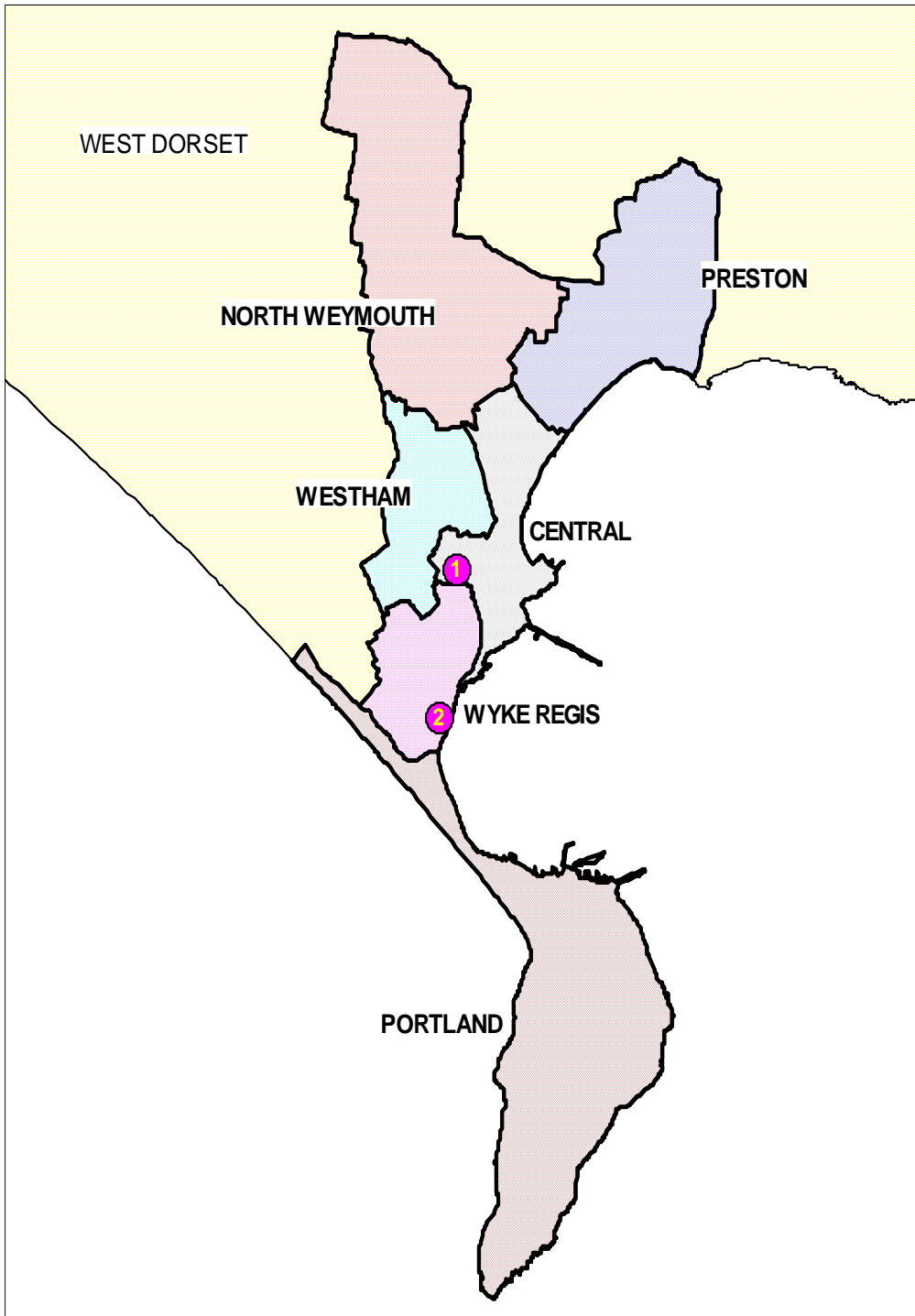
Indoor bowls

Indoor bowls is governed by the English Indoor Bowls Association (EIBA). There are over 330 indoor bowling clubs in England. These are a mixture of privately owned, members' and local authority administered clubs, with a combined membership of 110,000 men and 54,000 women. The age profile ranges from as young as seven through to 80 years plus.

Nationally, clubs' premises are mainly purpose built varying in size from three to ten rinks. Lottery funding has enabled the building of a number of new facilities during the past ten years. There are currently two, dedicated indoor bowls facilities in Weymouth and Portland. One (Moonfleet 2000) was developed with lottery funding.

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Figure 21.1: Location of indoor bowling centres in Weymouth and Portland



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Table 21.1: Key to indoor bowling centres map

ID	Site Name
1	Moonfleet 2000 / Marsh Sports Ground
2	Wellworthy Sports & Social Club

Gaps in provision

Although distribution of indoor bowls centres is good in the Borough there are limited opportunities (particularly during the winter) for casual play at either indoor bowls centres. Levels of demand vary seasonally (e.g., Moonfleet 2000 indoor bowls centre operates 25 leagues during the winter and 12 in the summer) and there are limited numbers of indoor only members (i.e., most bowlers have both indoor and outdoor memberships and prefer to play outdoors during the summer). Despite annual periods of high demand, justification for new/additional indoor bowling facilities is limited, as evidenced by the absence of significant waiting lists for new members at existing venues.

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PART 22: OUTDOOR SPORT AND RECREATION FACILITIES BACKGROUND AND METHODOLOGY

Background

This section of the report assesses the provision of pitch and non-pitch outdoor sports facilities in Weymouth and Portland. The analysis in this part of the report is based on Sport England's (SE) playing pitch strategy methodology, 'Towards A Level Playing Field' (2003). This section outlines specific criteria for assessing the quantity, quality, capacity and accessibility of playing pitches and ancillary facilities. These criterion and the principles of the assessment have been applied to outdoor sports facilities.

This section does not include strategic recommendations and policy objectives. These will be included within the Strategy document.

Context

Planning Policy Guidance (PPG) 17

PPG 17 defines outdoor sports facilities as those with either natural or artificial surfaces and either publicly or privately owned and should include:

- Tennis courts.
- Bowling greens.
- Sports pitches.
- Golf courses.
- Athletics tracks.
- School and other institutional playing fields.
- Other outdoor sports areas (e.g., multi use games areas).

As outlined in the introduction to the previous section 'Open Spaces Assessment Report', PPG 17 recognises the value of outdoor sports facilities along with other types of open spaces in delivering the following broad Government objectives:

- Supporting an urban renaissance.
- Supporting rural renewal.
- Promotion of social inclusion and community cohesion.
- Health and well-being.
- Promoting more sustainable development.

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Towards a Level Playing Field

The aims and objectives outlined in Planning Policy Guidance 17 (PPG 17) and the Companion Guide are reiterated in the Sport England playing pitch strategy methodology, 'Towards a Level Playing Field' (February 2003).

It should be noted that 'Towards A Level Playing Field' only deals with the assessment of playing pitch provision and does not cover assessments for other outdoor sports facilities. However, the principles and basic methodology can be applied to the assessment of these other sports.

The benefits of having a playing pitch strategy are identified as follows:

Corporate and strategic

- It ensures a strategic approach to playing pitch provision.
- It provides robust evidence for capital funding.
- It helps deliver government policies.
- It helps demonstrate the value of leisure services.
- It helps the Best Value process.

Planning

- It provides a basis for establishing new pitch requirements arising from new housing developments.
- It is one of the best tools for the protection of pitches.
- It provides a holistic approach to open space improvement and protection.

Operational

- Can result in more efficient use of resources.
- Quality of provision can be enhanced.

Sports development

- It helps identify where community use of school sports pitches is most needed.
- It provides better information to residents and other users of sports pitches.
- It promotes sports development and can help unlock latent demand.

The approach and guidance outlined in 'Towards A Level Playing Field' are fully endorsed by Sport England and the Central Council for Physical Recreation (CCPR) as the appropriate methodology to provide detailed local assessments of playing pitch requirements and as such have been used in this study.

Details of the methodology are outlined later in this document.

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National Playing Fields Association (NPFA)

Both PPG 17 and 'Towards A Level Playing Field' identify the need to develop local standards of provision for playing pitches and other outdoor sports facilities.

Traditionally, the NPFA 'Six Acre Standard' (reviewed in 2001) has been used. This recommends a minimum standard of 1.6 hectares (four acres) per 1,000 people for outdoor sports. Within this, there is to be a specific allocation of at least 1.2 hectares (three acres) of land for pitch sports. The balance (i.e. 0.4 hectares or one acre) is required for non-pitch sports including athletics, tennis and bowls.

However, PPG 17 now requires local authorities to undertake detailed local assessments to provide evidence as a basis for developing a local standard, taking into account the quality, capacity and accessibility of outdoor sports facilities rather than just the quantity.

'Towards A Level Playing Field' does not give definitive instruction on how to calculate local standards for sports pitches but advises that the following need to be taken into consideration:

- Only pitches available for community use should be included.
- Quality of pitches.
- Provision of changing facilities.
- Pitch capacity.
- Future population estimates.

The methodology for the calculation of local standards in Weymouth and Portland is outlined below.

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Methodology

The methodology used in this section of the report varies from that adopted for open spaces to accommodate a demand-led assessment of the provision of outdoor sports facilities. The methodology will:

- ❑ Assess the quality of pitch, non-pitch and other outdoor sports facilities using a robust procedure.
- ❑ Establish, through detailed consultation with clubs, governing bodies, local sports development officers and other relevant stakeholders, the demand for existing and, where appropriate, future, pitch, non-pitch and outdoor sports provision in Weymouth and Portland.

Playing pitch strategy methodology

The assessment and analysis in this report are based on Sport England's (SE) playing pitch strategy methodology, 'Towards A Level Playing Field' (2003). This document outlines specific criteria for assessing the quantity, quality, capacity and accessibility of playing pitches and ancillary facilities. These criteria and the principles of the assessment have also been applied to outdoor sports facilities other than pitches.

'Towards A Level Playing Field' provides clear guidance on the assessment of supply and demand for sports pitches and the types and levels of analysis, which need to be carried out in order for the local authority to plan effectively to meet local needs. These include:

- ❑ The playing pitch model (PPM).
- ❑ Team generation rates (TGRs).
- ❑ Local standards for provision.

Playing Pitch Model (PPM)

The PPM is a temporal supply and demand analysis and is largely used as a numerical, model. There are three main ways in which the model is used:

- ❑ To reflect the existing situation using data on existing teams and pitches.
- ❑ To test the adequacy of current provision by manipulating the variables in the model.
- ❑ To predict future requirements for pitches, by incorporating planned pitches and projected changes in population and participation.

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An eight-stage process is outlined to produce the PPM:

- Stage 1: Identify teams/team equivalents.
- Stage 2: Calculating home games per team per week.
- Stage 3: Assessing total home games per week.
- Stage 4: Establishing temporal demand for games.
- Stage 5: Defining pitches used/required on each day.
- Stage 6: Establishing pitches available.
- Stage 7: Assessing the findings.
- Stage 8: Identifying policy options and solutions.

The first seven stages of this process are covered in this report. Stage 8 will be covered in subsequent reports.

The 'electronic toolkit', which accompanies 'Towards A Level Playing Field', provides tools for collecting some of the information above.

Identifying teams has been undertaken through consultation with leagues, local authority officers (pitch booking records), as well as with governing bodies and clubs.

'Team equivalents' refers to use of pitches by groups other than those playing formal matches. This includes school games lessons, club and school training sessions, sports development sessions etc. By including these in the 'demand equation' a more accurate picture is presented. Information from schools and clubs is collected using the electronic toolkit school and club questionnaires.

Establishing how many pitches are available is largely done through site visits. All local authority playing pitch sites have been visited by KKP. All secondary schools in the Borough have also been visited. Audit information for private and voluntary sector clubs was gathered in a variety of ways:

- Face to face consultation/site visit.
- Postal questionnaire.
- Telephone questionnaire.

Team generation rates (TGRs)

TGRs indicate how many people in a specified age group are required to generate one team based on current population and participation. TGRs for each pitch sport and each age group have been calculated.

TGRs can be used with the PPM for modelling purposes (e.g., by looking at population projections) future TGRs can be estimated. If these are entered into the PPM, it is possible to predict whether current supply would meet future demand.

