

## Town Centre Boundaries and Potential Expansion Areas

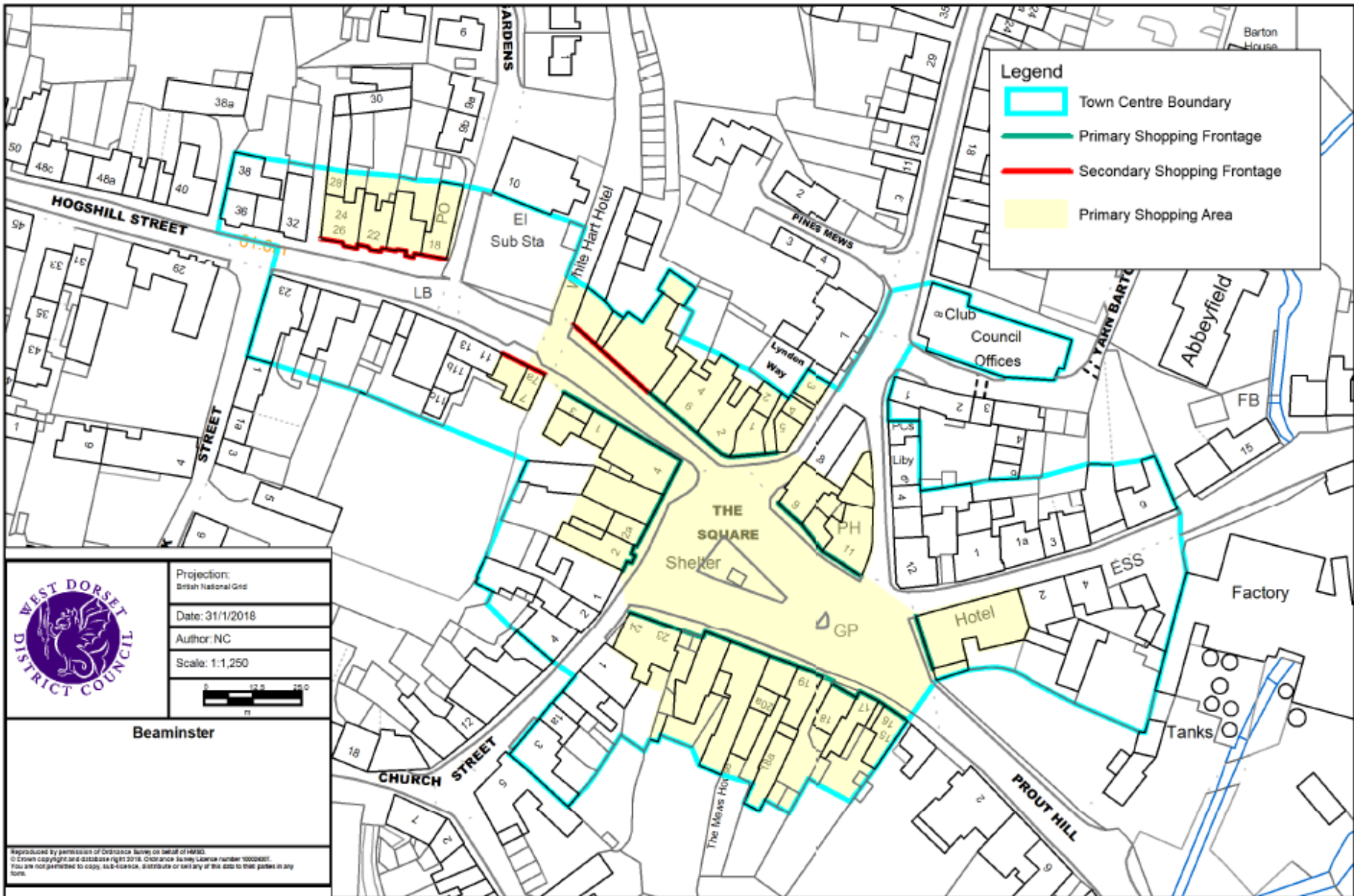
### 1.1 LOCAL PLAN REVIEW (PREFERRED OPTIONS) CONSULTATION

#### TOWN CENTRE BOUNDARIES

- 1.1.1 Town, district and local centres are places where people can access a range of local services and facilities. In order to inform the future focus of retail and town centre development a three tier network and hierarchy of centres has been defined.
- Weymouth and Dorchester are the largest centres within the plan review area. Bridport plays an important role as the retail and service centre for rural west. Sherborne has a good range of shopping and leisure facilities for a centre of its size and Lyme Regis is adequately serving the needs of its local population, as well as visitors.
  - Queen Mother Square, Poundbury is still under construction, but on completion will perform the role of a district centre.
  - More local centres exist in the smaller towns and neighbourhood areas, relative to the size of the area they serve. Local centres, such as Easton, Fortuneswell and Beaminster, have an important role in delivering small scale development to meet local need.
- 1.1.2 For the purpose of decision making, town centre boundaries and primary shopping areas have been defined for all town, district and local centres in the retail hierarchy. Primary and secondary shopping frontages are defined in the town centres of Weymouth, Dorchester, Bridport, Sherborne, Lyme Regis and the larger local centres of Beaminster and Easton on Portland.

