

Land west of Southill, Weymouth

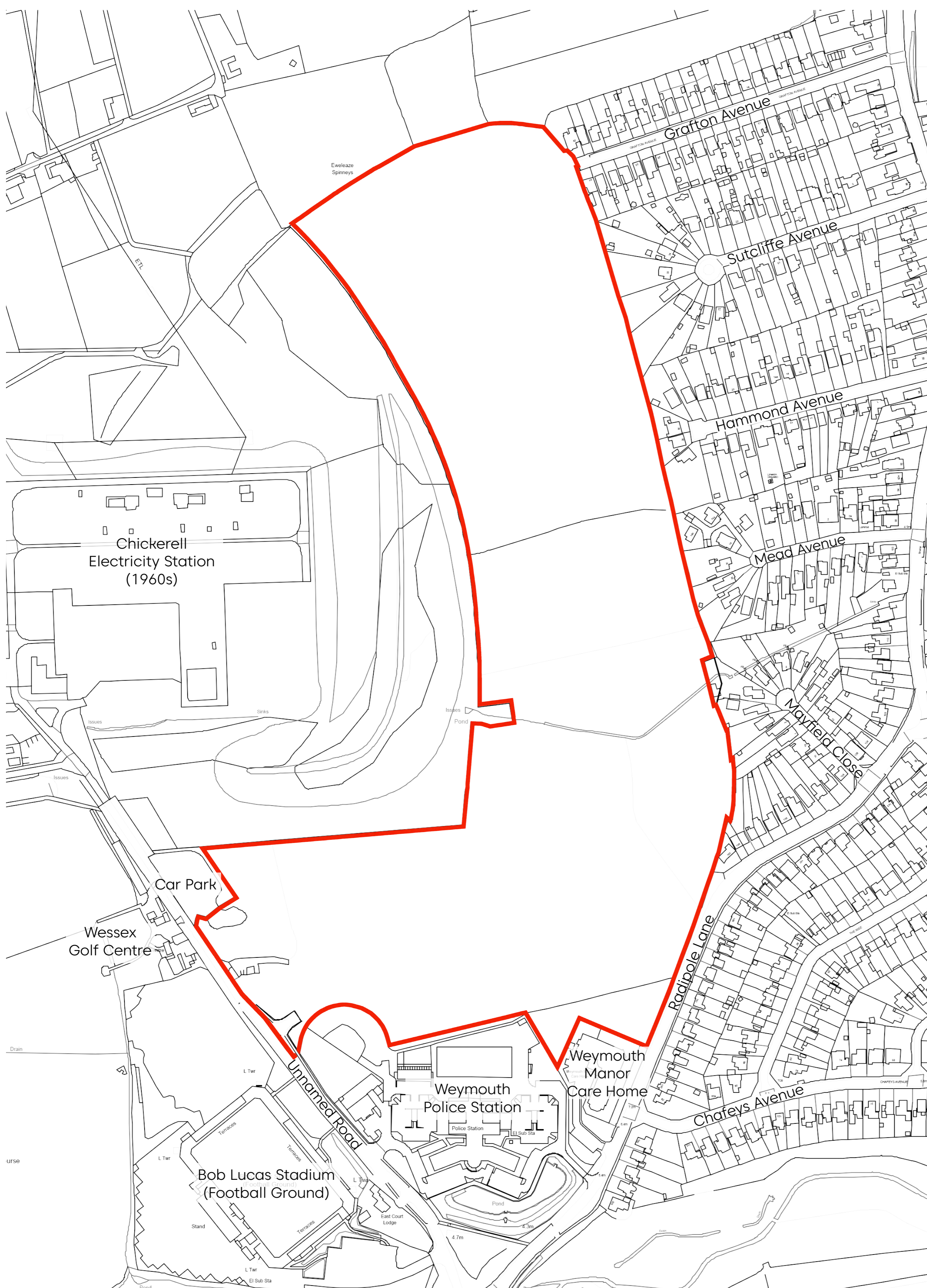
What is today's event about?

Welcome

The purpose of today's drop in event to seek the views of community representatives and local residents on our draft proposals for the provision of **around 360 new homes, flood risk reduction measures and public open space** on land west of Southill, Weymouth.

The proposals are to be progressed as an **Outline Planning Application** setting out the **broad principles for the development** of the site, not detailed matters such as architecture, design and site layout, the exception being access.

The Site



The site, which has been identified as offering potential for residential development since 2018, is located on the western edge of Weymouth and within the parish of Chickerell.

It is currently comprised of grassland and scrub with trees although has previously been used as agricultural land, albeit is classified predominantly subgrade 3b land.

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About C G Fry & Son

Founded over 80 years ago C G Fry is a family-owned regional housebuilder based in West Dorset, operating across the southwest from Cornwall to Hampshire and currently building around 300 houses a year.

The Company is in the ownership and control of the Managing Director, Philip Fry, and employs around 200 people across many disciplines from site operatives to professional design, surveying, planning and project management staff.



We have delivered high quality schemes in and around Dorset, a local example being Chesil Reach in Chickerell and Nottingham Park in Weymouth. We are also proud to be one of three developers delivering Poundbury, working in partnership with the Duchy of Cornwall.



CG Fry & Son development at Greys Field, Chickerell



CG Fry & Son development at Nottingham Park, Weymouth



CG Fry & Son development at Chesil Reach, Chickerell

C G Fry & Son seek to deliver outstanding homes in developments that will leave a legacy for future generations to enjoy. Craftsmanship and quality have always been the hallmarks of our work, earning the Company an enviable reputation.



Further details of our history and examples of our developments are included on our website www.cgfry.co.uk.

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Addressing the Housing Crisis

There is an **acute need** for new housing both nationally and locally in part as a result of **lack of supply over the past 50 years**.

Across the UK, the average age of a first-time buyer is now 33 (in 2007 it was 27) and 18% of 25-34 year olds are living with their parents.

