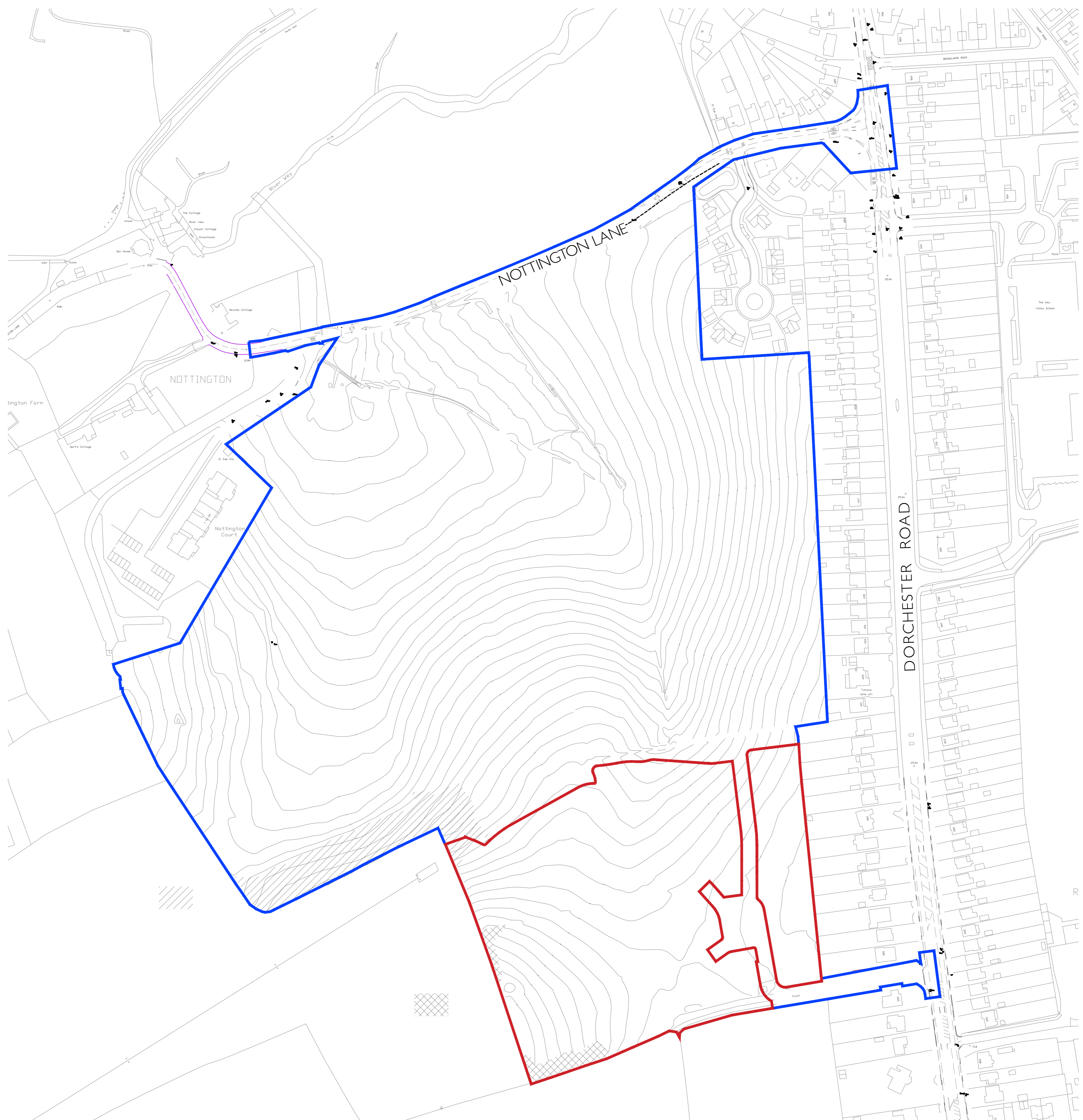


WHAT IS THE SCOPE OF THIS CONSULTATION?

This consultation relates to Phase 3 (the final phase) of our Wey Valley site. It will be what's known as a "reserved matters" application seeking the Council's approval of the details pursuant to the original outline planning permission.

Previous consultations in respect of the principle of the development and the details for Phases 1 and 2 were held locally. This consultation is "online only" although provision will be made for those without internet access.



The site was allocated for development in the adopted West Dorset, Weymouth & Portland Local Plan (October 2015). Outline planning permission was granted on 29th July 2017 for “up to 340 dwellings” with access and ancillary works. Detailed “reserved matters” approval was given for Phases 1 and 2 in May 2021 (and then revised in December 2022).