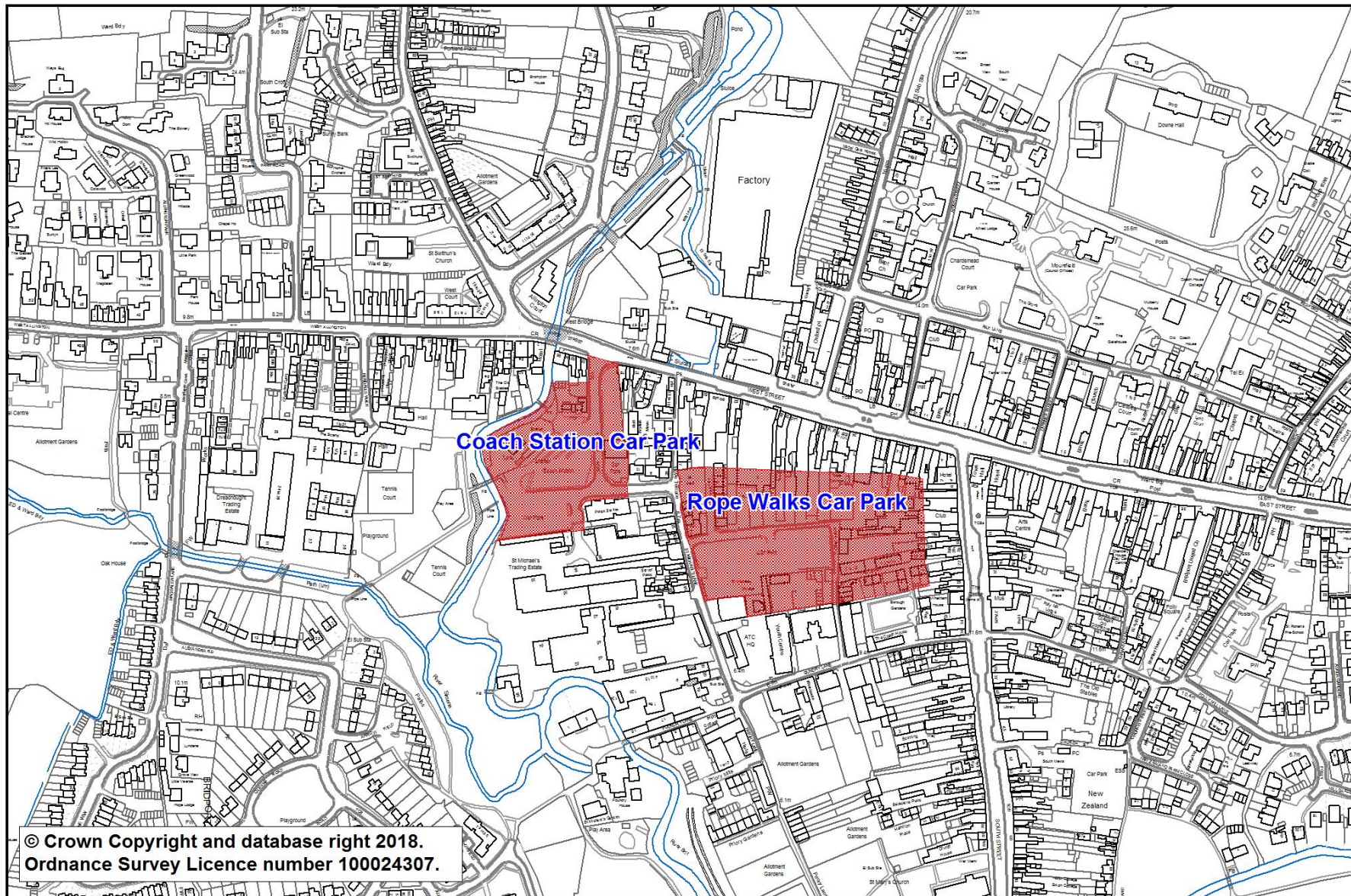
#### TOWN CENTRE EXPANSION AREAS

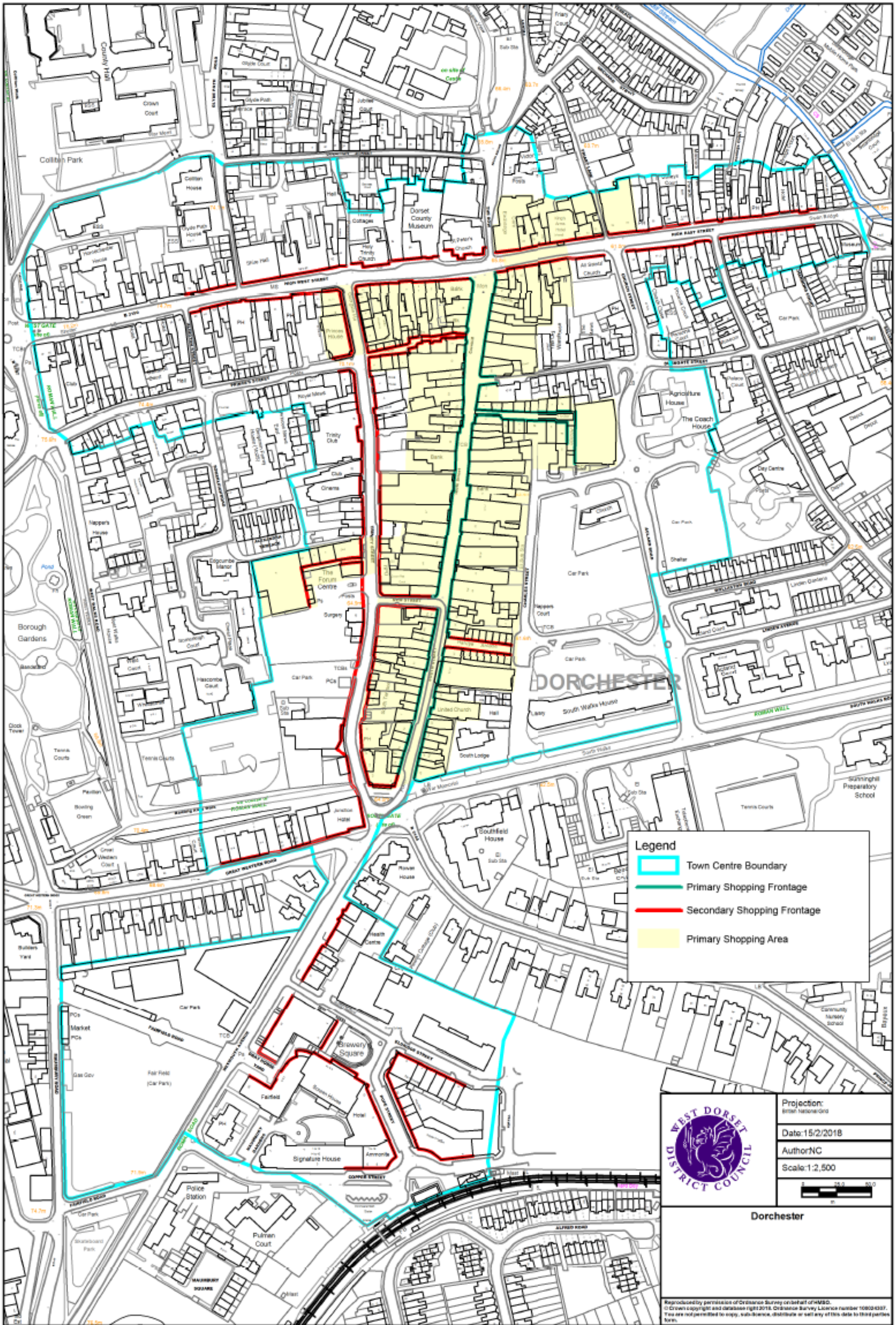
- 1.1.3 The NPPF is clear that the needs for retail and leisure should be 'met in full' and 'not compromised by limited site availability'. In centres where the identified need for additional retail floorspace is small scale, allocations are not required as the need can be met from a range of sources including: the take up of vacant units; the extension of existing stores; infill development; and change of use applications.
- 1.1.4 In centres where the identified need for additional retail floorspace is larger scale, suitable sites have been allocated to meet the need.
- Weymouth - The sites at Jubilee Sidings, Swannery Car Park and Weymouth Bus Depot are the most suitable potential locations to accommodate the identified need for additional retail floorspace.
  - Dorchester - There is scope for further expansion of the primary shopping area through the development of Charles Street and the redevelopment of land to the west of Trinity Street. While it would be preferable for the more central sites to be developed first, should there be delivery difficulties, land at Fairfield car park presents a further opportunity for town centre expansion.
  - Bridport - The public car parks at Rope Walks and the area surrounding the Tannery Road Bus Station are the most suitable potential locations for future town centre expansion.
  - Sherborne - The Newlands car park areas to the rear of Cheap Street are the most suitable potential locations for the future expansion of the town centre.