The Government has made clear that it wants to significantly increase housing delivery to help tackle the **housing crisis**. This includes increasing housing delivery rates nationally to 300,000 homes a year, a figure not reached since the 1960s and 70s when a significant proportion of new homes were still being built by local authorities as Council houses.

Based on latest figures published by Government through its National Planning Policy Framework **the housing need in Dorset** equates to a **requirement for 3,246 new homes** to be built **every year. 1,213 new homes were built in the year ending 31st March 2024¹**.

In addition to the need for new homes generally there is also a significant need for social housing (also referred to as affordable housing) for those whose needs are not met by the market.

As set out on Dorset Council's website, there are currently **almost 7,000 households on the housing register**, waiting for housing.

In Weymouth and Chickerell, there is a particularly high level of need **with over 2,000 households** awaiting housing **with either a local connection or with Weymouth or Chickerell being their preferred area to live**.



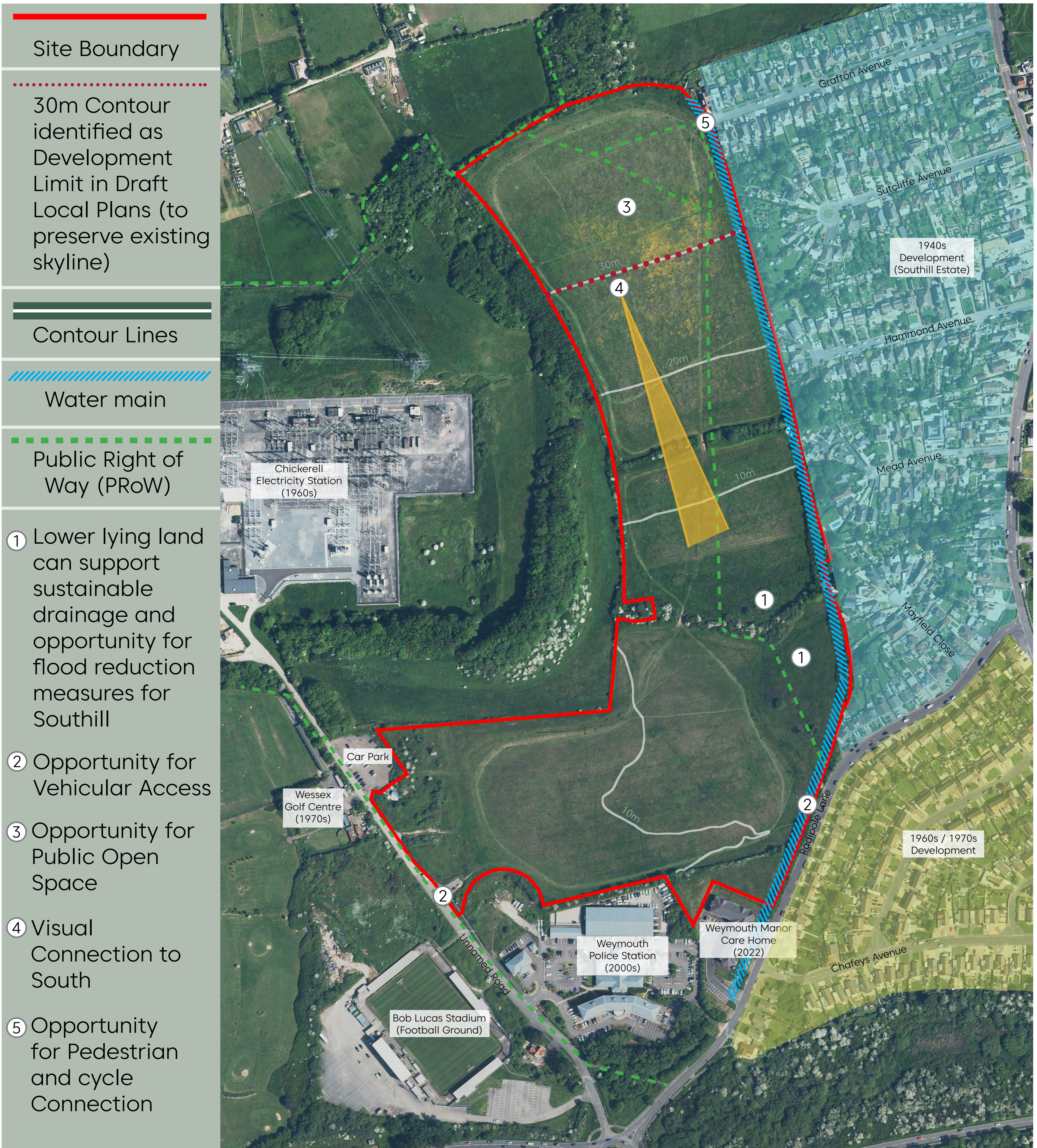
CG Fry is committed to playing its part in addressing the growing national housing shortage by delivering new high-quality homes in sustainable locations such as the land west of Southill, Weymouth

¹Latest Published Figure

Land west of Southill, Weymouth

Site Considerations and Opportunities

Planning Context



The site is well related to the local existing residential area of Southill, has good road connections and is close to local services and facilities making it a logical extension to Weymouth.

A Local Plan (LP) should be prepared by local planning authorities (councils) to set out the long-term vision, strategy and policies for future development of an area, including how they will meet their housing needs.

October
2015

Adopted West Dorset, Weymouth and Portland Local Plan

The current Local Plan (LP) for the area was adopted in October 2015 and is now considered to be out of date, however it makes clear that the focus for future development in West Dorset should be in the main settlements of **Weymouth** and Dorchester.

August
2018

West Dorset, Weymouth and Portland LP Review - Preferred Options

Land west of Southill was included as a proposed housing allocation (site reference CHIC4) as part of the former council's review of the LP, but **the plan was abandoned** following the formation of Dorset Council in April 2019.

January
2021

A new Local Plan (LP) for Dorset

The site continued to be recognised by Dorset Council as a **'preferred site' for residential development** (site reference WEY15) when it published the Dorset LP consultation in January 2021, however **progression of that plan was delayed and later abandoned in March 2024**.