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Pitch quality information

It should be noted that the club and school questionnaires and the non-technical pitch assessment sheet in the electronic toolkit all have different scales for rating the quality of pitches and ancillary facilities. On this basis, KKP uses the 'non-technical pitch assessment sheet' to assess **all** pitches in order that consistent information is presented.

The pitch assessment sheet is a 'tick box' assessment, which rates various elements of pitch quality with a separate assessment sheet for changing accommodation. This information is scored, converted into a percentage (of the highest score possible) and also into a qualitative rating. The qualitative ratings for pitches are:

90% +	An excellent pitch
64-90%	A good pitch
55-64%	An average pitch
30-54%	A below average pitch
Less than 30%	A poor pitch

For ease of analysis KKP has reduced this to a three-point scale. In this report pitches are rated as:

- An excellent pitch or good pitch = **good quality**.
- An average pitch = **adequate quality**.
- A below average pitch or poor pitch = **poor quality**.

The qualitative ratings for changing accommodation quality are listed as:

90% +	Excellent
60-89%	Good
40-59%	Average
30-39%	Poor
Less than 30%	Very poor

Watersports assessment

The assessment of watersports reflects the approach adopted for assessing open spaces and is based on criteria derived from industry good practice, CPA and Best Value inspections. They are summarised below.

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Watersport site visit criteria for quality (summary)

- Access-social (e.g., directional signposts and appropriate minimum entrance widths).
- Social inclusion (e.g., Saleability Scheme)
- Site management/operation information (e.g., membership, links with schools etc.)
- DDA compliance.
- Parking (e.g., disabled parking).
- Watercraft parking and storage.
- General maintenance of site.
- Waste disposal.
- Water quality.
- Maintenance and quality of slipways.
- Maintenance and quality of moorings.
- Safety features.
- Changing accommodation capacity and condition.

Consultation

A variety of consultation methods have been used to collate information about leagues, clubs, county associations and national/regional governing bodies. They are generally as follows:

Consultee	Method of consultation
Local authority officers	Face to face interview
League/county association representatives	Telephone interview
Football clubs	Face to face, telephone interview
Cricket/rugby/hockey/tennis/netball clubs	Face to face/ telephone interview
Bowls clubs	Face to face, telephone interview
Secondary schools	Face to face interview
Primary and junior schools	Email/postal questionnaire
County associations	Telephone interview
Regional governing body officers	Telephone interview

Local sports development officers, county associations and regional governing body officers advised which clubs should be included in the face-to-face consultation.

A robust coverage of clubs and leagues has been achieved. Although there have been some difficulties obtaining data, all parties acknowledge that all the key issues affecting individual sports and clubs have been identified.

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Survey

A (postal and street) questionnaire survey of residents and visitors during August and September 2006 identified perceptions on the:

- Frequency/regularity of use.
- Quantity and quality of provision.
- Willingness to travel to individual typologies, and preferred means of transport.

Sports specific summary

The following sections summarise the local administration of the main outdoor sports within Weymouth and Portland.

They provide a quantitative summary of provision and a map showing the distribution of facilities. They also set out information about the availability of facilities to the local community and, the governing body of each sport and regional strategic plans (where they exist). Details of local leagues are provided in order to outline the competitive structure for each sport. The findings of club consultation and key issues for each sport are summarised.

The sports covered are as follows:

- Football.
- Cricket.
- Rugby union.
- Hockey.
- Bowls.
- Tennis.
- Netball.
- Golf.
- Athletics.
- Watersports.

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PART 23: FOOTBALL

Introduction

Football is growing in popularity in Weymouth and Portland. There has been significant growth in mini football over the last couple of years, which, with greater developmental priority from Dorset County Football Association, is set to continue in the future with greater emphasis on girls' and women's football. The majority of football is played on a Sunday (Sunday mornings are particularly popular) and there are no midweek fixtures. There are significantly fewer fixtures on Saturdays.

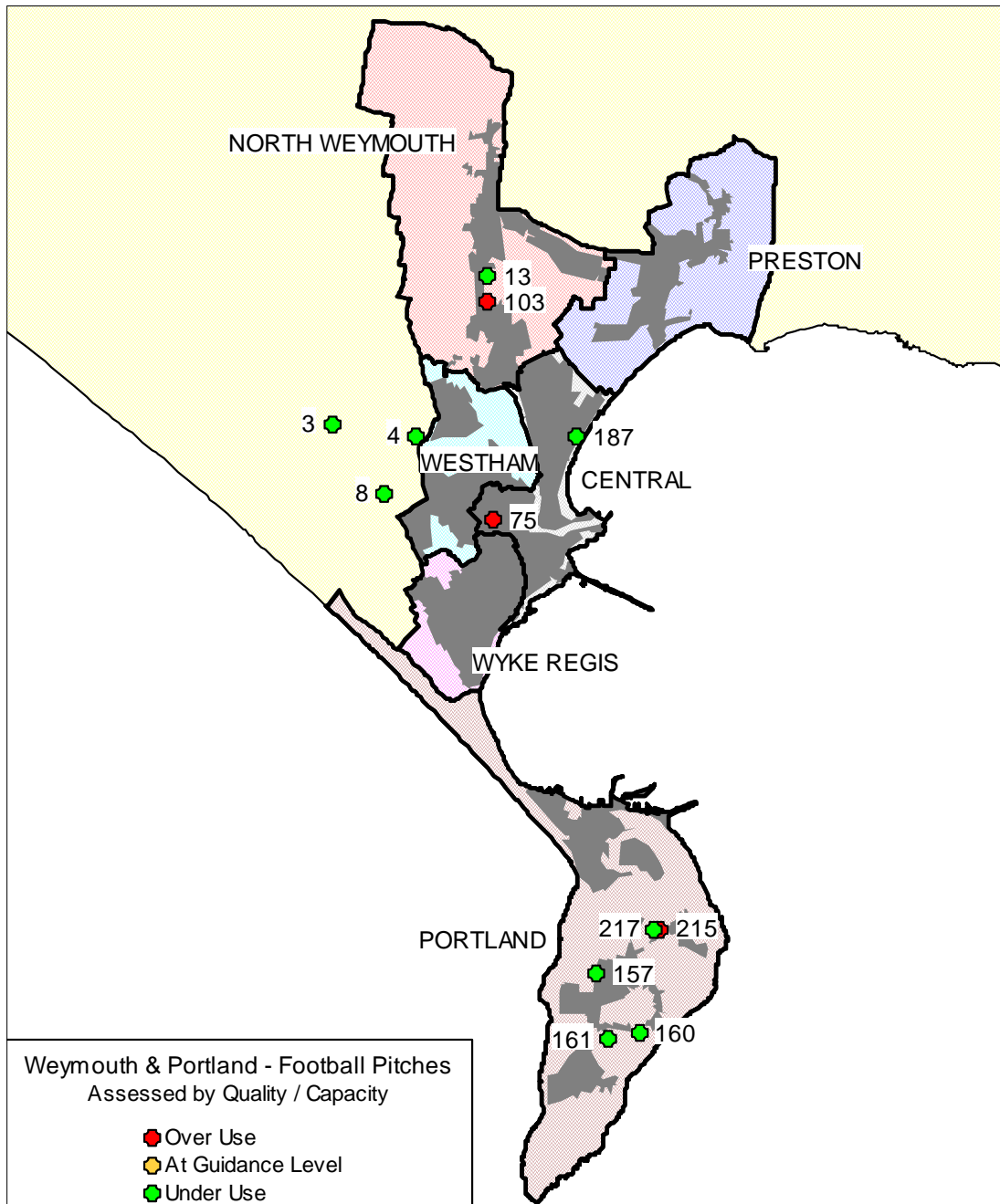
Current Provision

Table 23.1: Summary of football pitches available for community use and teams by analysis area

Analysis Area	No. of available pitches			No. of teams				
	Senior	Junior	Mini	Senior men	Senior women	Junior boys	Junior girls	Mini-soccer
Central	6	-	-	6	-	13	-	-
North Weymouth	11	2	4	9	1	18	13	26
Portland	7	1	-	4	-	6	1	3
Preston	-	-	-	-	-	-	-	-
Westham	-	-	-	-	-	-	-	-
Wyke Regis	-	-	-	-	-	-	-	-
WEYMOUTH & PORTLAND	24	3	4	19	1	37	14	29

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Figure 23.1: Provision of football pitch sites mapped by quality/capacity



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Table 23.2: Key to football map

Site name	KKP ref	Analysis Area	Community Use	Senior pitches	Junior pitches	Mini pitches
Marsh Sports Ground	75	Central	Yes	4		
Weymouth College, Weymouth	187	Central	Yes	2		
Redlands Playing Fields, Weymouth	103	North Weymouth	Yes	9	2	4
Wey Valley School	13	North Weymouth	Yes	2		
Budmouth Technology College	8	Outside	Yes	2	2	
The Stalls, Chickerell	3	Outside	Yes	1		
Wessex Stadium	4	Outside	No	1		
Grove Road Sports Field, Portland	215	Portland	Yes	1	1	
Portland United FC Ground	217	Portland	Yes	1		
Royal Manor Arts College	157	Portland	Yes	2		
Weston Sports Ground, Portland	161	Portland	Yes	1		
Weston United FC Ground, Portland	160	Portland	Yes	2		

Key issues for football

Just over half the respondents (50.2%) to the residents' survey never visit recreation grounds. A significant proportion of those that do (23.3%) visit less than once a month but only 10.2% visit once a week or more. Over a third (39.4%) of residents are willing to travel (by public/private transport) up to 15 minutes with 26.2% willing to walk for the same period of time. Nearly three quarters (71.4%) of residents surveyed identify that the quality of recreation grounds is average or better (i.e., good or very good) and only 9.3% as poor or very poor. Two-thirds (65.8%) consider the availability of recreation grounds as average, good or very good and 8% think that the availability of recreation grounds is either poor or very poor.

Consultation with local football clubs for this assessment identifies issues that correspond with the Local Football Partnership strategic facility priorities, including:

- ❑ Increase the provision of mini soccer pitches of appropriate size to accommodate anticipated growth in demand.
- ❑ Development of small sided football centres to accommodate the increase in demand to play this type of football working in partnership with centres that support football development initiatives.
- ❑ Increase the number of synthetic turf pitches, preferably with football surfaces (this is the most common issue identified by club officials).

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- ❑ Increase the number of football pitches with floodlights to assist with the decline in 11 a side football by developing leagues such as veterans, under 21 floodlit and under 18 floodlit. Floodlit pitches to be available for school inter district and county matches.
- ❑ Develop a strategic network of both adult and youth grass pitches with adequate changing facilities
- ❑ Opening up of school sites to allow for football development activity.
- ❑ Provision of floodlit MUGAs.

School sites providing a combination of grass and all-weather facilities are generally preferred by football clubs and coaches, although these facilities tend to be geared for multi-sport uses and are not football-specific, which can make some development work difficult. Demand for this type of facility is significant and probably greater than the current level of supply. Additional facilities at one or one multi-pitch site could help to ameliorate this situation.

Absence of pitches in three analysis areas (i.e., Preston, Westham, Wyke Regis) significantly limits potential to develop a network of localised (or 'walk to') pitch provision within the Borough. Reinstatement of pitches (available for community use) at Westfield Technology College and Wyke Regis Community and Sports Centre could help to improve this situation. However, there is no identified local, latent demand for pitches in either of these areas.

Management and operation of the multi-pitch site at Redlands Playing Fields appears overly complex. W&PBC owns the land and contracts Weymouth Sports Club (WSC) to operate them but Dorset Works Organisation maintains them under a separate agreement, which makes scheduling and cancellation of fixtures problematic. In addition, pitch and sports centre users generally assume that both indoor and outdoor facilities are managed and operated as a single entity. Improved efficiency, potentially through a single lease agreement between W&PBC and WSC, could help to reduce management time/costs and provide savings for users.

Pitches outwith Weymouth and Portland Borough (e.g., at Budmouth College, Chickerell, West Dorset) are also significant because teams from the Borough use them. A decline in the quality and/or availability of these pitches could significantly reduce the supply of pitches used by football teams from Weymouth and Portland.

Longer football seasons have increased demand for grass pitches during the spring and late summer, increasing competition with cricket for use of shared facilities (which requires continued, careful management).

