

# Weymouth Neighbourhood Plan 2021-2038

## Produced by the Weymouth Town Council

### Health Check – November 2024<sup>1</sup>: Undertaken by Derek Stebbing BA (Hons) DipEP MRTPI

#### Summary of Recommendations

During the course of this Health Check (HC), the draft Weymouth Neighbourhood Plan (the Plan) and supporting documents were considered by the Full Council of Weymouth Town Council on 20 November 2024. Whilst the draft Plan was endorsed for the purposes of Regulation 15 submission, a separate vote was held on the Weymouth Local Connection Policy (see related Policy W18, Clause 2iii), which resulted in councillors voting against submitting the Weymouth Local Connection Policy.

Overall and in sum, we do not think that the revisions we suggest in this HC are so substantive or fundamental to change the nature of the intent of the respective policies and in turn undermine the agreement that has been secured for proceeding based on the draft submission document that has been voted on by Full Council.

#### 1. Process

- The Weymouth Neighbourhood Plan 2021-2038 (the Plan/WNP) is being prepared by Weymouth Town Council and their Neighbourhood Plan Steering Group. Much work has clearly been undertaken leading to the current initial draft Plan, and this assessment of the draft Plan seek to principally identify the amendments that are necessary prior to Plan being formally submitted to Dorset Council for Regulation 16 consultation and examination. Given the length of the draft Plan and the relative time available to undertake the Health Check (HC), we focused our attention on policy wording and allocations. Furthermore, we have considered the

---

<sup>1</sup> This Health Check is based on the information made available which primarily constitutes: the current draft WNP dated November 2024, the draft Community Statement, the draft Basic Conditions Statement and the suite of supporting documents that are listed below.

draft Plan in the context of the Town Council's firm steer that, at this late stage, their view is that the content/scope of the Plan is settled.

- A draft Consultation Statement (November 2024) has been prepared, and which takes account of the Regulation 14 consultation that was undertaken between 27 October and 15 December 2023. We consider that the Consultation Statement appears to provide a full record of the community engagement work that was undertaken between late-2020 and early-2023.
- A draft Basic Conditions Statement (October 2024) has been prepared and sets out how the Town Council considers that the draft WNP meets the Basic Conditions. It sets out (at Pages 10-28) how the Plan has regard to national policies and advice, contributes to the achievement of sustainable development and is general conformity with the strategic policies of the adopted West Dorset, Weymouth and Portland Local Plan.
- We have considered the following supporting documents:
  - Weymouth Neighbourhood Plan – Character Area Assessment (ECA) (March 2021);
  - Weymouth Housing Needs Assessment (HNA) (AECOM) (April 2021);
  - Weymouth Housing Needs Assessment (HNA) (AECOM) (November 2024);
  - Dorset Council Housing Allocations Policy 2021-2026 (Dorset Council) (August 2024);
  - Weymouth Neighbourhood Plan – Site Options and Assessment Report) (January 2023) (AECOM);
  - Strategic Environmental Assessment (SEA) for the Weymouth Neighbourhood Plan – Environmental Report (AECOM) (October 2023);
  - Weymouth Neighbourhood Plan – Report to Inform Habitats Regulations Assessment (HRA) (January 2024);
  - Weymouth Neighbourhood Plan – Regulation 14 Consultation Analysis (Weymouth Town Council) (February 2024);
  - Weymouth Neighbourhood Plan – Summary of Changes to Policies following Regulation 14 consultation (Weymouth Town Council) (2024);
  - Weymouth Neighbourhood Plan – Compendium of Changes to Pre-Submission Plan Policies (Weymouth Town Council) (2024);
  - CSE How Green is My Plan – Assessment Summary (Weymouth Town Council) (2024);
  - Weymouth Level 2 Strategic Flood Risk Assessment Final Report (JBA Consulting) (June 2023);
  - Weymouth Neighbourhood Plan – Viability Report (Bailey Venning Associates) (November 2024);
  - Weymouth Local Connection Policy (Weymouth Town Council) (November 2024).

- Updated maps and final versions of the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) reports were in the course of preparation by AECOM at the time of this HC and have not been reviewed.