August
2025

Dorset Council is now in the process of preparing a **further new LP** that will allocate sites throughout Dorset to meet its housing requirement, which equates to the **provision of over 55,000 new homes between 2026 and 2043**



The council's most recent consultation on potential site allocations was held from August to October 2025. This **also identified Land west of Southill for residential development (site reference LA/CHIC/014)**. The council does not intend to adopt the new LP until at least Winter 2027.

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The Draft Proposals

As demonstrated through the preceding information there is a significant need for sites such as the land west of Southill to be brought forward for development of new homes as soon as possible. It is in this context that our draft proposals are being progressed now.

The proposals will deliver **around 360 new homes**, providing a mix of sizes and tenures, contributing to the housing needs of the area and the wider national housing crisis.

Illustrative Masterplan showing how the development might be laid out:



We will seek to deliver around **35% affordable housing** consistent with our other high-quality developments locally, which include Nottingham Park in Weymouth and Chesil Reach in Chickerell.

Land west of Southill, Weymouth

Landscape, Open Space and Ecology

A comprehensive set of ecological surveys have been carried out to inform the proposals including Bat, Dormouse, Badger, Breeding Bird, Reptile and Great Crested Newt surveys.

The landscape and ecological design focuses on enhancing the natural environment and providing attractive, accessible greenspaces for everyone. **Key Features Include:**

Green corridors and connections with routes to allow public enjoyment of the area

Clustered tree planting is proposed on the highest area of the site to maintain a green backdrop to cross valley views, connecting areas of existing woodland

Rough grasslands and scrub provide suitable habitat for common reptiles on site.

Retained grassland field provides opportunities for long views south

Water storage areas with meadow grassland

Extensive new tree planting throughout the development

Site boundary vegetation to be retained and enhanced where possible with supplementary hedge, shrub and tree planting

The boundary to the substation will be enhanced with additional hedgerow planting with trees.

Pocket parks provide 'stepping stone' open spaces throughout the site

A minimum **10% Biodiversity Net Gain** post development through a mix of on-site and off-site measures

Tree and shrubs planting to provide range of food sources for dormice

Informal open space with retained PRoW and opportunities for informal routes

Scattered native trees north of 30m contour will soften views of the development edge

30m contour limits residential built form. Maintaining 'sweeping views towards the smooth ridge tops' in line with Policy CNP10 within the Chickerell Neighbourhood Plan

Pocket park with LAP offering cross valley views

Existing PRoW route to be re-routed along the eastern boundary of the site

Wildlife connectivity zones and retention of existing vegetation for on-site habitat with foraging opportunities and commuting corridors for bats

Retained hedge and ditch integrated into central POS and SuDS to ensure longevity

Retained mature scrub vegetation managed to promote structural diversity

Built form set back with provision for street trees to strengthen the green corridor and filter views

New hedge boundary along the lane to improve visual amenity and ecological benefits. Properties to be oriented towards the lane to improve surveillance.

Built form set back from boundary with hedge retained

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Site Access

Two new access junctions will serve the proposed development, in the form of simple priority T-Junctions. One will be situated along Radipole Lane (the eastern site access), and the second along the unnamed road which serves as access for the Police Station (the western site access). An additional pedestrian/cycle only access is proposed at Grafton Avenue, providing connectivity to Southill and its local facilities.