The original outline framework plan and the Phases 1 and 2 layout plan are reproduced below:



On this board is the proposed detailed layout for Phase 3. The estate road through Phase 3 from Dorchester Road to Phase 2 was approved separately in February 2023 to enable us to lay a new water main.



Phase 3 contains 118 dwellings including 41 “affordable” dwellings. This site layout is available as a separate download from our website.

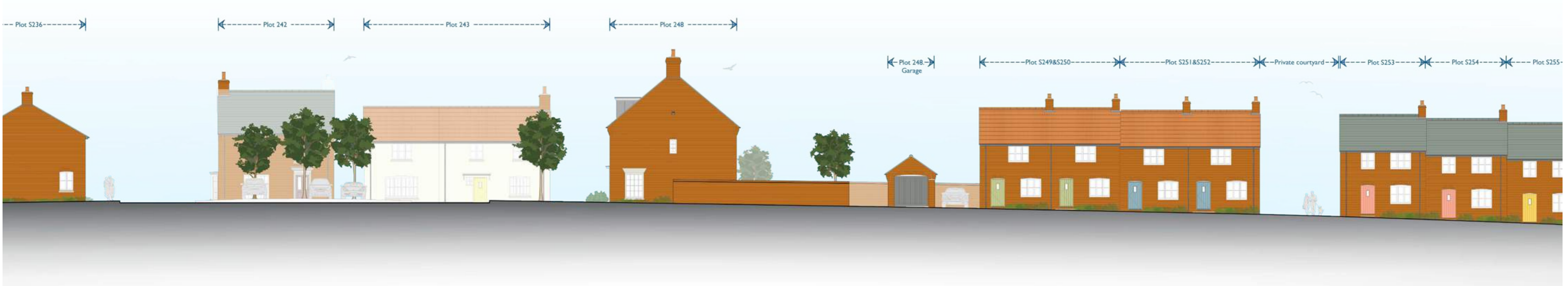
This and the next few boards contain some illustrations of what Phase 3 will look like. Essentially it repeats the style, architecture and materials of Phases 1 and 2 and Phase 1 is now well under way and being occupied.



key plan.



Street Elevation 1



Street Elevation 2



Street Elevation 3

Please contact us if a specific plot concerns you as we can send you the proposed floor plans and elevations for that plot.



key plan.



Street Elevation 4



Street Elevation 5



Street Elevation 6



key plan.



Street Elevation 7



Street Elevation 8



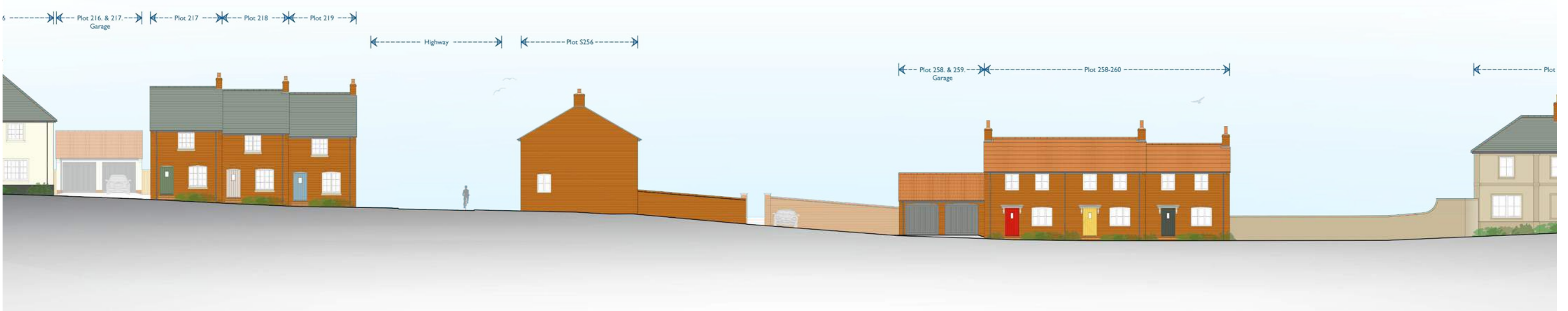
Street Elevation 9



key plan.