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Provision of football pitch sites assessed by quality and capacity

SUMMARY

- ❑ Current matches per week: 51
- ❑ Additional match slots to accommodate strategic reserve per week: 7
- ❑ Additional match slots to accommodate latent and future demand per week: 7.5
- ❑ Total additional games to be accommodated (rounded to nearest 0.5 game): 14.5

Table 23.3: Football provision and level of community use

KKP ref	Site name	Analysis area	Comm Use	Senior			Junior			Mini			Matches per week			Comments
				G	A	P	G	A	P	G	A	P	play	cap	rating	
75	Marsh Sports Ground	Central	Yes	4									9.0	8.0		Due to the popularity of the site it is currently overplayed. According to consultation this has reduced the quality of the playing surface over the last three years.
187	Weymouth College	Central	Yes	2									-	8.0		Although available for community use, there are currently no teams using the site and therefore there is spare capacity.
13	Wey Valley School	North Weymouth	Yes	2									-	8.0		Although available for community use, there are currently no teams using the site and therefore there is spare capacity.
103	Redlands Playing Fields	North Weymouth	Yes	9			2			4			33.5	30.0		Due to the popularity of the site it is currently overplayed. According to consultation maintenance is not increased to cope with the overplay and therefore pitch quality is reducing.



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KKP ref	Site name	Analysis area	Comm Use	Senior			Junior			Mini			Matches per week			Comments	
				G	A	P	G	A	P	G	A	P	play	cap	rating		
157	Royal Manor Arts College	Portland	Yes		2									-	4.0		Although available for community use, there are currently no teams using the site and therefore there is spare capacity. This site could cope with additional capacity from Grove Road.
160	Weston United FC Ground, Portland	Portland	Yes	2										-	4.0		Unable to identify users of this site.
161	Weston Sports Ground, Portland	Portland	Yes	1										-	2.0		Unable to identify users of this site.
215	Grove Road Sports Field, Portland	Portland	Yes	1			1							6.5	4.0		This is the only public playing field facility on Portland. Due to the popularity of the site it is currently overplayed.
217	Portland United FC Ground	Portland	Yes	1										1.0	2.0		Due to the need to maintained the pitches to a high standard (league requirements) only the 1 st team and the reserves use this site.



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Summary of current demand

The table below summaries the sites in each area, which are currently being played beyond their capacity.

Table 23.4: Summary of pitch overplay by analysis area

Site	Analysis area	Weekly overplay of matches
The Marsh Sports Ground	Central	1.0
Redlands Playing Field	North Weymouth	3.5
Grove Road Sports Field	Portland	2.5
Total		7.0

Summary of future/latent demand

The table below summarises specific demand expressed by clubs/groups for additional pitches. This may steer/prioritise facility improvement projects as and when they arise.

Table 23.5: Summary of latent demand expressed by clubs

Club	Site	Analysis area	Level of latent demand	Pitch requirement
Kimerlin FC	The Grove	Portland	1 senior team	0.5 senior football
Total				0.5 senior football

There is little evidence of latent demand (i.e., unfulfilled demand) across Weymouth and Portland. It is evident that consolidation of existing playing commitments is an overriding objective, with clubs generally expressing an immediate need to have regular access to facilities that meet current demand.

Weymouth Football Club predicts a significant increase in demand for pitches used by mini, junior and girls’ and women football teams and for training facilities, as a result of local development initiatives and Weymouth College’s football academy. This could exacerbate the current insufficient supply of mini and junior pitches, which is resolved (in part) by staggering kick-off times. Development of a ‘central’ mini and youth football facility could help to remedy this situation and ‘free-up’ existing pitches/facilities for senior football.

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Temporal supply and demand analysis of football pitches by analysis area

The following temporal supply and demand and the potential impact of overplay and latent demand is calculated for three analysis areas with football pitches:

Weymouth and Portland District analysis

Table 23.6: Temporal supply and demand

	Total pitches available for community use	Pitches required to meet demand on peak days	Shortfall (-)/surplus (+) of pitches
Senior	24	7	17
Junior	3	18.5	-15.5
Mini	4	14.5	-10.5

There are massive shortfalls of junior and mini pitches across Weymouth and Portland. However, some of this is because juniors are playing on senior pitches. There is an oversupply of senior pitches due to the availability of school pitches which are not currently being fully utilised.

Team generation rates (TGRs)

The following TGRs have been calculated for each analysis area in Weymouth and Portland. Where no TGR is shown this indicates that no teams operate at that age group, for that sport, in that area.

Table 23.7: Football TGRs

FOOTBALL TEAMS	Senior (16-45) Mens	Senior (16-45) Womens	Junior (10-15) Boys	Junior (10-15) Girls	Mini-soccer (6-9) Mixed
	19	1	37	14	29
POPULATION 2001 Census	16-45 Men	16-45 Women	10-15 Boys	10-15 Girls	6-9 Mixed
	12,268	9,318	2,473	2,371	2,971
TGRs	Senior (16-45) Mens	Senior (16-45) Womens	Junior (10-15) Boys	Junior (10-15) Girls	Mini-soccer (6-9) Mixed
	1:646	1:9,318	1:67	1:169	1:102

Consultation has shown that there are younger girls playing in soccer sevens teams. The low or non-existent TGRs for older age groups (junior girls and open age women's football) are indicative of the fact that play is still at a developmental level rather than formally competitive.

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Football summary

There is a perception that there are insufficient grass pitches (particularly mini and junior) in Weymouth and Portland. This is reinforced in the analysis. However, it should also be noted that some juniors play on senior sized pitches.

There are low levels of latent demand (i.e., unfulfilled demand) expressed for football.

Although the three major multi pitch sites are currently all overplayed, when taking into account the availability of secondary school pitches, there is actually a surplus of senior football pitches. This suggests the need to spread play around and encourage the formation of community use agreements between schools and clubs.

The quality of the three major pitch sites has decreased over the last few years due to the amount of overplay each pitch is receiving. Consultation highlights this as being a major concern for clubs.

Three analysis areas do not have any football pitch provision. Consideration should be given to creating a fourth multi pitch site to service these areas.

Significant growth in mini, youth and girls and womens' football is forecast and could exacerbate the identified deficiencies in pitches.

Pitches in West Dorset used by Weymouth teams (i.e., pitches in Chickerell) are significant. Their decline in quality and/or unavailability to teams from Weymouth could significantly reduce the supply of pitches. Conversely, development of additional pitches in West Dorset could help to increase the supply of pitches available to Weymouth teams.

There is unmet demand for all-weather training facilities, particularly a full-size, football, floodlit, synthetic pitch.

Development of a local network of good quality, accessible facilities will require development/reinstatement of pitches in Preston, Westham and Wyke Regis analysis areas.

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PART 24: CRICKET

Introduction

There are two cricket clubs in Weymouth and Portland. Neither club reports any significant issues with the quality of grass wickets and pitches, although cricket development is limited by the availability of specific facilities. For example, availability of sports halls of sufficient quality for pre-season indoor net practice is problematic (e.g., Portland Red Triangle Cricket Club travels into Weymouth to use appropriate facilities).

Current provision

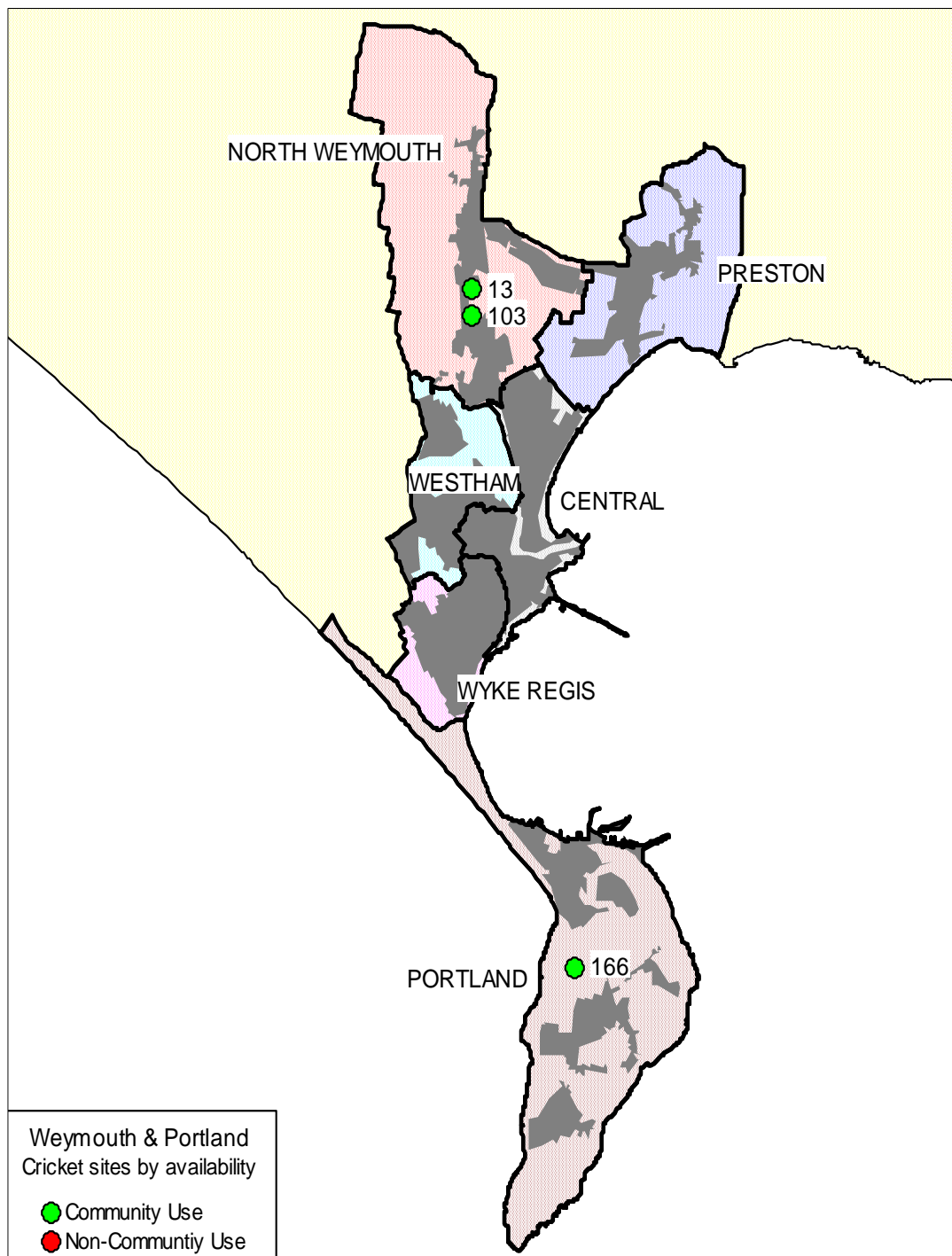
Table 24.1: Summary of cricket pitches available for community use and teams by analysis area

Analysis Area	No. of available pitches	No. of teams			
		Senior mens	Senior womens	Junior boys	Junior girls
Central	-	-	-	-	-
North Weymouth	4	-	-	-	-
Portland	1	-	-	-	-
Preston	-	-	-	-	-
Westham	-	-	-	-	-
Wyke Regis	-	4	-	2	-
WEYMOUTH & PORTLAND	5	4	-	2	-



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Figure 24.1: Provision of cricket pitch sites mapped by quality/capacity



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Table 24.2: Key to cricket map

Site name	KKP ref	Analysis Area	Community Use	Cricket pitches
Redlands Playing Fields, Weymouth	103	North Weymouth	Yes	3
Wey Valley School	13	North Weymouth	Yes	1
Reforne Cricket Ground, Portland	166	Portland	Yes	1

Key issues for cricket

The most significant cricket facilities issues in Weymouth and Portland are:

- High levels of demand for mini and junior cricket could increase further with development of girls' cricket, which will increase demand for limited resources.
- The length of lease available to Portland Red Triangle Cricket Club limits its eligibility for grant aid to improve/develop facilities.
- Access to cricket facilities is a particular concern. Longer football seasons have increased demand for grass pitches during the spring and late summer (and require continued, careful management).