## 2. Content

- We have not identified any ‘showstoppers’ in so far issues so significant that they might undermine the plan as a whole. Overall, we consider that the draft Plan has been prepared to a sound standard. Its structure and layout are very accessible, and the presentation of Policies in colour-coded full page-width boxes is to be commended. The majority of maps are to an appropriate scale with good legibility, albeit a small number of maps do suffer from poor legibility and definition, chief of which is Map 16. In that case, we will recommend the preparation of a series of Inset Maps at a larger scale.
- A number of suggested clarifications, revisions to terminology, rewording and corrections to the text of some Policies are set out in Part 3 of this HC. Amongst these, we would highlight the following:
  - Policy W10: Local Green Space - whilst we have not assessed the proposed Local Green Spaces in any detail i.e. apart from studying the content of Schedule 1, we think an Examiner might not support a number of the proposed Local Green Spaces that are presently amenity green spaces within residential areas, e.g. Nos. 21-24. It will depend upon their qualities and whether the tests of being ‘demonstrably special’ are met. We recognise the Examiner will, of course, have the additional benefit of a site visit to each of the proposed LGS.
  - Policy W31: Principal Residence Requirements. We understand the Town Council’s desire to include this Policy, but if the only material supporting evidence is that which is set out in paragraphs 9.153 and 9.156, and on the map at the foot of Page 127, we are not convinced that this restrictive policy can be fully justified. In a major seaside resort such as Weymouth, it is an inevitability that a proportion of the housing stock will be used for seasonal lettings to visitors.
  - Policy W17: Housing Mix and Policy W18: Affordable Housing - these should be agreed with Dorset Council. In the case of the latter and specifically Clause 2iii (as noted above) we understand that councillors have voted against submitting the Weymouth Local Connection Policy. We would observe that Local Connection Policies (LCPs) in NPs are more common for many much smaller rural settlements, where the objective is to try and provide priority opportunities for younger people to

stay within their home villages, rather than leaving for larger towns and cities. We have not been able to identify a comparable specific LCP for a major urban centre such as Weymouth, as opposed to a district-wide strategy.

- In terms of the specific site allocations policies, as noted above, we were not able to view the final versions of the SEA and HRA reports when undertaking this HC. We do observe that it might be preferable from the perspective of the Town Council to be precise around phrases such as e.g. “around 250 dwellings” and “approximately 150 dwellings”. In such instances it may give rise to a perception of a more flexible approach which may, in our experience, be seized upon as opening the option for a higher number (albeit the acceptability of higher numbers would need to be tested against the Plan’s wider Policy requirements). In the alternative you may consider stating e.g. “for 250 dwellings” which may go some way to avoiding such figures being treated as starting points.<sup>2</sup>
- Policy W35: Loss of Business Premises: The period of “at least 18 months” for the appropriate and sustained marketing of business premises is longer than many other examples that we have seen in policies such as this, with 12 months being more common (albeit 18 months in the case of W53: Public Houses is perhaps reasonable).
- One topic which we are perhaps surprised is not addressed in rather more detail is the Leisure and Tourism sector of the local economy, and in particular the tourist accommodation sector (e.g. hotels) which is only addressed tangentially by Policy W41. However, clearly the scope of the Plan is a matter entirely at the Town Council’s discretion and there is no obligation have addressed this in further detail.

**Derek Stebbing**  
**29 November 2024**

---

<sup>2</sup> We understand the Steering Group has had contrary advice from Dorset Council, however we consider the proposed revision is reasonable for the reasons stated.