BRIDPORT





**Legend**

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area

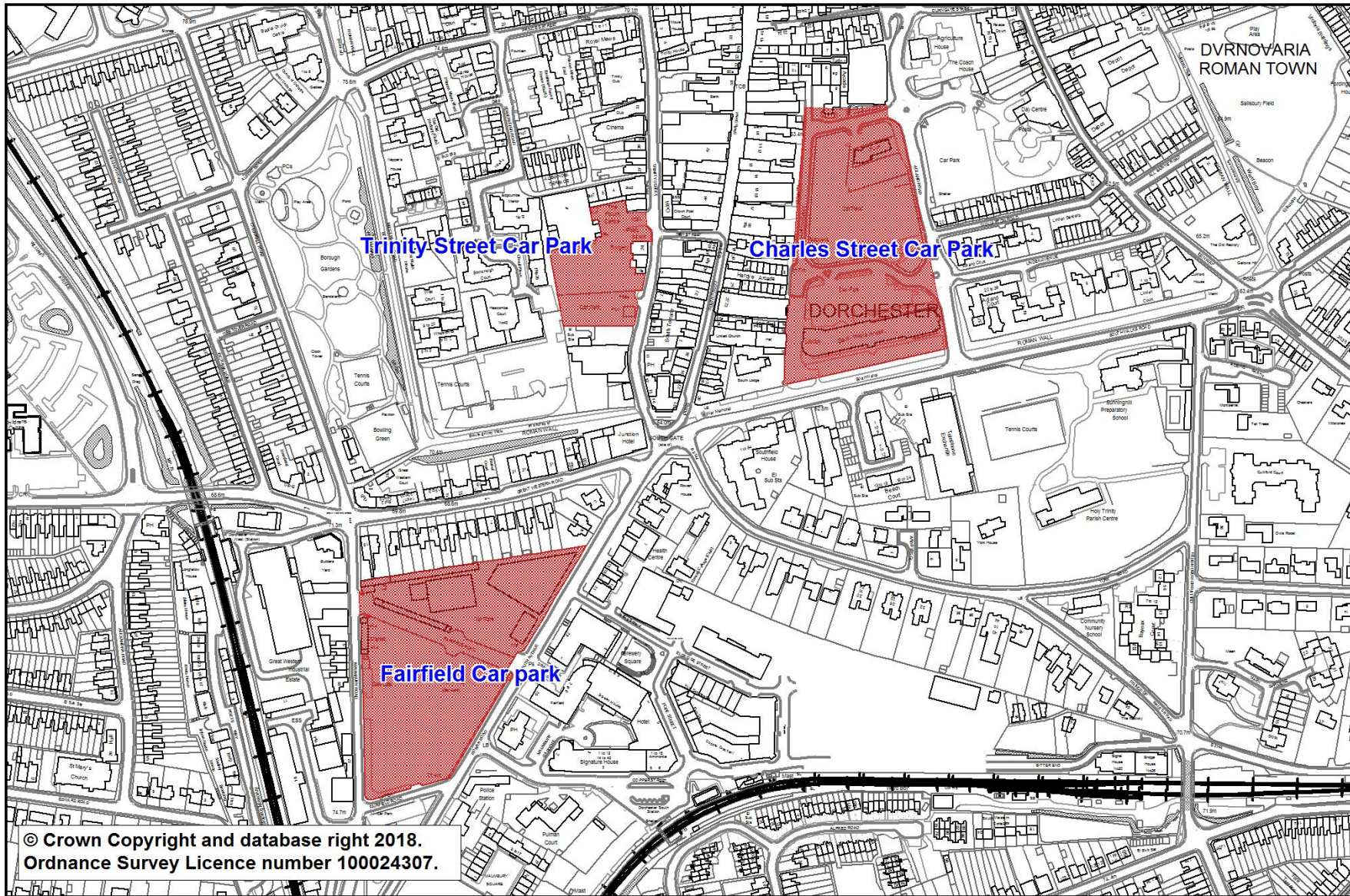


Projection:	British National Grid
Date:	15/2/2018
Author:	NC
Scale:	1:2,500

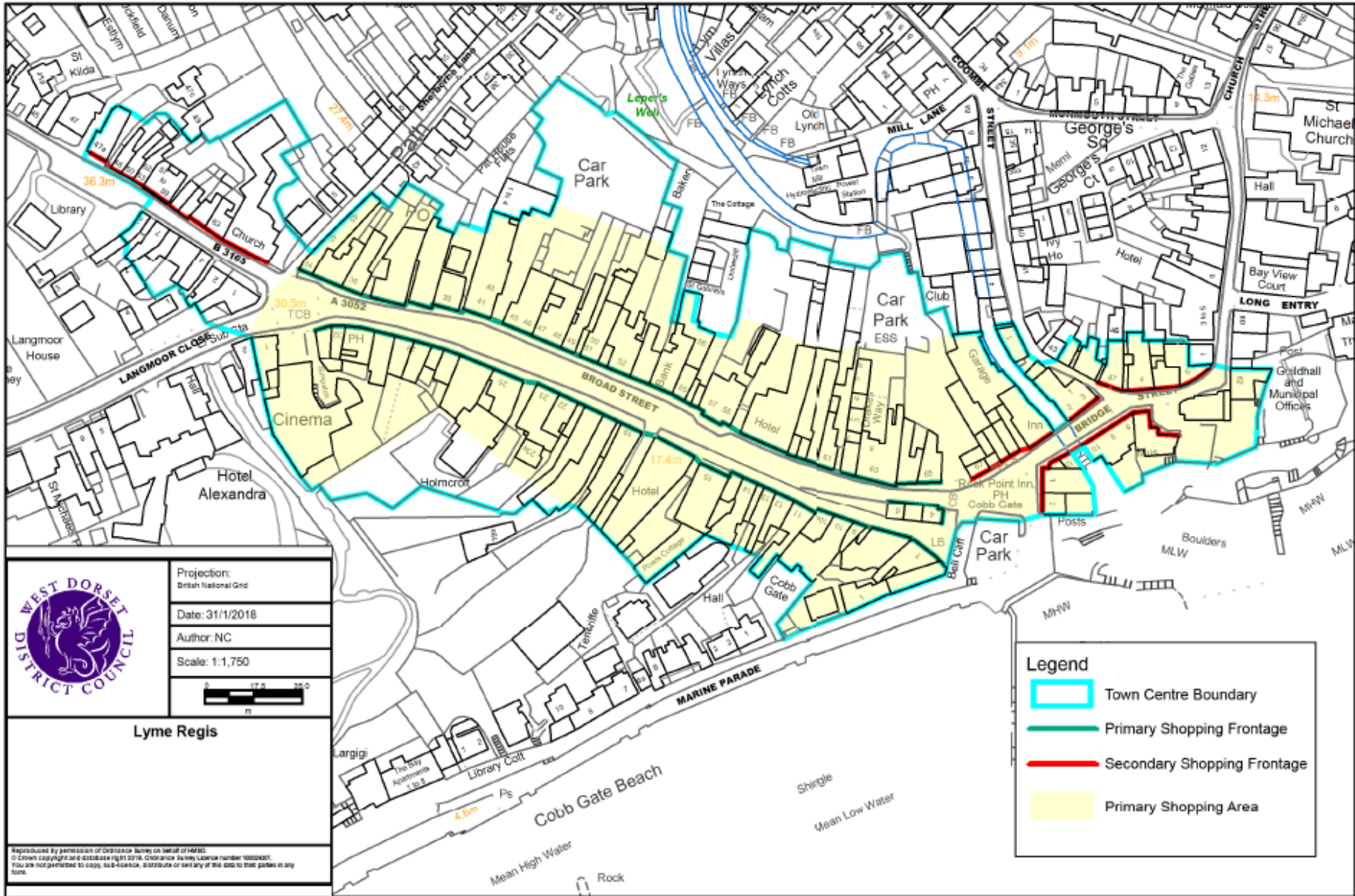
Dorchester

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DORCHESTER