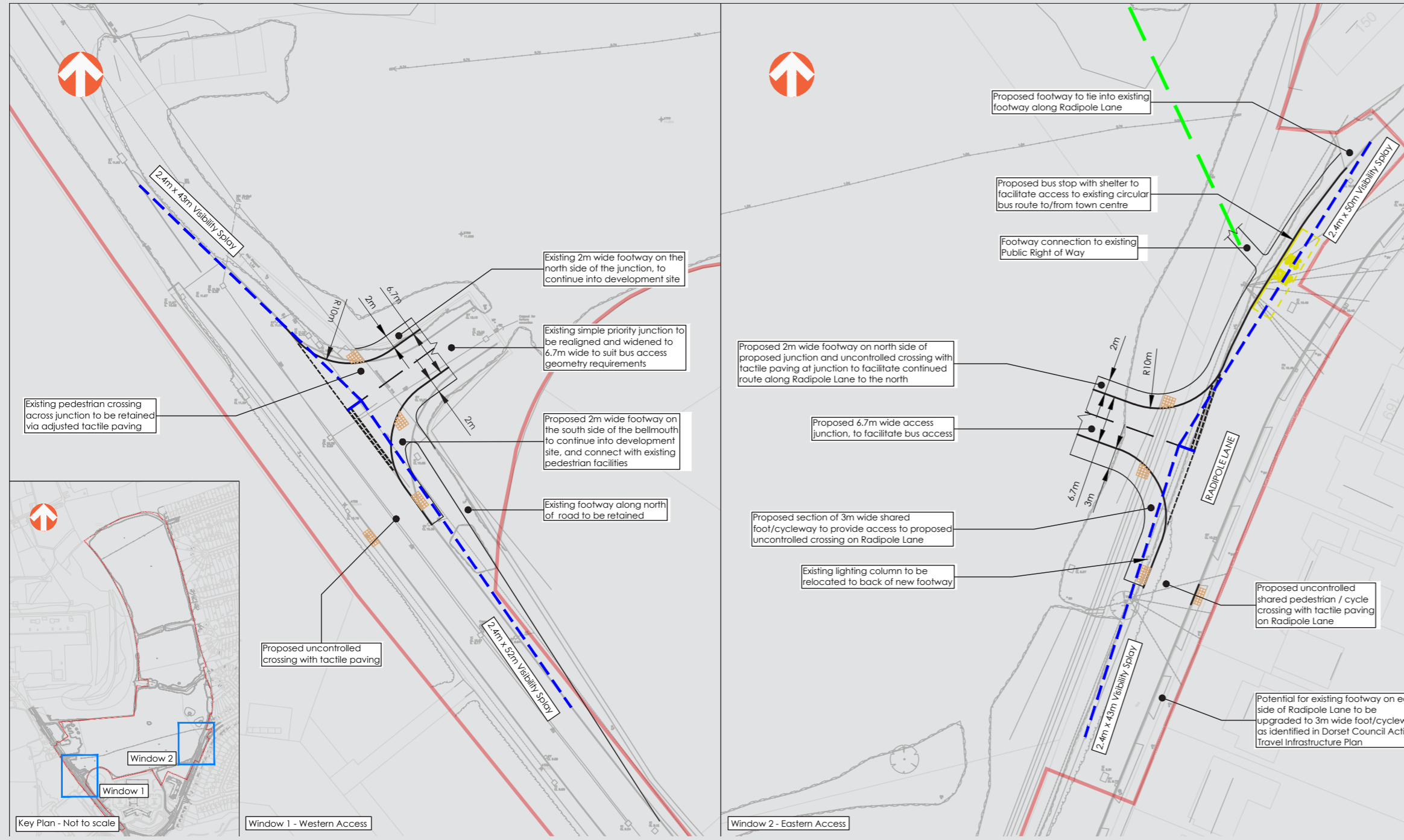
Movement and Access

Active Travel Links

There is an opportunity for connection to a shared foot/cycleway to be provided along Radipole Lane, within the vicinity of the eastern site access and Wessex Roundabout as set out in the Council's Active Travel Infrastructure Plan.

At Wessex Roundabout accessibility is available to the town's wider network of existing walking and cycling routes. Chafey's Avenue and Field Barn Drive are also classified by the Council as advisory routes for on-street cycling. Access to National Cycle Route 26 is possible at Chafey's Roundabout.

A new bus stop is proposed along Radipole Lane within the vicinity of the eastern site access. The internal layout of the site will allow for bus movements should this be required in the future.



Local Facilities

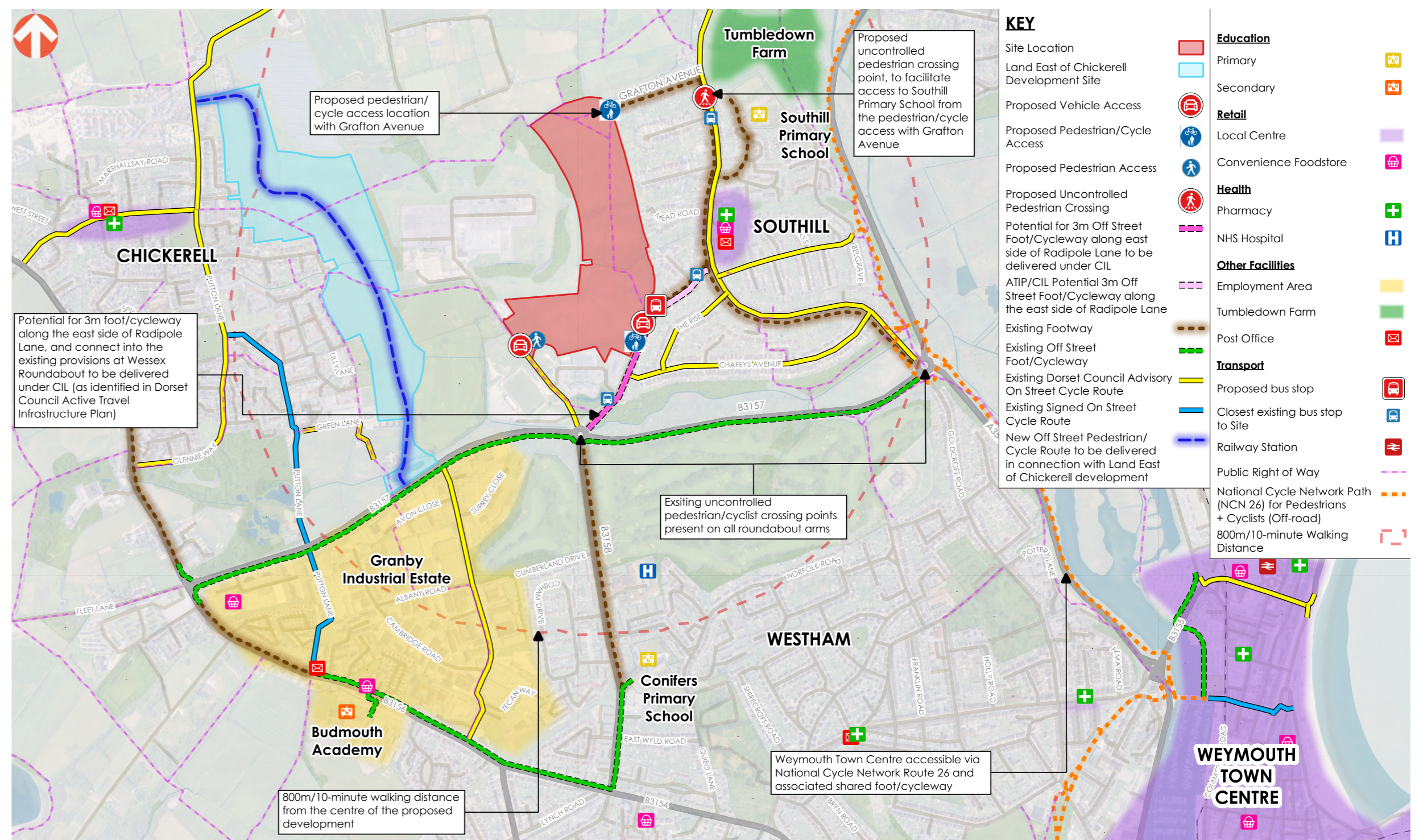
Southill Primary School – 11-minute walk from the proposed pedestrian/cycle connection with Grafton Avenue

Budmouth Academy – 8-minute cycle from the eastern site access

Central convenience shop/post office – 5-minute walk from the eastern site access

Granby Industrial Estate – 4-minute cycle / 17-minute walk from the eastern site access

Weymouth Town Centre – 9-minute cycle from the eastern site access, via National Cycle Network Route 26



Bus Connectivity

The closest bus stop can be reached within a 10-minute walk from the site, known as 'Mayfield Close'. The 3 bus service provides an hourly service during the day, with an additional service in the evening peak hour, to Weymouth town centre via Southill, Westham and Westhaven Hospital. Additional bus services can be reached from Weymouth Town Centre, as well as Weymouth Railway Station.