**Part 1 – Process**

	Criteria	Source	Response/Comments
1.1	Have the necessary statutory requirements been met in terms of the designation of the neighbourhood area?	<p><b>Weymouth Town Council</b></p> <p>Appendices 1 and 2 of the Basic Conditions Statement</p> <p>Dorset Council website <a href="https://www.dorsetcouncil.gov.uk/c119c545-2079-6c46-10a4-ce065d759e15">c119c545-2079-6c46-10a4-ce065d759e15</a> (<a href="https://www.dorsetcouncil.gov.uk">dorsetcouncil.gov.uk</a>)</p>	<p>An application for the designation of the neighbourhood area was made by the Town Council on 2 July 2020, including the area covered by the made Sutton Poyntz Neighbourhood Plan (May 2020) – on the basis the new Weymouth NP will consolidate the policies of the Sutton Poyntz NP.</p> <p>The neighbourhood area was designated by Dorset Council (DC) on 6 July 2020. A map of the designated area is included at Page 2 in the draft Plan.</p> <p>The Basic Conditions Statement (at Pages 35 and 36) includes a copy of the neighbourhood area application and decision issued by DC.</p>
1.2	If the area does not have a parish council, have the necessary statutory requirements been met in terms of the designation of the neighbourhood forum?	<p><b>Weymouth Town Council</b></p>	<p>The Weymouth Neighbourhood Plan is being produced by the Weymouth Town Council.</p>
1.3	Has the plan been the subject of appropriate pre-submission consultation and publicity, as set out in the legislation, or is this underway?	<p><b>Weymouth Town Council</b></p>	<p>Yes. The Regulation 14 pre-submission consultation was undertaken between 27 October and 15 December 2023, with appropriate publicity and consultation events.</p>
1.4	Has there been a programme of community engagement proportionate to the scale and complexity of the plan?	<p><b>Weymouth Town Council</b></p>	<p>Yes. The draft Consultation Statement sets out full details of the community engagement activities that have taken place since the designation of the neighbourhood area, and at key stages during the course of the Plan’s preparation.</p>

			Overall, during the period 2020-2024, there appears to have been a programme of community engagement that is proportionate to the scale and complexity of the Plan.
1.5	Are arrangements in place for an independent examiner to be appointed?	<b>No source</b>	There is no information provided on this. It is advised that discussions with Dorset Council should be scheduled for early-2025, following submission under Regulation 15, to identify a suitable independent examiner.  Whilst the general approach is to assess the resumes/CVs provided by prospective examiners, you may also find it helpful in coming to a decision by reading examples of their reports on other Neighbourhood Plans.
1.6	Are discussions taking place with the electoral services team on holding the referendum?	<b>No source</b>	It is not yet appropriate to put in place arrangements for a referendum after the examination of the Plan. However, as the Plan continues to advance during 2025 discussions should be held with Dorset Council.
1.7	Is there a clear project plan for bringing the plan into force and does it take account of local authority committee cycles?	<b>The draft Weymouth Neighbourhood Plan (November 2024)</b>	Yes. Section 12 of the draft Plan, together with Appendix A, establishes a framework for monitoring the effectiveness of the Plan, with an intention to review the Plan in due course to take account of any necessary changes arising from changes to national and Dorset Council policies.
1.8	Has a SEA screening been carried out by the LPA?	<b>Weymouth Town Council</b>	Yes. As fully referenced at Pages 29/30 of the Basic Conditions Statement.
1.9	Has a HRA screening been carried out by the LPA?	<b>Weymouth Town Council</b>	Yes. As fully referenced at Pages 32/33 of the Basic Conditions Statement.

**Part 2 – Content**

	Criteria	Source	Response/Comments
2.1	Are policies appropriately justified with a clear rationale?	<b>The draft Weymouth Neighbourhood Plan (November 2024)</b>	Yes. However, as set out in Part 3 below, a number of Policies would benefit from some focused amendment (many of a relatively minor nature) and drafting improvements.  There is also useful advice to be found here: <a href="https://neighbourhoodplanning.org/wp-content/uploads/Writing-planning-policies-toolkit-HK-071218-0907-COMPLETED-JS-complete-.pdf">https://neighbourhoodplanning.org/wp-content/uploads/Writing-planning-policies-toolkit-HK-071218-0907-COMPLETED-JS-complete-.pdf</a>
2.2	Is it clear which parts of the draft plan form the ‘neighbourhood plan proposal’ (i.e. the neighbourhood <i>development plan</i> ) under the Localism Act, subject to the independent examination, and which parts do not form part of the ‘plan proposal’, and would not be tested by the independent examination?	<b>The draft Weymouth Neighbourhood Plan (November 2024)</b>	The WNP is supported by a contents table and presently runs to 288 pages including Appendices.  Subject to the focused amendments and re-drafting (as set out in Part 3 below), there is sufficient clarity as to what is the WNP and what will be the subject of future examination.
2.3	Are there any obvious conflicts with the NPPF?	<b>The draft Weymouth Neighbourhood Plan (November 2024)</b>	No. There are no obvious matters of potential conflict with the National Planning Policy Framework (NPPF) and other national policies.
2.4	Is there a clear explanation of the ways the plan contributes to the	<b>The draft Weymouth Neighbourhood Plan (November 2024)</b>	Yes. As fully referenced at Pages 19-23 of the Basic Conditions Statement.