Street Elevation 10



Street Elevation 11

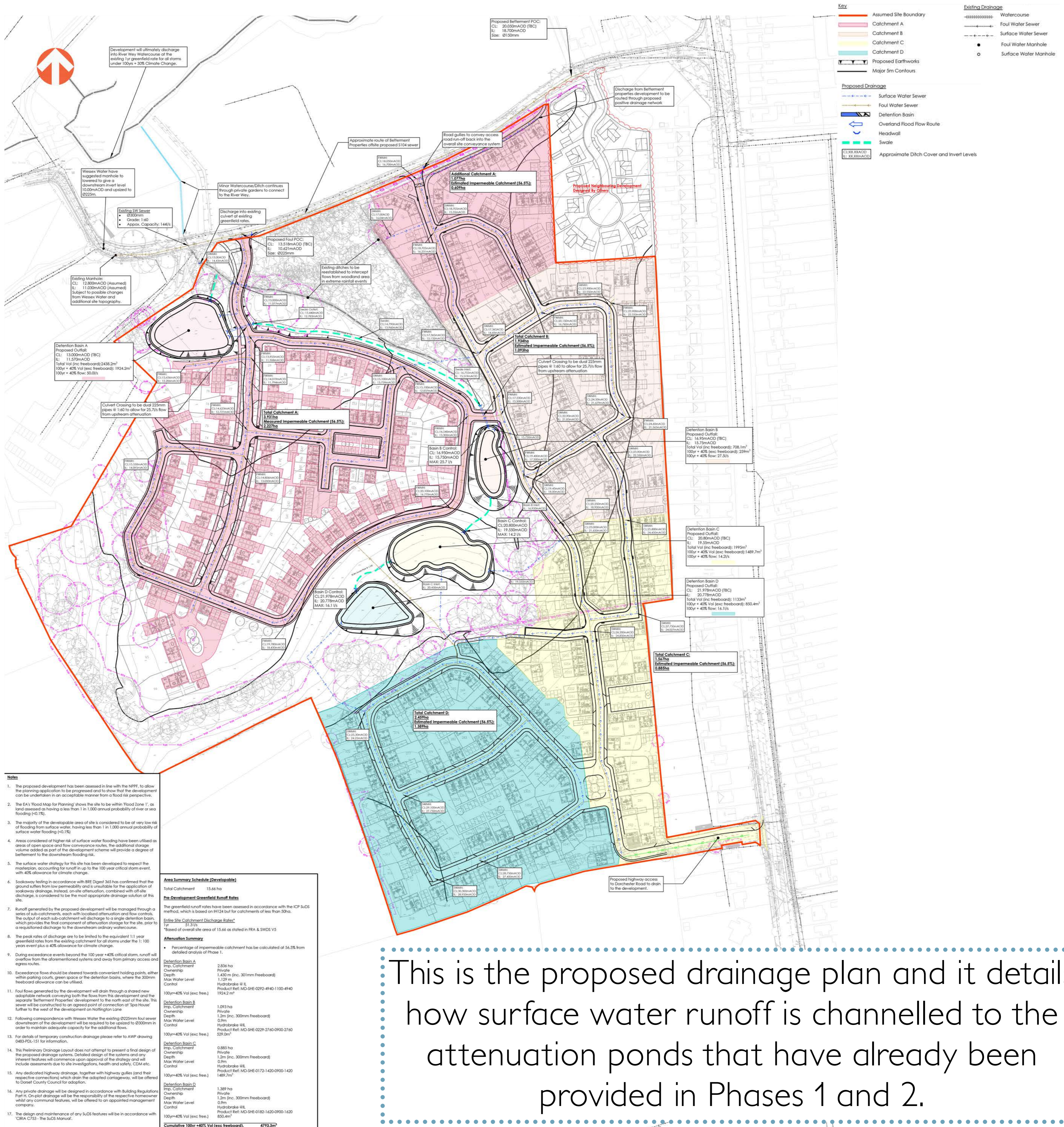


Street Elevation 12



Street Elevation 13

The “reserved matters” application for Phase 3 will include updated information in respect of soft landscaping, drainage and ecology although the principles will all follow what has been established and approved as part of Phases 1 and 2.



This is the proposed drainage plan and it details how surface water runoff is channelled to the attenuation ponds that have already been provided in Phases 1 and 2.

We are keen to receive your feedback on any aspect of the detailed designs for Phase 3. Please bear in mind that the principle of developing this phase is established and the general approach to style, scale, design and materials is also established by Phase 1 and 2.

Please let us have your feedback by 5.00pm on
Friday 15th March 2024.

Please contact us if you would like any further information or hard copies of these boards sent to you or any of the material e-mailed to you.

Please get in touch

David Lohfink
Planning Director
C G Fry and Son Limited
Litton Cheney
Dorchester, Dorset
DT2 9AS

David.Lohfink@cgfry.co.uk
01308-482000
www.cgfry.co.uk