Traffic Impact

The proposed development is expected to generate approximately three movements every minute in both the AM and PM peak hours. A Travel Plan will be implemented at the development to promote the use of active and sustainable modes of travel by residents living at the site.

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Flood Risk and Drainage

Drainage Design Principles

Designed surface water drainage features will intercept and store rainwater runoff in new sustainable drainage systems (SuDS).

The proposed SuDS within the site will include dry basins with opportunities for additional interspersed features e.g. swales, permeable paving, filter drains, raingardens and tree pits to further slow and direct flow while improving water quality and providing amenity and biodiversity benefits.

Water will be subject to a controlled discharge to the existing ditch at significantly reduced rates compared to existing (more than 70%), before continuing off-site to the east.

The drainage strategy will provide for large storm events (1% probability events) with an increased rainfall intensity to allow for climate change (45%) as well as 10% allowance for urban creep (e.g. residents building extensions or paving over areas), while reducing discharge rates, thus providing significant betterment over existing and expected future conditions.

Additional capacity and control measures of upstream flow, are proposed within the northern catchment to further reduce flood risk downstream in Southill to the east.

This approach will protect the development from flooding throughout its lifetime whilst also offering a reduced flood risk to Southill.



Example CG Fry & Son homes fronting SuDS basin



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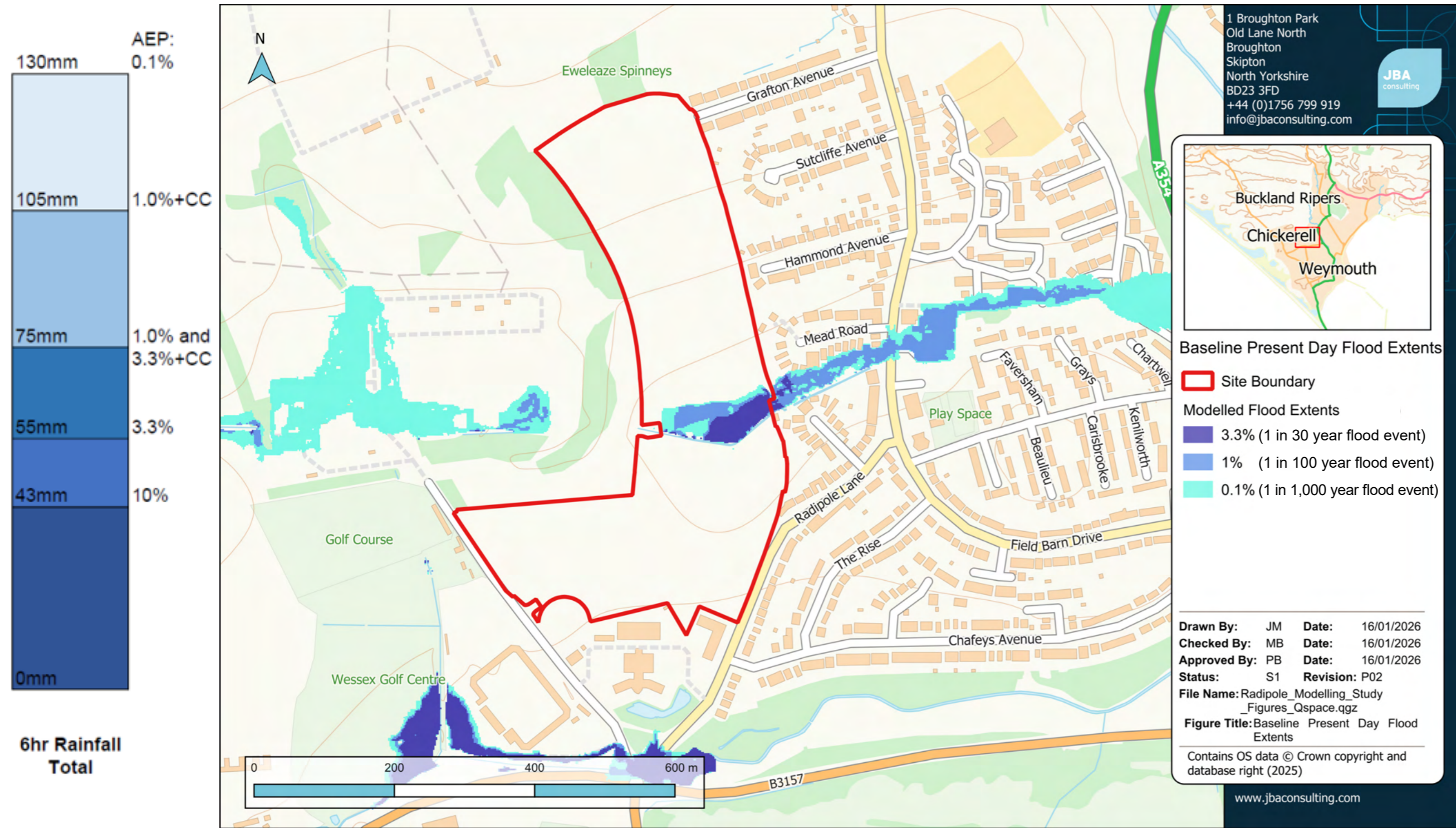
Flood Risk and Drainage

Flood Risk Improvement Opportunity

Specialist flood modelling study undertaken to assess existing conditions and opportunities through future development.

Various rainfall scenarios assessed: Various return periods or Annual Exceedance Probability, AEP, in combination with storm duration.