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Table 24.3: Cricket provision and level of community use

KKP ref	Site name	Analysis Area	Comm Use	Pitches		Matches					Peak use	Comments
				SCr	JCr	Sat am	Sat pm	Sun am	Sun pm	Other		
13	Wey Valley School	North Weymouth	Yes	1		-	-	-	-	-		Although available for community use, there are currently no teams using the site and therefore there is spare capacity.
103	Redlands Playing Fields, Weymouth	North Weymouth	Yes	3		-	1.5	-	-	-	50%	There is currently spare capacity at this site to accommodate further cricket teams.
22	Red Triangle Cricket Club Reforne Cricket Ground, Portland	Portland	Yes	1		1.0	1.0	-	-	1.0	100%	This site is currently being used to capacity. Further increase in its teams will require the use of an additional pitch.



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Summary of current demand

There is currently no overplay of cricket pitches in the Borough. However, Jordans Field (Red Triangle Cricket Club) is being played at capacity.

Summary of future/latent demand

The table below summarises specific demand expressed by clubs/groups for additional pitches. This may steer/prioritise facility improvement projects as and when they arise.

Table 24.4: Summary of latent demand expressed by clubs

Club	Site	Analysis area	Level of latent demand	Pitch requirement
Portland Red Triangle CC	Reforne Cricket Ground	Portland	1 senior women's team	0.5 senior cricket pitch
Total				0.5 senior cricket pitch

There is little latent demand across Weymouth and Portland. It is evident that future demand could increase, with both clubs expressing a need to have regular access to facilities that could meet any increase in participation.

Team generation rates (TGRs)

The following TGRs have been calculated for each analysis area of Weymouth and Portland. Where no TGR is shown this indicates that no teams operate at that age group, for that sport, in that area.

Table 24.5: Cricket TGRs

CRICKET TEAMS	Senior (18-55) Mens	Senior (18-55) Womens	Junior (11-17) Boys	Junior (11-17) Girls
	7	-	2	-
POPULATION 2001 Census	18-55 Men	18-55 Women	11-17 Boys	11-17 Girls
	15,878	13,091	2,895	2,682
TGRs	Senior (18-55) Mens	Senior (18-55) Womens	Junior (11-17) Boys	Junior (11-17) Girls
	1:2,268	-	1:1,448	-

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There are no women's and girls' cricket teams currently playing in the Borough. This is largely due to the ethos and capacity of each club and the availability of appropriate facilities to accommodate such use. Portland Red Triangle CC has expressed latent demand for a women's team if it had access to an additional pitch and associated facility.

Cricket summary

There are relatively few cricket clubs in Weymouth and Portland but they provide important opportunities to participate in cricket in the Borough. Increased levels of demand for mini and junior cricket could have significant impact on supply of and demand for cricket facilities. The long term sustainability and continued access to good quality facilities is important.

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PART 25: RUGBY UNION

Introduction

There is one rugby union club in Weymouth and Portland. It is located in North Weymouth and previously included officers from the naval base in Portland. Club membership has declined since closure of the naval base and a recent 'move' of some first team players to Dorchester Rugby Club, possibly attracted by better facilities and better competitive opportunities, has (temporarily) reduced club membership and performance levels. The absence of sustained demand for permanent rugby pitches on Portland emphasises the need to retain and sustain the club in North Weymouth.

Current Provision

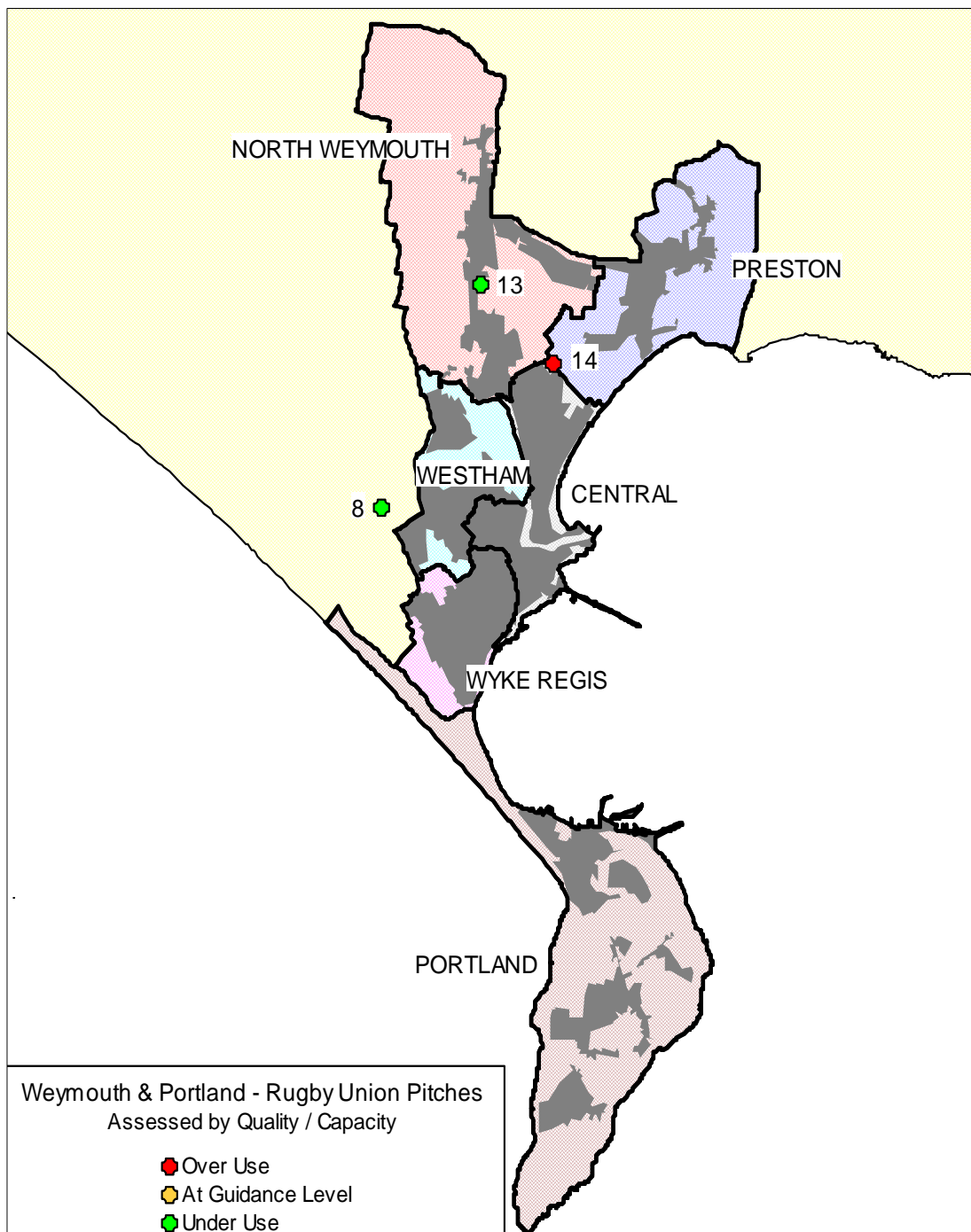
Table 25.1: Summary of rugby pitches available for community use and teams by analysis area

Analysis Area	No. of available pitches			No. of teams				
	Senior	Junior	Mini	Senior mens	Senior womens	Junior boys	Junior girls	Mini-soccer
Central	-	-	-	-	-	-	-	-
North Weymouth	1	-	-	-	-	-	-	-
Portland	-	-	-	-	-	-	-	-
Preston	3	-	-	2	-	4	-	6
Westham	-	-	-	-	-	-	-	-
Wyke Regis	-	-	-	-	-	-	-	-
WEYMOUTH & PORTLAND	4	-	-	2	-	4	-	6



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Figure 25.1: Provision of rugby union pitch sites mapped by quality/capacity



WEYMOUTH OPEN SPACE, SPORT & RECREATION STUDY: PPG17 ASSESSMENT REPORT

Table 25.2: Key to rugby union map

Site name	KKP ref	Analysis Area	Community Use	Senior pitches
Wey Valley School	13	North Weymouth	Yes	1
Budmouth Technology College	8	Outside	Yes	2
Weymouth Rugby Club	14	Preston	Yes	3

Current situation for rugby union

The Weymouth Rugby Club relocated several years ago from Redlands Playing Fields to Monmouth Avenue where there are three pitches and a clubhouse on a disused 'refuse disposal' site. Poor pitch quality/management has resulted in regular pitch improvement/reinstatement work. For example, remedial action to the 'first team' pitch has significantly enhanced pitch quality at the Club. However, continued subsidence and the occurrence of protruding waste material has resulted in a poor quality 'second' pitch and a 'third' pitch that is unplayable.

Planned construction use of the 'second' and 'third' pitch during development of the proposed 'Weymouth relief road' could result in their reinstatement and improvement and provide three good quality pitches (two of which will be floodlit) at the Club.

Provision of floodlit training facilities and upgrading the quality of the pitches in the Borough are also considered to be the main priorities for facility developments by the RFU. Club officials also perceive a need to upgrade changing facilities, which could aid player retention.

Club membership is expected to grow over the next two or three years as a result of junior rugby development initiatives and considerable support and interest from local schools.



Provision of rugby union pitch sites assessed by quality and capacity

SUMMARY	
<input type="checkbox"/>	Current matches per week: 6
<input type="checkbox"/>	Additional match slots to accommodate strategic reserve: 2
<input type="checkbox"/>	Additional match slots to accommodate latent and future demand: 5
<input type="checkbox"/>	Total additional games to be accommodated (rounded to nearest 0.5 game): 7

Table 25.3: Rugby union provision and level of community use

KKP ref	Site name	Analysis area	Comm Use	Senior			Junior			Mini			Matches per week			Comments
				G	A	P	G	A	P	G	A	P	play	cap	rating	
14	Weymouth Rugby Club	Preston	Yes			3							6.0	1.5		There is significant overplay at this site. This is primarily due to poor quality pitches reducing the overall capacity. Also, the amount of junior and mini matches being played on or across the senior pitches increases pitch capacity.
13	Wey Valley School	North Weymouth	Yes	1									-	4.0		Although available for community use, there are currently no teams using the site and therefore there is spare capacity.



WEYMOUTH OPEN SPACE, SPORT & RECREATION STUDY: PPG17 ASSESSMENT REPORT

‘SHORTFALL, ADEQUACY AND REQUIREMENT ’

Summary of current demand

The table below summarises the sites in each area which are currently being played beyond their capacity.

Table 25.4: Summary of pitch overplay by analysis area

Site	Analysis area	Weekly overplay of matches
Weymouth Rugby Club	North Weymouth	4.5
TOTAL		4.5

Summary of future/latent demand

The table below summarises specific demand expressed by clubs/groups for additional pitches. This may steer/prioritise facility improvement projects as and when they arise.

Table 25.5: Summary of latent demand expressed by clubs

Club	Site	Analysis area	Level of latent demand	Pitch Requirement
Weymouth RFC	Weymouth Rugby Club	North Weymouth	1 senior women's team	0.5 senior pitches
TOTAL				0.5 senior pitches

There is little latent or future demand across Weymouth and Portland. It is evident that consolidation of existing playing commitments is an overriding objective, with Weymouth Rugby Club expressing a need to have access to better quality pitches that meet current demand, rather than any future increase in participation at this stage. However, the Club does recognise the need to provide a senior women's team in the future.



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Team generation rates (TGRs)

The following TGRs have been calculated for each analysis area of Weymouth and Portland. Where no TGR is shown this indicates that no teams operate at that age group, for that sport, in that area.

Table 25.6: Rugby TGRs

RUGBY UNION TEAMS	Senior (18-45) Mens	Senior (18-45) Womens	Junior (13-17) Boys	Junior (16-17) Girls	Mini-rugby (8-12) Mixed
	2	0	4	0	6
POPULATION 2001 Census	18-45 Men	18-45 Women	13-17 Boys	16-17 Girls	8-12 Mixed
	11,437	8,606	2,079	834	3,929
TGRs	Senior (18-45) Mens	Senior (18-45) Womens	Junior (13-17) Boys	Junior (16-17) Girls	Mini-rugby (8-12) Mixed
	1:5,719		1:520		1:655

As demonstrated above, the TGRs reflect that there is only one rugby union club in the Borough.