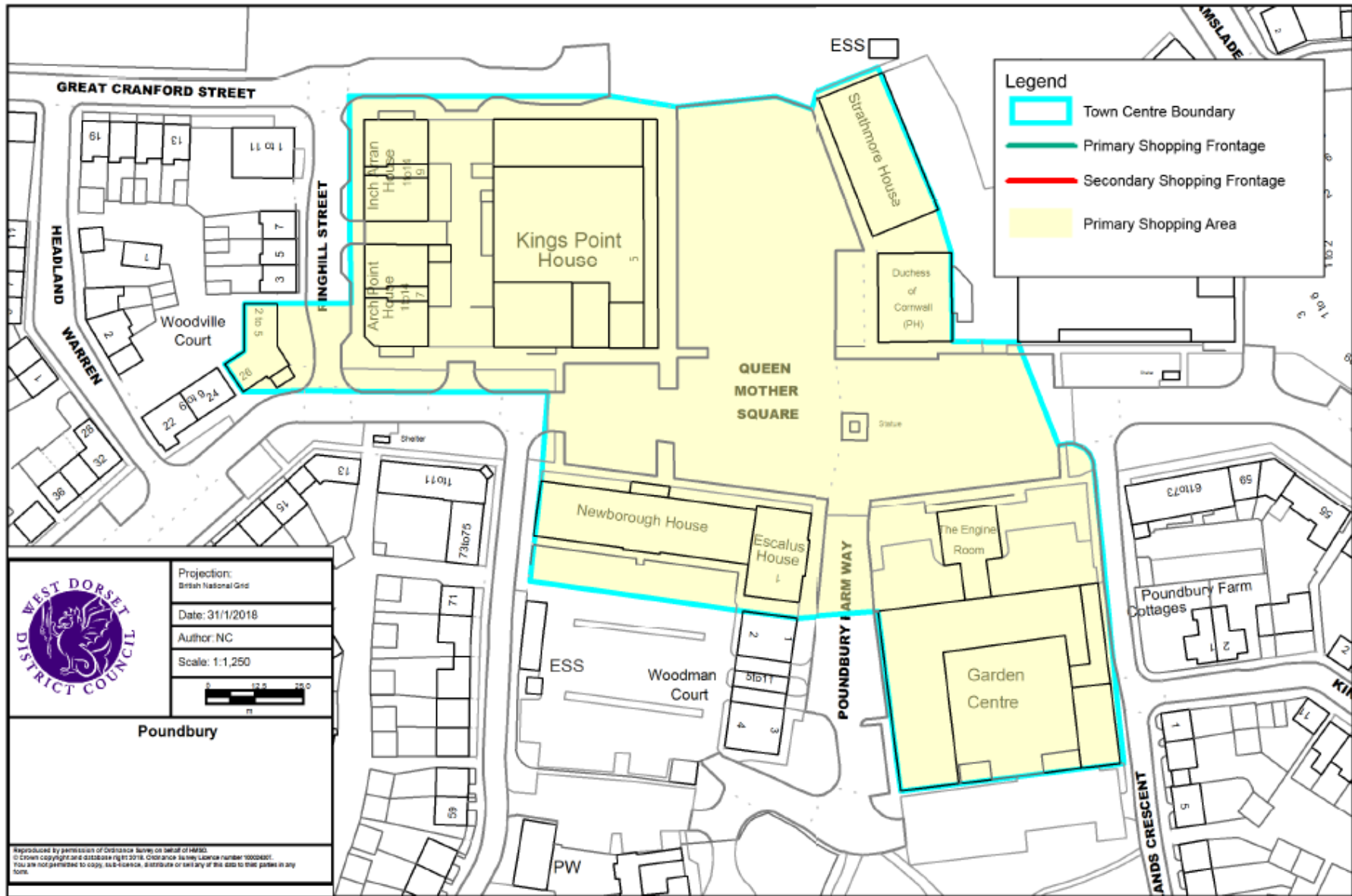
**WEST DORSET DISTRICT COUNCIL**

Projection: British National Grid  
 Date: 31/1/2018  
 Author: NC  
 Scale: 1:1,750

**Lyme Regis**


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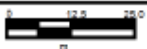
**Legend**