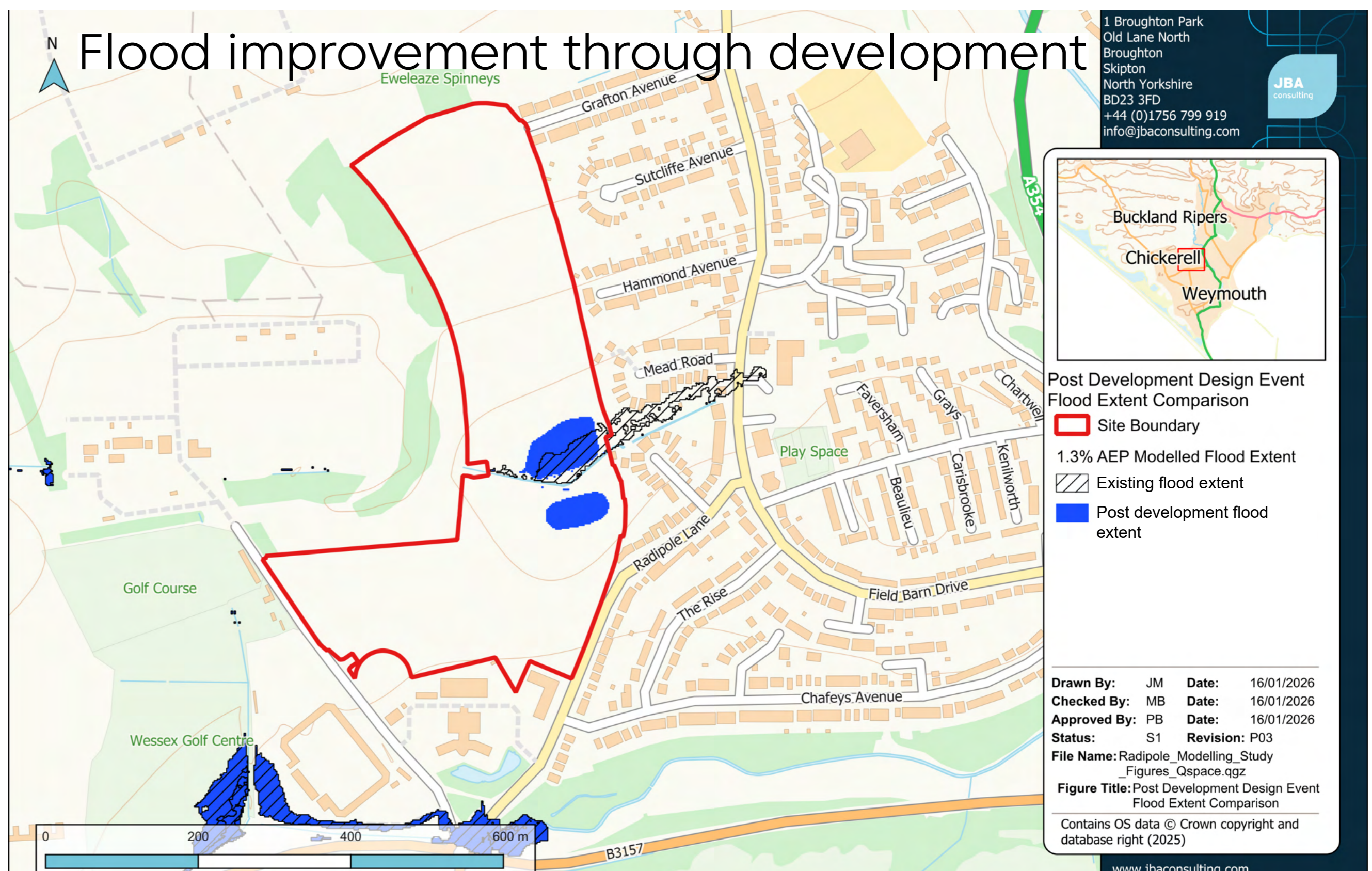
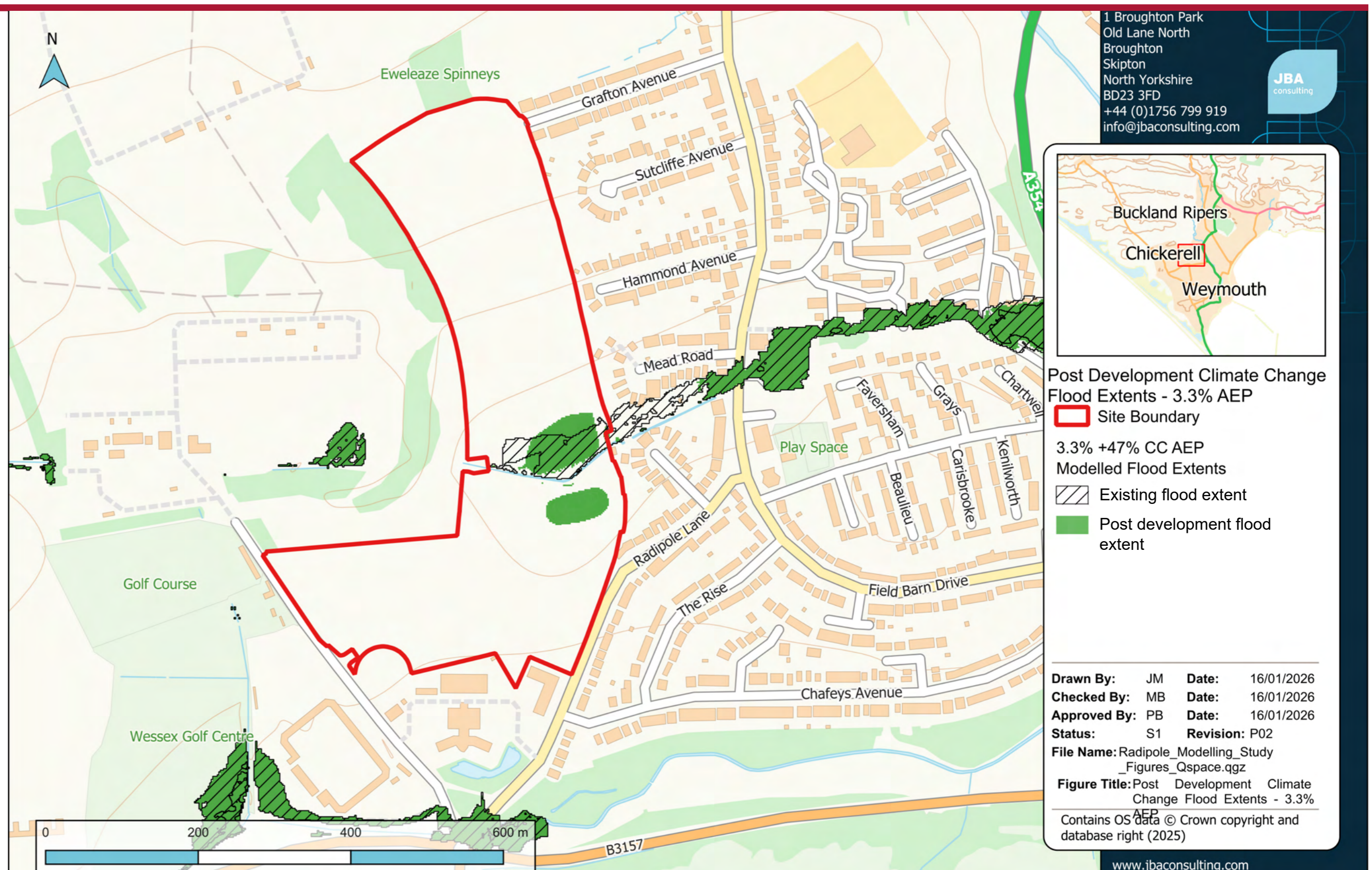
The implementation of the proposed surface water strategy would reduce the peak rate of discharge entering Southill whilst also mitigating the effects of any increased runoff volume and adverse impacts due to climate change. The proposed site provides an opportunity to reduce the frequency and risk of flooding within Southill, which would otherwise continue to increase due to climate change impacts.