Rugby union summary

There is one rugby union club in the Borough with three pitches (two of which are of variable/poor quality) and an adequate clubhouse. Upgrading/reinstatement of the clubs' 'second' and 'third' pitches will help to sustain the Club and opportunities to participate in rugby in the Borough.



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PART 26: HOCKEY

Introduction

There is one hockey club (Weymouth Hockey Club) in Weymouth and Portland. It is based at Redlands Playing Fields, on the only publicly accessible, full-size, floodlit synthetic turf pitch (STP) in the Borough. The closest comparable STP is in Dorchester at Thomas Hardy School.

Current Provision

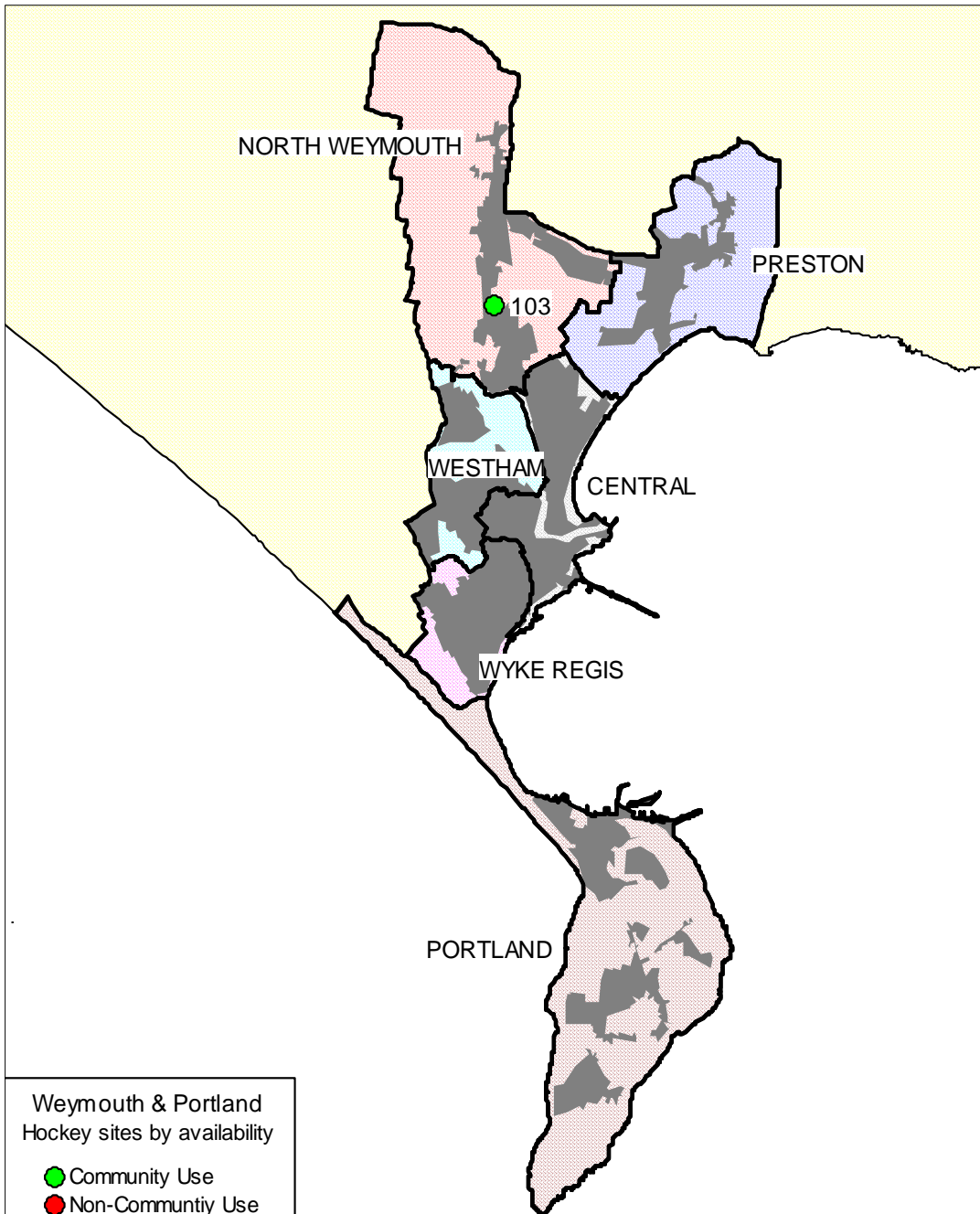
Table 26.1: Summary of STPs available for hockey based community use and teams by analysis area

Analysis Area	No. of available pitches	No. of teams			
		Senior mens	Senior womens	Junior boys	Junior girls
Central	-	-	-	-	-
North Weymouth	1	3	3	-	-
Portland	-	-	-	-	-
Preston	-	-	-	-	-
Westham	-	-	-	-	-
Wyke Regis	-	-	-	-	-
WEYMOUTH & PORTLAND	1	3	3	-	-

Juniors tend to play friendly matches and tournaments, as there is no junior league at present. There are, therefore, not included in the summary above, or calculations below.

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Figure 26.1: Provision of hockey sites mapped by quality/capacity



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Table 26.2: Key to hockey map

Site name	KKP ref	Analysis Area	Community Use	STP
Redlands Playing Fields, Weymouth	103	North Weymouth	Yes	I

Current situation

The Redlands' STP is regarded by club members and the English Hockey Association as being a good facility. However, consultees suggest that its accessibility for all residents of the Borough is poor (i.e., residents from Portland have to travel several miles to use it and therefore do not). Concern is also expressed about the programming of the STP, with little or no use during weekdays, even though there is recognised to be potential for schools to use it more.

Multi-use games areas (MUGAs) at Royal Manor and All Saints schools could help to provide more opportunities for coaching, mini and recreational hockey in other parts of the Borough, particularly in the south (i.e., Portland and Wyke Regis). Development of a full-size STP (potentially at Budmouth Technology College or Weymouth College) would increase local provision, could help to improve accessibility and could increase choice.

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‘SHORTFALL, ADEQUACY AND REQUIREMENT ’

Summary of current demand

There are no STPs in Weymouth and Portland that are currently being played beyond their capacity.

Summary of future/latent demand

There is no recorded demand for additional pitches in the Borough.

Team generation rates (TGRs)

The following TGRs have been calculated for each area of Weymouth. Where no TGR is shown this indicates that no teams operate at that age group, for that sport, in that area.

Table 26.3: Hockey TGRs

HOCKEY TEAMS	Senior (16-45) Mens	Senior (16-45) Womens	Junior (11-15) Boys	Junior (11-15) Girls
	3	3	0	0
POPULATION 2001 Census	16-45 Men	16-45 Women	11-15 Boys	11-15 Girls
	12,268	9,318	2,055	1,962
TGRs	Senior (16-45) Mens	Senior (16-45) Womens	Junior (11-15) Boys	Junior (11-15) Girls
	1:4,089	1:3,106		

Hockey summary

The principal issues for hockey in Weymouth and Portland are:

- Increased daytime use of the STP at Redlands.
- Continued development of opportunities to participate in hockey across the Borough.



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PART 27: BOWLS

Introduction

Bowls in Weymouth and Portland is played on flat greens. There are four outdoor bowling greens the Borough. They participate in a variety of local, district and regional leagues/competitions. Visiting/touring clubs also contribute significantly to the annual events programmes.

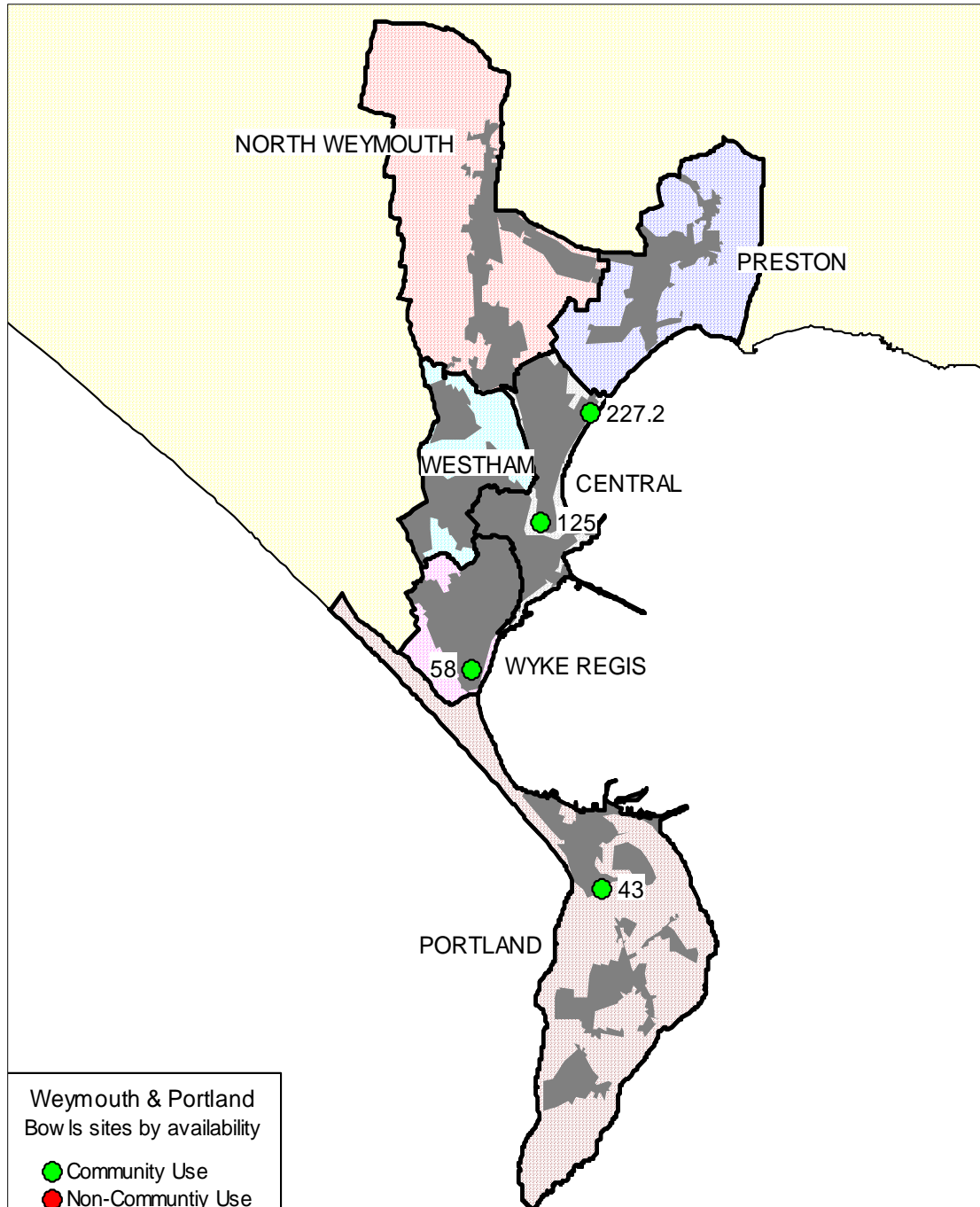
Table 27.1: Summary of outdoor bowling greens by analysis area.

Analysis Area	No. of bowling greens
Central	2
North Weymouth	-
Portland	1
Preston	-
Westham	-
Wyke Regis	1
WEYMOUTH & PORTLAND	4



WEYMOUTH & PORTLAND BOROUGH COUNCIL: PPG17 ASSESSMENT REPORT

Figure 27.1: Location of outdoor bowling greens in Weymouth and Portland



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Table 27.2: Key to bowls map

Site name	KKP reference	Analysis Area	Community Use	Flat bowling greens	Quality ⁶
Greenhill Bowling Club, Weymouth	227.2	Central	Yes	I	Good
Melcombe Regis Bowling Club, Weymouth	125	Central	Yes	I	Good
Victoria Gardens	43	Portland	Yes	I	Good
Wellworthy Social Club, Weymouth	58	Wyke Regis	Yes	I	Excellent

There is also one outdoor bowls green at HMYOI, Portland. This is a members only, recreational club for HMYOI officers with very restricted/no public access.

Consultees expressed concern over conditions at the bowling green in Victoria Gardens, Portland where imminent collapse of the fence could make the site vulnerable to damage by unauthorised users and could result in closure of the green.