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area



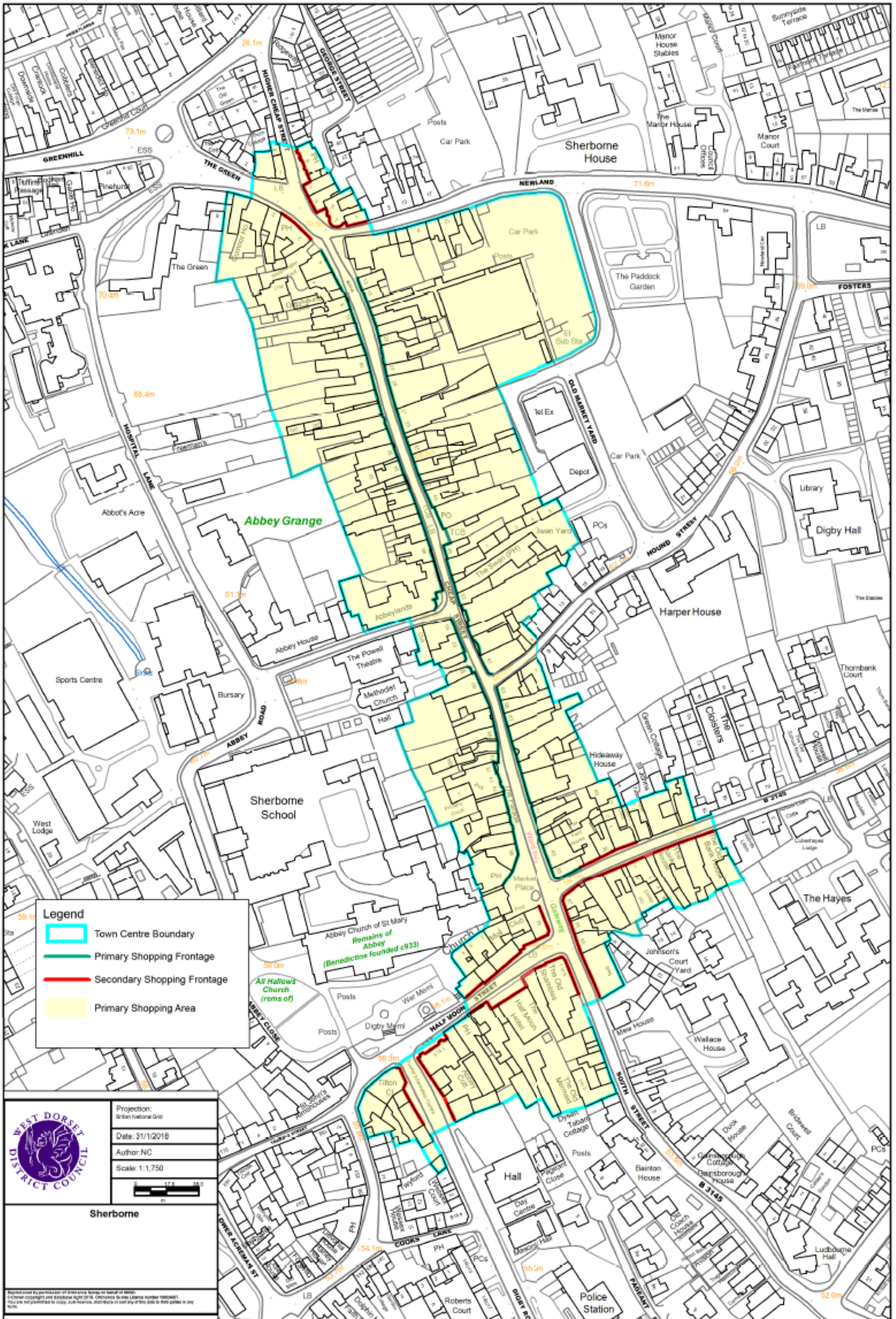
**WEST DORSET DISTRICT COUNCIL**

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**Poundbury**

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**Legend**

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area