Flood Risk Improvement Measures

Localised channel restriction and impoundment bund within site to engage the enlarged northern basin with controlled flow prior to surcharging downstream.

- Safe vehicular and pedestrian link within the site. Thus, improved public right of way across the ditch.
- Onset of flooding to be less frequent event.
- Current onset: 2%AEP (1 in 50yr) storm event.
- Post dev. Onset: 1%AEP (1 in 100yr) storm event.
- Shown to prevent flooding within Southill in up to the 1.3%AEP event (1 in 77 year).
- Volume of overland flow reduced.
- Circa 2,000m³ additional storage volume provided on site for managing upstream runoff passing through the site.
- Equivalent of approx. 20 double decker busses.
- Surface water flood risk remain unchanged.



Land west of Southill, Weymouth

Sustainability

Dorset Council declared a climate and ecological emergency in 2021 and has subsequently adopted their Natural Environment, Climate and Ecology Strategy (recently ‘refreshed’). The strategy is focused on three pillars:

1. Climate change

Cutting greenhouse gas emissions

2. Biodiversity loss:

Helping nature recover by protecting and enhancing our land, rivers and sea

3. Environmental resilience:

Adapting for the impacts of unavoidable environmental change

C G Fry & Son believe that building a home with a low energy demand is the best long-term way to deal with high CO2 emissions and fuel bills. The efficiency of the “building envelope” is key to this.

Built to our “Stepping Stone” specification with all homes defined to meet building regulations and Future Homes Standards where applicable.

High level of airtightness (an average airtightness of 3.5m³)

Traditional masonry cavity wall construction

Bat boxes/bird boxes/swift boxes/bee bricks

Electric car charging points

High level of workmanship and attention to detail reduce heat loss

Sustainable urban drainage system

Consideration of overheating and thermal comfort



Provision of photovoltaic panels

Built using bespoke construction details which have been thermally modelled

High level of insulation

Low water use

Low energy lighting

Air source heat pumps used on all houses and exhaust air heat pumps on flats.

Low-e double glazing

Better heating controls

Local sustainably sourced materials where applicable

Heating, hot water and lighting is 50% cheaper:

An average new build house owner will pay just over £800 a year, compared to £1,789 for those in older equivalent sized properties (yearly saving of £979). Source: <https://www.hbf.co.uk/policy/wattasave>

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Social and other Infrastructure

In addition to the provision of **on-site affordable housing, public open space & play areas**, as part of any planning permission that may be granted by Dorset Council, financial contributions will be made to a number of local infrastructure improvements through what are referred to as planning obligations.

These are secured by the Council through the Community Infrastructure Levy (CIL) and via a legal agreement known as a S106 agreement which also covers other matters such as the future management of any communal areas within the development, including the open space.

While the level and type of contributions will be agreed in consultation with Dorset Council it is currently envisaged they may include financial contributions towards:

- **Education infrastructure**
- **Health infrastructure**
- **Strategic outdoor sports** provision
- Highway improvement works and active travel initiatives
- Chesil Beach and Fleet Special Area of Conservation

As well as the provision of 35% affordable housing and extensive areas of new public open space, our current developments at Chesil Reach in Chickerell and Nottingham Park in Weymouth will result in financial **contributions in excess of £3.6m towards local infrastructure.**





Land west of Southill, Weymouth

Summary of Benefits

The proposal will deliver a sustainable extension to Weymouth, providing;

Around 360 new energy efficient market and affordable (social) homes contributing towards an acute local need

4.85ha of public open space (28% of the site) and areas for play

Sustainable drainage systems and landscape planting offering new habitat creation

Flood risk reduction measures that will reduce the frequency and risk of flooding within Southill

Homes designed to a high quality with attention to detail and craftsmanship

Investment in local infrastructure through planning obligations

Economic investment during the construction phase associated with employment and local spending.