Bowls summary

Bowls appears to be popular in Weymouth and Portland, with reasonable to high levels of use at all bowls facilities, although this is subject to seasonal variation. The facilities are generally in good condition. Justification for additional outdoor bowling venue(s) is limited because there are no significant waiting lists for new members at existing venues.

⁶ As assessed by KKP using facility specific pro-forma based on Sport England guidelines.



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PART 28: TENNIS

Introduction

There are two tennis clubs in the Borough and five venues with courts available for community use (see below).

Table 28.1: Summary of tennis courts available for community use by analysis area

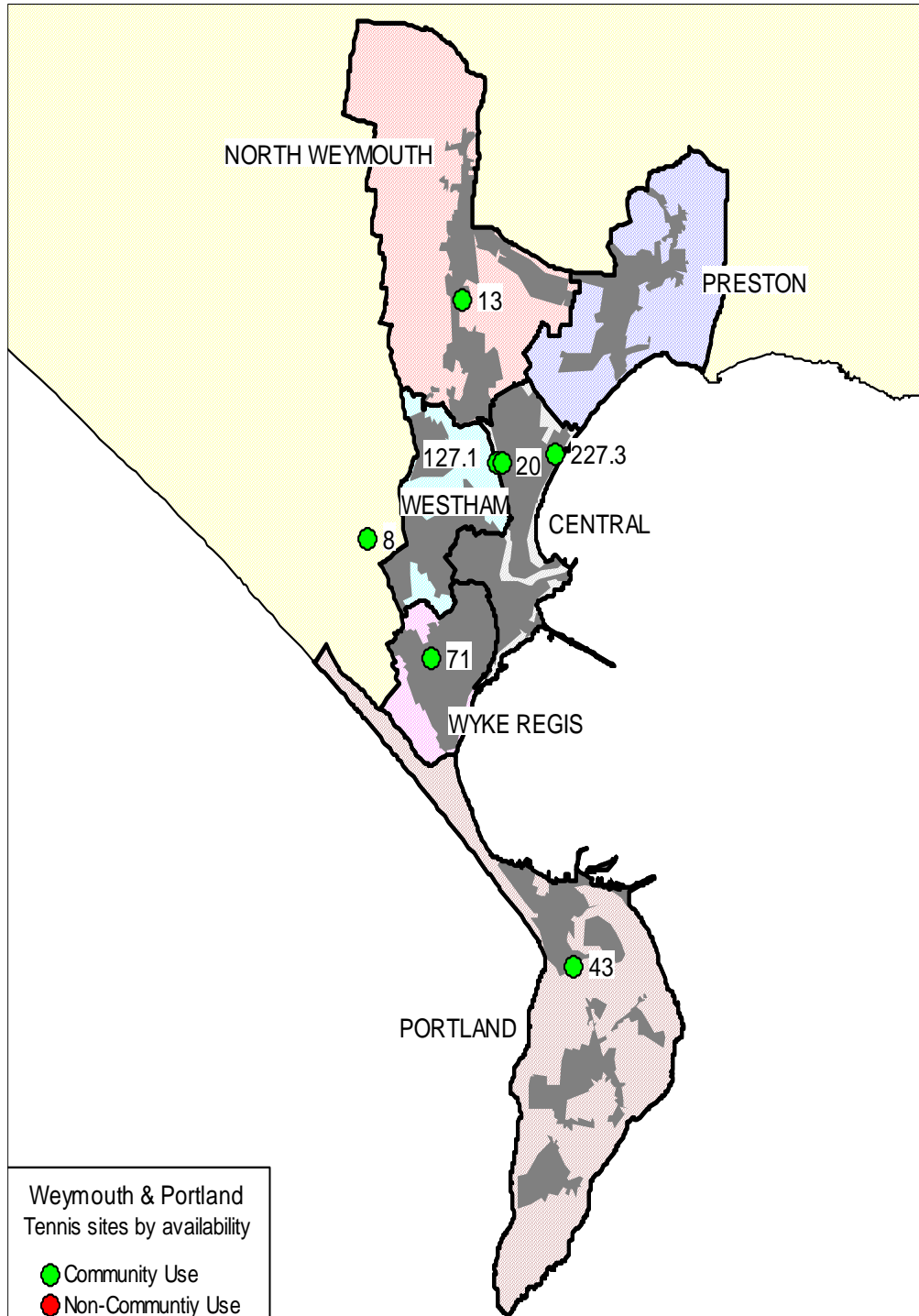
Analysis area	No of tennis courts
Central	20
North Weymouth	6
Portland	2
Preston	-
Westham	-
Wyke Regis	1
WEYMOUTH & PORTLAND	29

There are also six, tarmac tennis courts at Budmouth Technology College, West Dorset.



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Figure 28.1: Location of tennis sites Weymouth and Portland



WEYMOUTH & PORTLAND BOROUGH COUNCIL: PPG17 ASSESSMENT REPORT

Table 28.2: Key to tennis map

Site name	KKP ref	Analysis Area	Community Use	Tennis courts	Quality ⁶
Greenhill Gardens Tennis Courts	227.3	Central	Yes	4	Excellent
Radipole Park Tennis/Basketball	127.1	Central	Yes	12	Below average
Weymouth Lawn Tennis Club	20	Central	Yes	4	Excellent
Wey Valley School	13	North Weymouth	Yes	6	
Budmouth Technology College	8	Outside	Yes	6	
Victoria Gardens	43	Portland	Yes	2	Good
Wyke Regis Gardens, Weymouth	71	Wyke Regis	Yes	1	Good

Key issues

Rundown tennis courts and MUGAs within parks and gardens are considered to impact upon the overall quality of the sites. Consultation with local tennis clubs and the Lawn Tennis Association identifies an aspiration for these facilities to be improved or re-developed. Suggestions include upgrading the tennis courts and basketball court at Radipole Park Gardens (a view expressed and supported by local young people consulted), improving the drainage of the MUGA at Wyke Gardens and re-developing the tennis courts at Greenhill Gardens for the provision of other 'court' activities.

The nearest bespoke indoor tennis courts to Weymouth are in Bournemouth, which makes the cost of using them prohibitive for the majority of tennis club members. However, development of planned indoor courts in Poundbury, West Dorset could significantly improve this situation. There is also a 'drain' of talented players to Dorchester Tennis Club, partly because of the quality of tennis facilities is considered (by the players) to be higher.

⁶ As assessed by KKP using facility specific pro-forma based on Sport England guidelines.



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PART 29: GOLF

Introduction

Weymouth and Portland is serviced by one 18-hole golf facility, Weymouth Golf Club, located in Westham analysis area, plus the Lodmoor 'pitch and put' facility. Weymouth residents are also serviced by a smaller, 9-hole facility at Wessex Golf Centre just outside the local authority boundary in Chickerell.



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Figure 29.1: Golf courses/clubs within Weymouth and Portland with 20-mins drive-time catchment

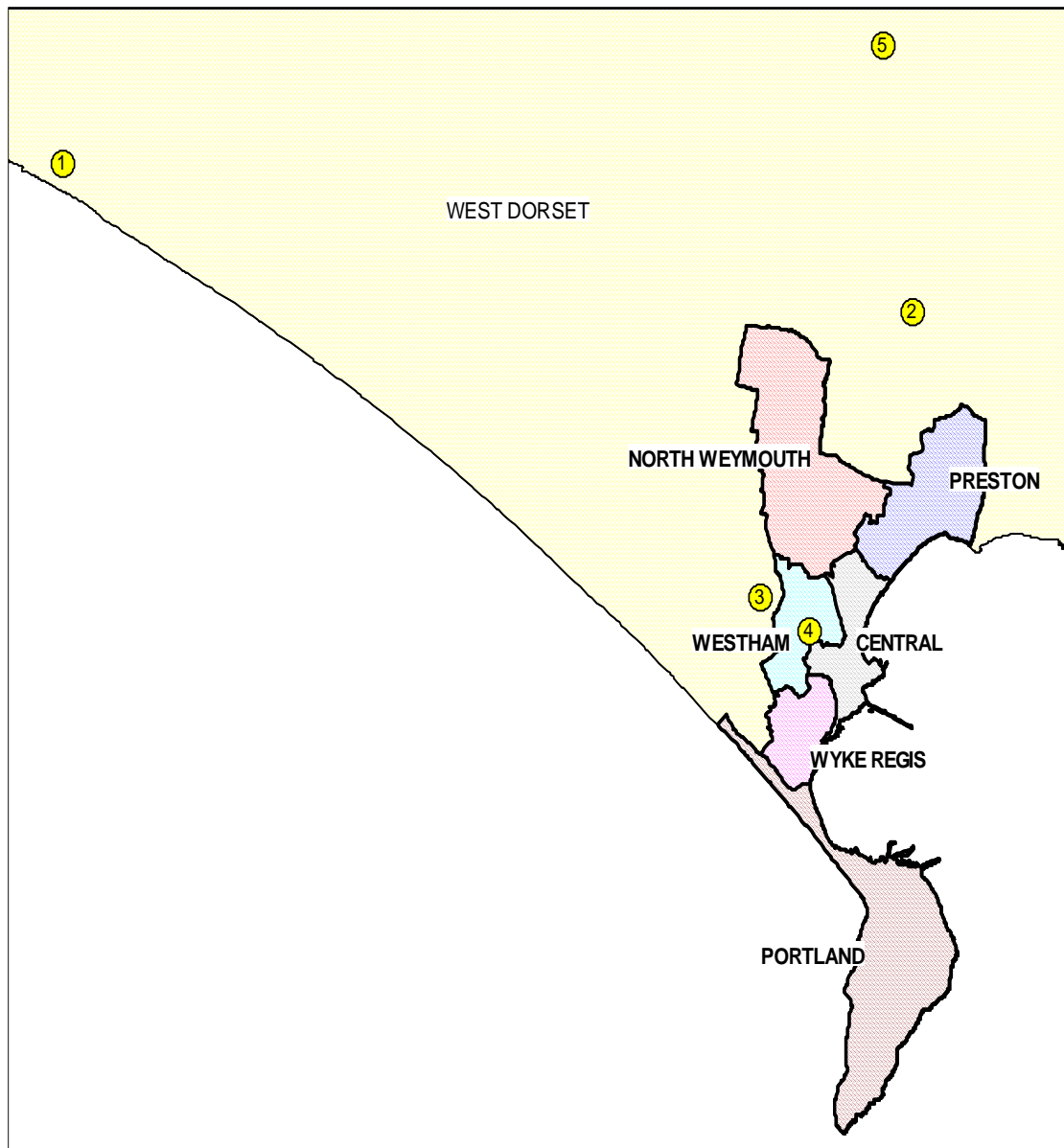


Table 29.2: Key to golf map

ID	Golf Club / Organisation	Analysis area	Course(s)
1	Bridport & West Dorset Golf Club	Outside	18- & 9-hole
2	Came Down Golf Club	Outside	18-hole
5	Wolfedale Golf Club	Outside	18-hole
4	Weymouth Golf Club	Westham	18-hole
3	Wessex Golf Centre	Outside	9-hole

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Table 29.2: Golf course facilities in Weymouth

Site	Ownership	Pay and play	9 hole course	18 hole course	Driving range/ area	Practice areas		
						Bunk.	Putt.	Net
Weymouth Golf Club	Private			✓		✓	✓	✓
Wessex Golf Centre	Private	✓	✓		✓			

Key issues

Many young people (often influenced by their parents' perceptions) may never consider taking up golf due to the prevalent view that the sport is expensive (e.g., club membership fees and equipment costs) and exclusive (e.g., new members must be nominated/sponsored by an existing member(s) in order to join a club).

Over the last 10 years, however, the nature of golf facilities has changed significantly. New commercially run centres have sprung up which offer 'pay and play' facilities as well as club membership (Wessex Golf Centre). Individuals can pay a green fee for the day or even just pay for a round of golf, allowing access to the facilities in the same way as those at municipal golf courses but with the quality and range of facilities one would expect to find at a private club.

Due to the arrival and development of these 'commercial' facilities, golf is now more accessible than ever to a wider spectrum of the population. In many cases it is not cost but accessibility to these facilities, which is an inhibiting factor. Weymouth and Portland is serviced by a high quality private 18 hole golf course. However, there is no municipal golf course available in the Borough. Consultation did not identify the demand for such a facility.