**West Dorset District Council**

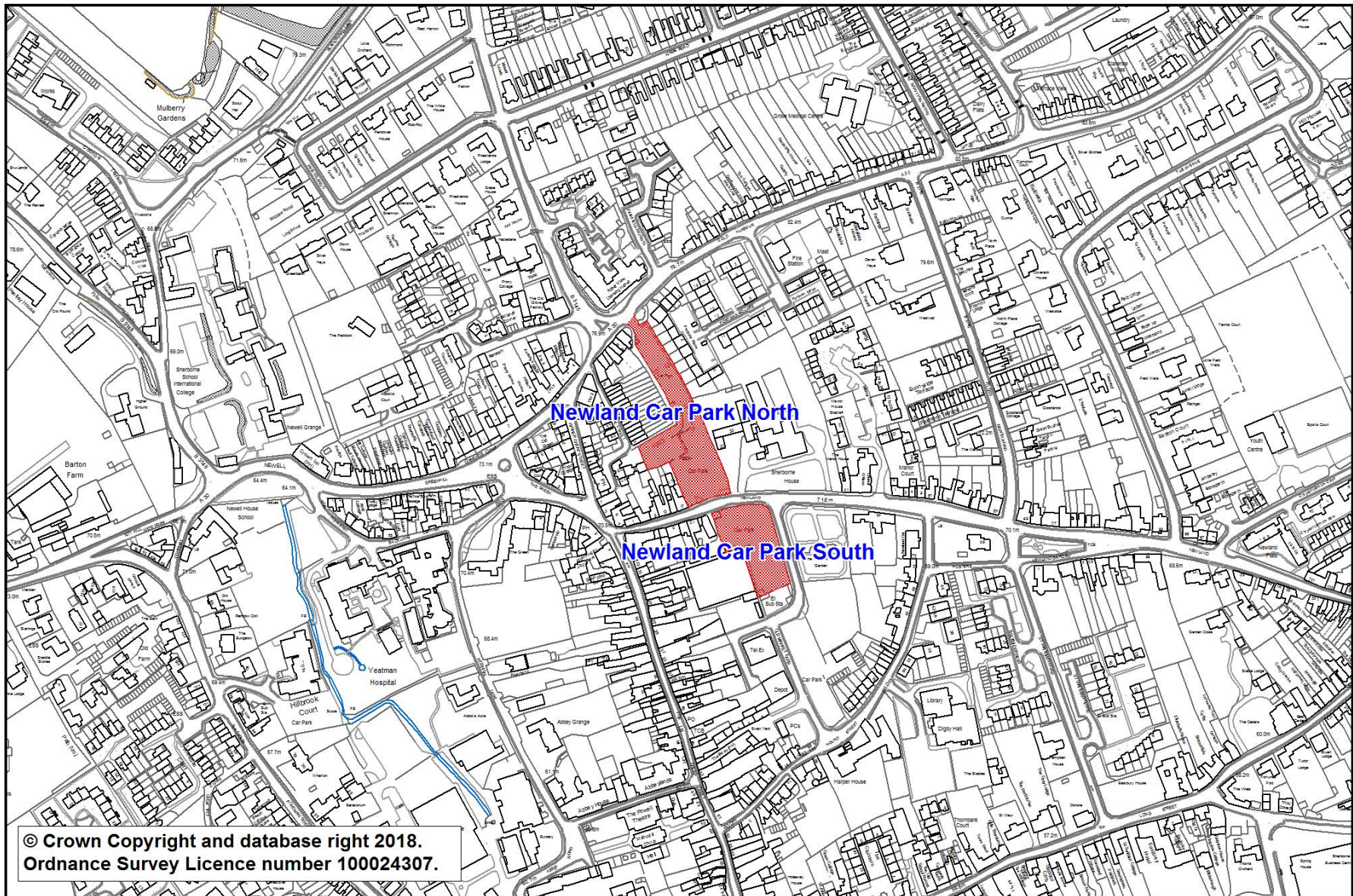
**Sherborne**

Projection: British National Grid
Date: 31/1/2018
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# SHERBORNE





Weymouth & Portland  
Borough Council

Projection:  
British National Grid  
Date: 31/1/2018  
Author: VC  
Scale: 1:2,500