Biodiversity Net Gain

Support for existing local services and facilities through local spending

Additional contributions to Council Tax



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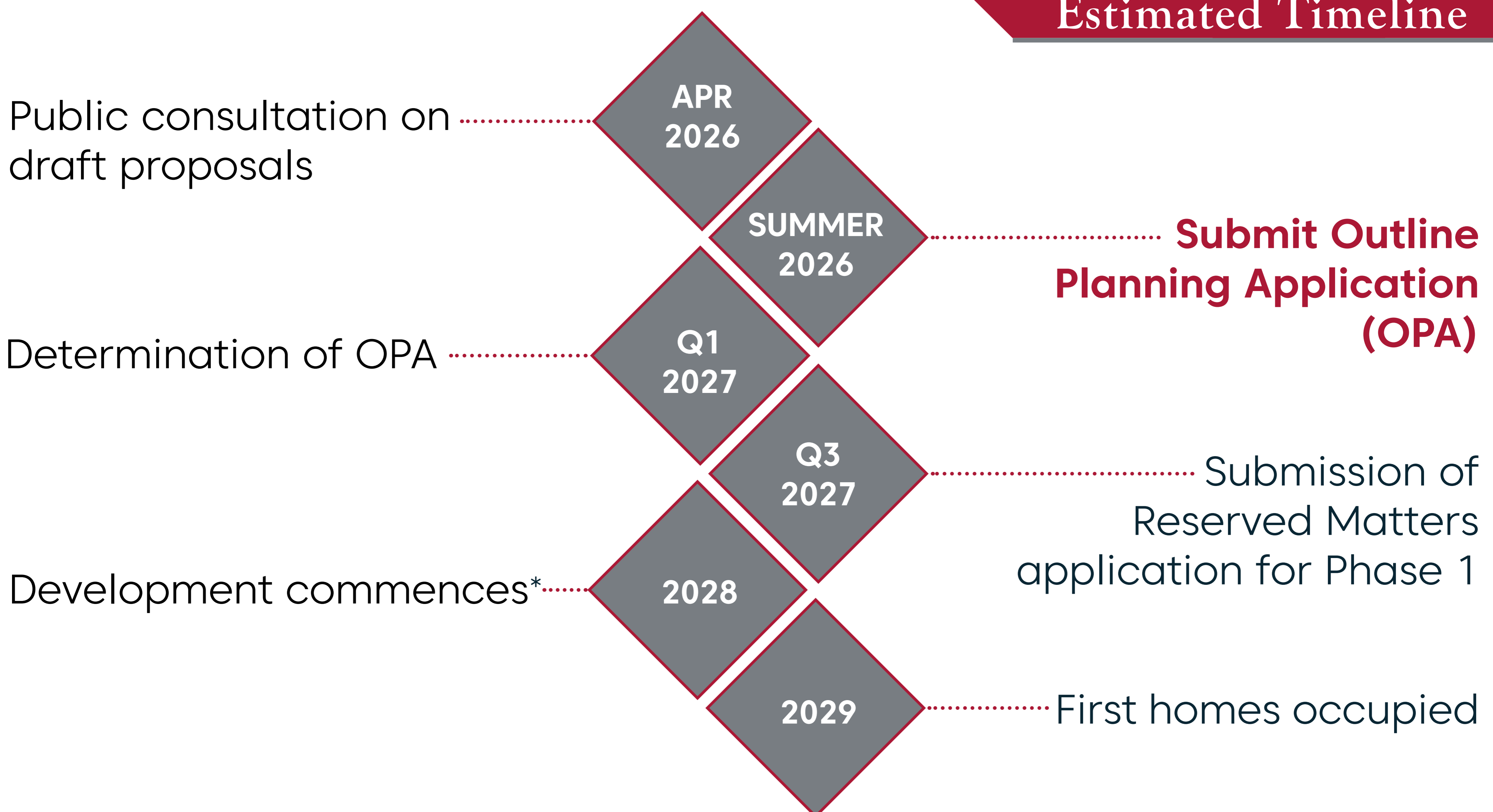
What Happens Next?

We will carefully consider the comments that are raised and aim to address them as far as possible through our outline planning application submission to Dorset Council.

The application will be supported by a number of technical studies including:

- Transport Assessment and Travel Plan
- Flood Risk Assessment and Drainage Strategy
 - Flood Modelling Report
 - Design and Access Statement
- Landscape and Visual Impact Appraisal
 - Ecological Impact Assessment
 - Arboricultural (Tree) Survey
 - Air Quality Assessment
 - Noise Assessment
 - Agricultural Land Report

Estimated Timeline



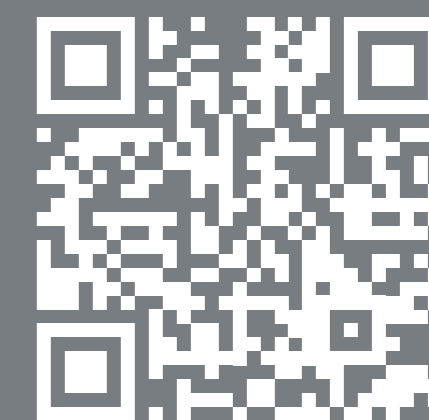
*(Subject to planning and subsequent technical approval process)

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Have Your Say

Paper copies of a **Feedback Form** are available in the room today and you are welcome to stay and complete these and leave them with us.

Alternatively you can submit comments via the
consultation website at:
www.cgfry-westsouthill.co.uk



Or send completed feedback forms/comments
by post to:

Land west of Southill Planning Consultation
Savills
Mountbatten House
1 Grosvenor Square
Southampton
SO15 2BZ

Please let us have your feedback by
5pm on Tuesday 28th April 2026

Thank you for taking the time to look at our draft proposals for the site.

Please do talk to a member of the team if you have any questions or need any help.

C G Fry and Son understands that it is not just homes that we are delivering, but places that provide opportunities for communities to thrive. We pride ourselves on delivering well designed and beautiful homes that meet the needs of present and future generations.

Consultant Team