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PART 30: ATHLETICS

Introduction

A feasibility study for new athletics facilities in 2002 identified the Marsh Sports Field, Weymouth as the preferred location for development of an all-weather, 400-metre athletics track. This is the base for Weymouth St Paul's Harriers and Athletics Club, which is the only track and field athletics club in the Borough. Current track, field and club facilities at the Marsh Sports Field are poor.

Table 30.1: Summary of athletics facilities available for community use

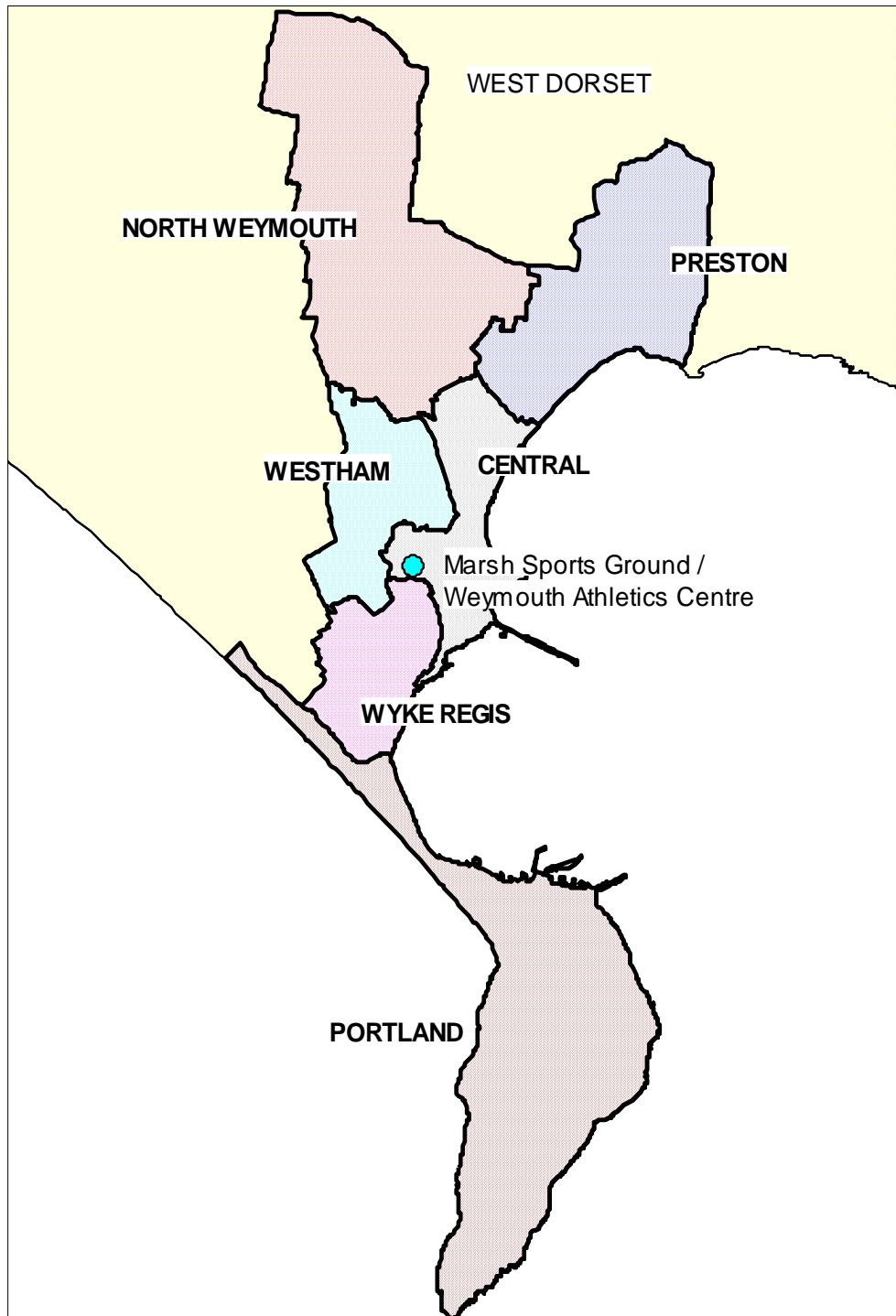
Site	Facilities	Quality ⁶
Marsh Sports Field, Weymouth	Cinder, 400m, 7 lanes track	Poor
Wey Valley School	Redgra all-weather training facility	Poor

⁶ As assessed by KKP using facility specific pro-forma based on Sport England guidelines.



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Figure 30.1: Location of principal outdoor athletics facilities in Weymouth and Portland



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Key issues

The two main track and field athletics clubs in the western Dorset are:

- Weymouth St Paul's Harriers and Athletics Club.
- Dorchester Athletics Club.

The absence of good quality, modern facilities available to either/both clubs makes it difficult to recruit young and retain talented athletes. Alternative venues providing good quality training and competition opportunities in neighbouring areas include:

- Ashdown, Poole.
- Kings Park, Bournemouth.

The existing 400m track at the Marsh Sports Fields is located in an area of high multiple deprivation and open public space. The track is not fenced and there are significant issues with vandalism and inappropriate use of the facility (e.g., dog fouling, football). The surface is an outdated cinder track and the layout of 'throws and jumps' areas is not consistent with current thinking/safety protocols. There are no spectator facilities, floodlighting and changing and storage facilities are poor and inappropriate.

Development work to establish countywide after schools athletics sessions is successful, but variations in facility availability and quality limits its impact (and benefit to clubs) in Weymouth and Portland. Some secondary schools can offer limited, grass based (i.e., temporary) and sports hall facilities. The quality of athletic facilities at the Marsh Sports Field also hinders recruitment, retention and development of Weymouth St Paul's Harriers and Athletics Club coaches and officials.

Development of a new, contemporary athletics track and field venue at the Marsh Sports Field could help to provide a lasting and meaningful London 2012, Olympic legacy for local people.



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PART 31: WATER SPORTS

Context

There are numerous opportunities to participate in water sports activities in Weymouth and Portland, for several reasons:

- Its topography.
- The prevailing winds.
- A small tidal range.

These factors contribute to its national and international reputation as a venue for competition sailing and a focus for water sports generally.

Survey results

Questionnaire surveys of residents and visitors during summer 2006 identifies the following key issues for water sports:

- The importance of water sports facilities to respondents is almost equally split between those that consider them to be important and respondents that do not. However, the difference is minimal.
- Nearly seven in ten (67.4%) residents surveyed never use water sports facilities. Of those who do, 5.5% do so more than once a week and 11.5% less than once a month.
- Over two thirds (62.3%) of residents view the quality of water sports facilities as good or very good. 55.7% of residents perceive the availability of water sports as good or very good.
- Visitors are twice as likely to walk up to 15 minutes to water sports facilities than residents.

It is significant that, for an area as closely associated with the sea and water sports as Weymouth and Portland, the majority of local residents surveyed never use water sports facilities.



WEYMOUTH & PORTLAND BOROUGH COUNCIL: PPG17 ASSESSMENT REPORT

Current situation

Sailing

Basic requirements for a sailing club to operate include:

- Good, safe access to the water (pontoons and/or slipways and possible a hoist/crane).
- Secure storage area for boats, trailers and race equipment.
- Clubhouse with changing rooms, showers, toilets, catering and social facilities.
- 'Officer of the day' (OD) box from which races can be officiated.
- Indoor space, which can be used to store boats and carry out repairs.

There are five sailing and yacht clubs and the Weymouth and Portland National Sailing Academy in Weymouth and Portland, plus other 'uniformed' organisations (e.g., sea cadets). The clubs that collectively comprise the *Yacht Clubs of Weymouth*. They are:

- Castle Cove Sailing Club.
- Weymouth Sailing Club.
- Royal Naval Sailing Association – Portland branch.
- Royal Dorset Yacht Club.
- Weymouth and Portland Cruising Association.

Castle Cove Sailing Club

Castle Cove Sailing Club is a members only club located at the end of Old Castle Road, Weymouth on the shores of Portland Harbour. The Club provides an extensive programme of racing for dinghies and keelboats and will provide accommodation for national team(s) before (and potentially during) the 2012 Olympic sailing regatta. Although the Club is thriving and operating near capacity it do not have a waiting list for members although additional moorings would quickly be used. Facilities include:

Area	Facilities
Club house	<ul style="list-style-type: none">▪ Office▪ Bar and kitchen▪ Multi-use space▪ Male and female changing rooms & showers▪ Storage
Outside	<ul style="list-style-type: none">▪ 4 x slipways▪ Moorings▪ Fixed crane▪ Dinghy and boat storage/parking



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Weymouth Sailing Club

Weymouth Sailing Club is located in Weymouth (outer) harbour. It is a private members club with 650 members. It is primarily a racing club and runs a full race programme and also has members interested in cruising. The Club is operating at near capacity but does not have a waiting list. Its facilities include:

Area	Facilities
Club house	<ul style="list-style-type: none">▪ Offices▪ Bar and social area▪ Male and female changing rooms & showers▪ Storage
Outside	<ul style="list-style-type: none">▪ 1 x slipway▪ 120 x moorings▪ Fixed crane▪ Dinghy and boat storage/parking

The club manages its moorings proactively and reports (unquantified) demand for additional moorings.

Royal Naval Sailing Association (RNSA) – Portland branch

The Royal Naval Sailing Association was established to encourage sailing throughout the Navy. It provides opportunities for (offshore) recreational sailing, racing and training for its members and although Portland Harbour is no longer a naval base the RNSA branch remains active.

Royal Dorset Yacht Club

Royal Dorset Yacht Club is located on Town Quay, Weymouth and offers its facilities to visiting yachtsmen, yachtswomen and their families. The membership comprises racing, cruising and motorboat enthusiasts. The Club has a clubhouse with social facilities and deep-water moorings within Portland Harbour. It has a motor cruising section specifically devoted to the needs and interests of motorised craft.

Weymouth and Portland Cruising Association

Weymouth and Portland Cruising Association promotes sailing, yachting and cruising around the coast of Dorset. The Association has deep-water moorings within Portland Harbour.



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Weymouth and Portland National Sailing Academy

Weymouth Bay and Portland Harbour are widely recognised as the finest sailing waters in the UK. This, together with the development of new purpose built, on-shore facilities, have contributed to the selection of Weymouth and Portland National Sailing Academy (WPNSA) as the venue for the London 2012 Olympic and Paralympic sailing events.

WPNSA is known primarily as a venue for events and elite training, but it also operates a successful sailing school, an active members' club and is proactive at encouraging local residents to participate in sailing. Its primary purposes are to:

- ❑ Promote the sport of sailing at all levels, through courses, training and events for people of any ability and background.
- ❑ Provide a (inclusive) community facility.
- ❑ Contribute to the economic regeneration of the area.

Academy facilities include:

Area	Facilities
Inside	<ul style="list-style-type: none"> ▪ Reception & offices ▪ Lecture/briefing/meeting rooms ▪ Bar(s) & carvery ▪ Restaurant and cafeteria ▪ First Aid/ Medical suite ▪ Male/female/disabled changing rooms & showers ▪ Event hall ▪ Fitness gym (used by 'performers') ▪ (Uninterrupted views across Portland Harbour)
Outside	<ul style="list-style-type: none"> ▪ 1 x dinghy slipway (40m width) ▪ 2 x deep water slipways ▪ Northern Tender/ Windsurfer Slipway- Not yet available ▪ Pontoons ▪ Temporary pontoon berthing for members & visitors ▪ Disabled access points on pontoons ▪ Cranage ▪ Fixed crane for boats up to 4 tonnes- available soon ▪ Boat hoist ▪ Fully submersible boat hoist for boats up to 16 tonnes/ 4.5m beam ▪ Storage ▪ Dinghy Parking ▪ 300 event/ training dinghy parking spaces



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Canoeing and kayaking

Weymouth Bay and Portland Harbour have a national reputation for sea canoeing and kayaking. There are several clubs and dedicated, easily accessible, safe launching facilities (e.g., Overcombe Corner can be used by canoeists). High levels of informal activity make it difficult (in the context of this assessment) to identify supply and demand issues, but no issues are reported.