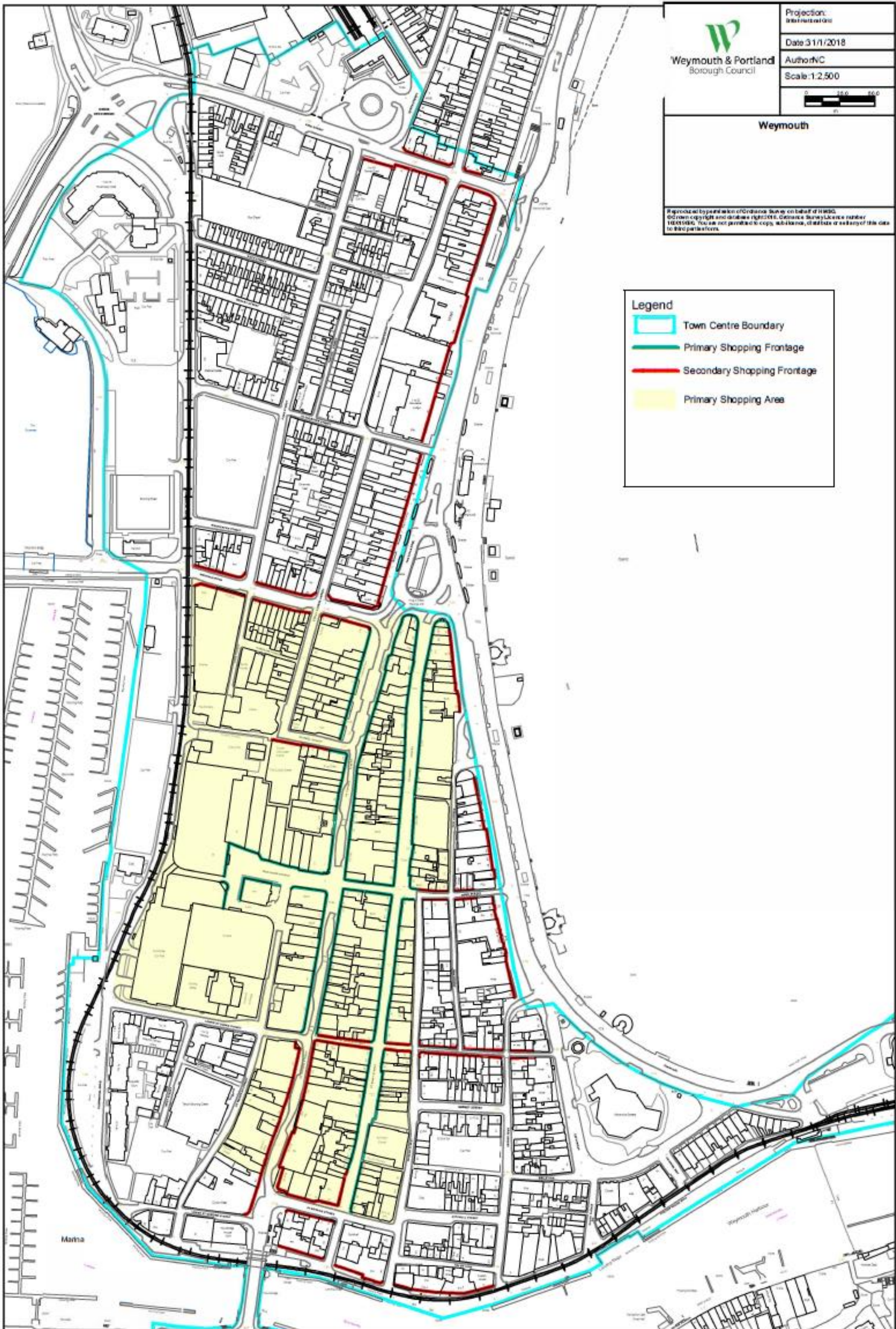


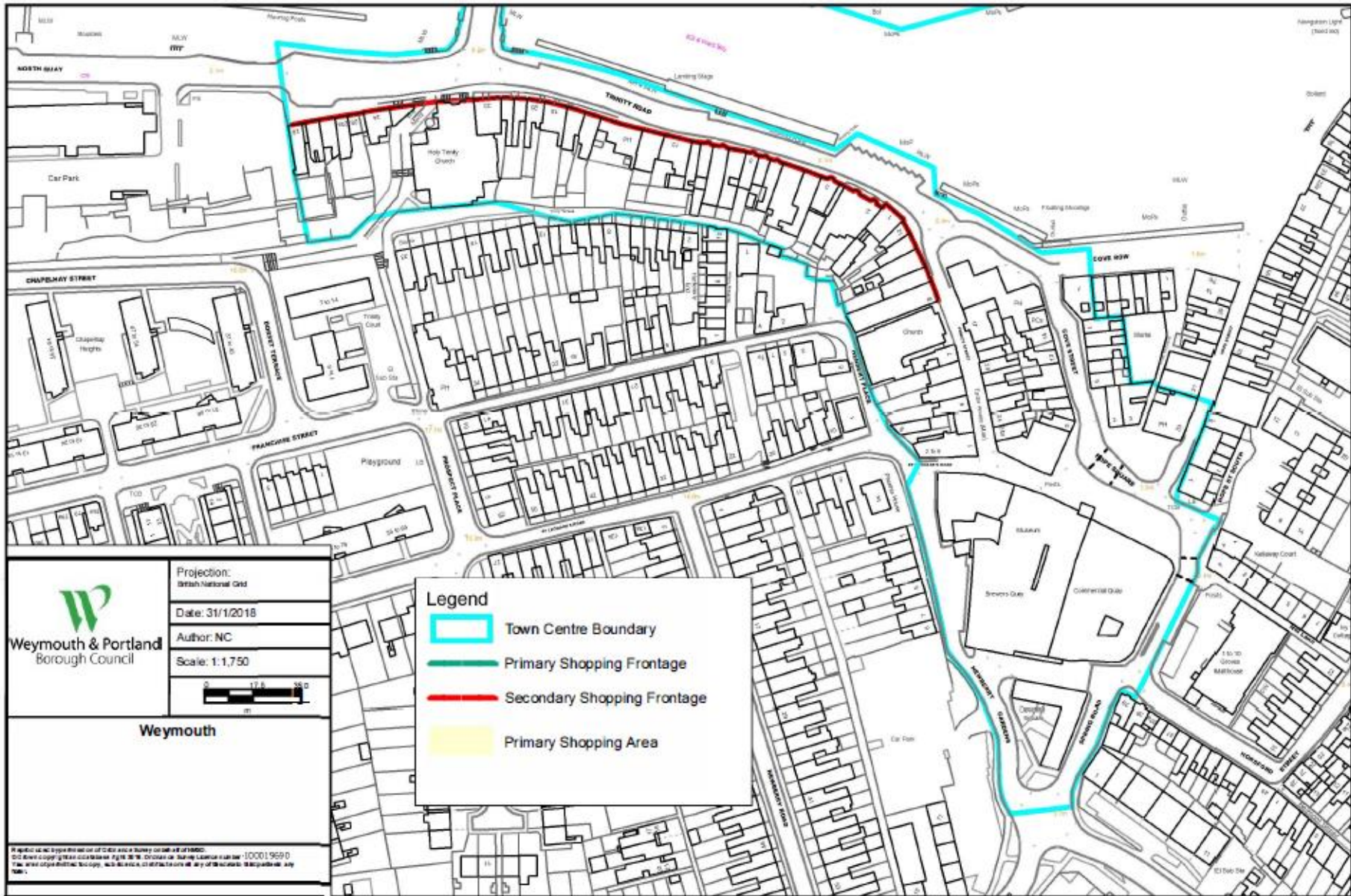
### Weymouth

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#### Legend

-  Town Centre Boundary
-  Primary Shopping Frontage
-  Secondary Shopping Frontage
-  Primary Shopping Area



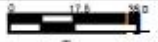


Projection:  
British National Grid

Date: 31/1/2018

Author: NC

Scale: 1:1,750



**Weymouth**

**Legend**

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area

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# WEYMOUTH