Weymouth Outdoor Education Centre

Weymouth Outdoor Education Centre (WOEC) is the Dorset County Council centre for land and water based outdoor activities. WOEC provides a wide programme of activities for young people out of school time and adults, including educational activity programmes for groups from schools and youth projects, plus a programme of courses for the public in kayaking, sailing, canoeing, orienteering, rock-climbing and multi-activities etc. Activities are based on (and use) the area's natural environment (i.e., coast and countryside).

WOEC is based on Knightsdale Road (behind ASDA), in Weymouth, in an extensive, single storey, flat roof building with significant external space and 'outbuildings'. The main building will require replacement and/or significant refurbishment in the near future. WOEC is reliant on negotiated access to several venues and coastal slipways throughout the Borough (i.e., the Centre does not have direct access to the sea; a principal resource for many of its activities). There are significant costs and logistical issues associated with providing the service in this manner (e.g., staff time and transport). Loss of negotiated access to coastal slipways could be disruptive and have a significant impact of WOEC's business and ability to contribute to an 'Olympic legacy'.

Operating in such a fashion limits the organisation's capacity and the number of people that it can involve in water sports, including provision of inclusive opportunities for local residents. WOEC could make better use of the natural environment, improve its efficiency and (potentially) have a greater impact by relocating to a venue with direct water access.

Windsurfing

Weymouth and Portland is one of the top UK windsurfing venues. Portland Harbour and Overcombe Corner are actively used by windsurfers and are the location for national events. Portland Harbour provides sheltered waters ideal for beginners and competition (e.g., national sail board speed championships) and Overcombe Corner has a designated sailboard launching and approach channel. No issues are identified, principally because of the informal nature of the activity.



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Jet skiing

Bowlease Cove has a designated personal watercraft launch and approach channel to/from Weymouth Bay. It is reportedly an excellent location for jet skiing.

Kite surfing

Kite surfers come from all over the world to train in Portland Harbour, because of its combination of shallow waters at low tide and prevailing southwest winds. Overcombe Corner is also used for kite surfing, where there is potential conflict with windsurfers. However, this situation appears to be well managed and no issues are identified.

Rowing

Weymouth Rowing Club was founded in 2000. It has a growing and committed membership. The boat shed is located adjacent to Weymouth Sailing Club on Weymouth (outer) harbour. The Club use the 'sea cadet' slipway.

Sea angling

Weymouth and Portland has a variety of opportunities for shore and charter boat angling. It has some of the best shore angling along the South Coast of England, for anglers of all abilities. There are toilet and refreshment facilities (during the summer season) at most of the principal locations, including:

- Chesil Beach.
- Cogden.
- West Bexington.
- Abbotsbury.
- Ferrybridge.

There are opportunities for more sheltered fishing in Weymouth Harbour. Both the Stone and Pleasure Piers are accessible to disabled anglers, although this will change significantly if proposals to redevelop Pleasure Pier proceed as planned. There is also a large choice for boat angling (including charter boat and personal craft) out of Weymouth and Portland Harbours, including up to 800 wreck locations.

High levels of informal activity make it difficult (in the context of this assessment) to identify supply and demand issues. However, reducing fish stocks and environment/climate change are impacting on the activity requiring appropriate remedial action.



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Diving

A majority of diving businesses (including boat charters, dive shops, dive centres with charter/accommodation and dive training businesses) surveyed in 2005 reported a perceived decline in business and a substantial decrease in dive visitors. The majority of survey respondents attributed this to increased overseas competition, cheap flights and dive holiday packages abroad. The sinking of the Scylla in Plymouth and the loss of HMS Hood as a dive site, are also identified as significant factors. Allied to this, the absence of parking and high parking fees and a poor variety of dive sites have contributed to a reduction in the quality and appeal of diving in Weymouth and Portland.

Diving businesses identify that greater differentiation with overseas competition (e.g., improved marketing) and better quality facilities (including new dive site(s) and better access to the water) could help reverse the perceived decline. Developing niche markets, attracting more overseas visitors, a reduction in mooring fees and a discount parking scheme are also identified as potential solutions.

The majority of dive visitors surveyed in 2005 were 'repeat visitors', primarily because of the local dive charter boat reputation and the variety of 'wrecks' available. Location and dive facilities are also significant factors in attracting divers to the area. The majority of dive visitors surveyed travel up to 200 miles to get to Weymouth and Portland, with a high proportion coming from London. Only two survey respondents came from overseas. The majority of dive visitors stay in bed and breakfast accommodation.

Most dive visitors surveyed are involved in a club activity and don't need to hire equipment. They dive in other locations in the UK (and overseas), primarily for the wrecks and variety of diving available. Survey respondents suggest that an increased variety of wrecks and man-made reefs could enhance 'underwater attractions' in the area. Other suggestions (by dive visitors) to improve the local diving experience also focus on dive facilities and infrastructure, including improvements to:

- Parking and loading bays.
- Quayside facilities.
- Waterside access.

Weymouth Harbour

Weymouth Harbour comprises an inner and outer harbour (divided by Town Bridge), managed by Weymouth Harbour Authority (WHA). The Harbour is characterised by consultees as having a variety of providers and charges (including relatively low charges and discounted rates for W&PBC operated facilities) and facilities in variable condition.

The inner harbour contains over 450 permanent berths (280 of which are leased by W&PBC to a commercial company – Dean and Reddyhoff) and several chain and sinker moorings. There is big demand for both public and commercial berths, although there



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is a longer waiting list (currently 250 applications) for the more competitively priced public berths. Some applicants on the waiting list for public berths in Weymouth Inner Harbour already have moorings elsewhere and are seeking to relocate to cheaper moorings, making it difficult to assess unmet demand.

The outer harbour contains private (including club) moorings, moorings for visiting craft and berths for commercial vessels. W&PBC ferry terminal (currently used by Condor Ferries) providing ferry services to the Channel Islands, and potentially France, is also located in the outer harbour. Proposals to redevelop the pavilion and ferry terminal (in the outer harbour) include a 300 berth marina.

Both the inner and outer harbours provide facilities including broadband, fresh water supplies, shower, toilet, laundry, electricity, fuel, waste and moorings. Yacht nights in Weymouth Harbour have increased from approximately 6,000 in 2005 to approximately 7,000 in 2006. This increase in demand is expected to continue, partly as a result of interest in the 2012 Olympics and Paralympics. Consequently, demand for (all types of) moorings and 'support facilities' (see below) will increase.

Portland Harbour

Portland Port Limited manages Portland Harbour, regulating activities on the water. All boats and recreational craft (e.g., PWCs) using the Harbour have to pay an annual fee and display a permit. This scheme is administered through a variety of mechanisms involving local clubs and commercial operators. The Port Authority polices the scheme. There are 300-400 moorings in the harbour and an additional 600 berth marina (and high quality 'support facilities') planned for 2008.

Public slipways

There are public boat launching facilities at:

- ❑ Castletown, Portland.
- ❑ Ferrybridge, Portland Road.
- ❑ Weymouth Inner Harbour, Weymouth.
- ❑ Bowleaze Cove, Weymouth.
- ❑ Overcombe Corner, Weymouth (boardsailing and kayaks only).

These are accessible and well maintained and provide a network of publicly available access points to the bay and harbours. Consultees suggest that current slipway provision is adequate to meet existing demand, but there is insufficient parking adjacent to these slipways and vehicular access to the slipway in Weymouth Inner Harbour is problematic. It is unlikely that there will be sufficient public slipway provision to cater for the expected increase in demand as a result of the 2012 Olympics and Paralympics.



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'Support' facilities

'Support' facilities include toilets, showers, boat parks/dry boat storage facilities, boat cranes, trailer parks, electricity hook-ups, waste disposal services, fuel supplies, entertainment, visitor attractions, restaurants and retail services (including chandlers). Consultees indicate that whilst these are currently sufficient in most of these areas (although some are becoming more difficult to access – e.g., fuel supplies) there is likely to be a need for better 'support' facilities in the future, particularly for boat maintenance, including:

- ❑ Boat parking
- ❑ Boat hoists/cranes.
- ❑ Chandlers.
- ❑ Slipways.

Weymouth Harbour Visitors Survey 2006 indicates that the majority of visiting boats come from the English south coast during June, July and August either as part of a planned holiday or as an overnight stop on passage to another destination. This is a reversal of previous survey results. The majority of visiting vessels had two people on board, on average staying in Weymouth Harbour for one or two nights.

The majority of survey respondents identify 'support' facilities as either good or excellent. However, concern was expressed about the quality of showers, toilets and berthing facilities in Weymouth Harbour. Harbour staff are reported to be friendly and helpful.

The majority of respondents went shopping during their stay in the Weymouth. A greater number also chose to eat out in restaurants and visit public houses. The heritage coastline is also a significant attraction and contributes (along with retail and entertainment opportunities) to the local 'tourism offer'.

Future provision

Nationally, the main driver behind the growth in demand for marinas is demographics. Owners of boats moored in marinas tend to be older and wealthier than the population as a whole. Although there are no local projections about changes in demand (and limited identified unmet demand) for marina facilities, a larger and older resident population combined with interest generated by the Olympics and Paralympics could increase demand for moorings, improved comfort and accessibility.

There is no evidence of robust demand assessments for the planned marina developments in Weymouth and Portland Harbours. These developments are based on locality restrictions (e.g., available space) and the premise that demand will exceed the supply of new berths/moorings.



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International studies (e.g., a review of Italian marine industries) identify that the development of marinas is closely related to the marine market, which shows no signs of decline in England in the short term. In fact it will be necessary to upgrade 'support' services to accommodate the trend for wider and longer boats (e.g., slip ways) and respond to changes in the needs of sailors (e.g., most boats in the future will need at least a 50-amp service and good internet access). It will also be necessary to manage marinas and inshore waters effectively to reduce conflict between a diverse range (and growing number) of uses, including:

- ❑ Competition.
- ❑ Informal recreation.
- ❑ Organised recreation.
- ❑ Commercial.

Destination cruising is becoming an increasingly important activity. This requires fuelling stations, clean and modern shower and toilet facilities, convenient and accessible car parking, laundry facilities and a good range of shops, restaurants and visitor attractions.

This assessment identifies that water sports provision in Weymouth and Portland is currently (at least) adequate. However, continued and sustained upgrading of and improvement to marina facilities and 'support' services is required to cater for projected growth in demand. The planned marina developments will help to maintain Weymouth and Portland's position as a destination of choice as long as the developments at least meet 'standards of provision' identified in the Yacht Harbour Association's Code of Practice.

Provision of 'support' facilities in accordance with the Code of Practice could be problematic in areas where space is a premium (e.g., Weymouth Harbour). However, improved quality of, and accessibility to, harbour facilities at a range of prices to suit a variety of customers could be important in an increasingly competitive sector and one that is perceived by local residents to be exclusive.



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Water sports summary

- ❑ There is a good network of (public, voluntary and private sector) water sports providers and a good range of opportunities at a variety of competition/recreational levels.
- ❑ Limited provision of inclusion initiatives combined with low levels of participation in water sports by local residents reinforce a locally held perception that water sports (and sailing in particular) are exclusive.
- ❑ Relocation of WOEC to a waterside venue could increase its impact and efficiency.
- ❑ Quantitative information is required to augment supply and demand information for informal activities (e.g., canoeing, kayaking, fishing).
- ❑ There is a good supply of reasonable quality public slipways in both harbours.
- ❑ Improve access and car parking arrangements, particularly for divers.
- ❑ Sailing facilities are in at least adequate condition.
- ❑ If demand for (and use of) moorings increases as projected, an increase in public slipway provision, adjacent car parking and boat maintenance facilities will be required.
- ❑ Retention of Weymouth and Portland's 'competitive' advantage will require sustained updating (and increasing where necessary/possible) of harbour 'support' facilities to meet changes in demand.
- ❑ There is expressed demand for additional moorings in Weymouth and Portland harbours, which could be satisfied by planned marina developments.
- ❑ Changes in demographics could increase demand for improved comfort and accessibility of harbour facilities.
- ❑ The local 'tourism offer' should be developed in association with marina developments.
- ❑ pontoons are necessary in order to make boats (or other craft) accessible for disabled sailors. pontoons are available in both harbours and at most water sports facilities.
- ❑ Future and existing marinas should be developed/upgraded in accordance with the Yacht Harbour Association's Code of Practice and to cater for a variety of customers.