	achievement of sustainable development?		
2.5	Are there any issues around compatibility with human rights or EU obligations?	<b>The draft Weymouth Neighbourhood Plan (November 2024)</b>	No. As referenced at Page 31 of the Basic Conditions Statement.  From our assessment of the draft Plan, and the suite of supporting documents, there would appear to be no issues regarding compatibility with human rights and EU obligations (as retained in UK Law).
2.6	Does the plan avoid dealing with excluded development including nationally significant infrastructure, waste and minerals?	<b>The draft Weymouth Neighbourhood Plan (November 2024)</b>	The WNP Policies do appear to avoid dealing specifically with such excluded development.
2.7	Is there consensus between the local planning authority and the qualifying body over whether the plan meets the basic conditions including conformity with strategic development plan policy and, if not, what are the areas of disagreement?	<b>The draft Weymouth Neighbourhood Plan (November 2024)</b>	Subject to Policy W18, Clause 2iii, from our assessment of the draft Plan there would appear to be no obvious matters where there are likely to be any major issues regarding the Plan's conformity with the strategic planning policies of Dorset Council.  The Town Council has made a number of amendments to the Plan's Policies to take account of the extensive comments submitted by Dorset Council at the Regulation 14 consultation stage.
2.8	Are there any obvious errors in the plan?	<b>The draft Weymouth Neighbourhood Plan (November 2024)</b>	No. There appear to be are no obvious or fundamental errors in the Plan.
2.9	Are the plan's policies clear and unambiguous and do they reflect the	<b>The draft Weymouth Neighbourhood Plan (November 2024)</b>	Detailed comments are made in Part 3 below on the drafting of each of the Plan's Policies.

	community's land use aspirations?		Certain Policies do require some focused re-drafting for effective use by both the local planning authority and users of the Plan. We do advise that all of the Policies be reviewed in light of our detailed comments, and where necessary be re-drafted to ensure that they provide clarity and conciseness for future users of the Plan, in order that they can be effective in their implementation.
--	-----------------------------------	--	--

### Part 3 - Detailed Comments

1. These detailed comments address all matters, both of significance and of a more minor nature, across the current draft WNP and are presented in page order. Note that these comments relate to the November 2024 version of the draft Plan that was supplied to us.
2. Section 1 – Introduction (Pages 1-3) – The last sentence of paragraph 1.3 could usefully include the date of the local government re-organisation. The reference at paragraph 1.6 should be to Appendix D.
3. Section 2 – Weymouth Neighbourhood Area (Pages 4-9) – From an independent overview of the full draft Plan, there is an impression that the existing ‘made’ Sutton Poyntz Neighbourhood Plan (SPNP) is somewhat ‘sidelined’ in the general narrative, and it is only by going to Appendix D (Pages 273-288) is there an analysis of how the 28 Policies in the SPNP are proposed for alignment with the ‘W’ Policies in the WNP. The concluding paragraph to Appendix D is somewhat brief and should be extended to provide a fuller summary of the proposed alignment of Policies. Within Section 2, paragraph 2.13 is an example of how the SPNP is addressed rather too briefly – and, in this case, a cross-reference to pages 287/288 would be useful.
4. Section 3 – The Strategic Context (Pages 10-12) – The text box on Page 12 regarding the Level 2 Strategic Flood Risk Assessment could usefully benefit from a brief paragraph of explanation in this section, possibly a new paragraph 3.12 under the heading of Flood Risk.
5. Section 4 – Purpose of the Neighbourhood Plan (Pages 13/14) – A reminder of the Plan period (i.e. 2021-2038) in this section would be helpful, possibly in paragraph 4.6.
6. Section 5 - The Structure of the Plan (Pages 14-16) – Paragraphs 5.9-5.11 will require updating etc. following the final completion of the SEA and HRA reports.
7. Section 6 - Vision, Aims and Objectives (Pages 15-21) – A brief section describing how the Vision has been formulated through community engagement would be useful, probably by extending paragraph 6.2. The Aims and Objectives are clear and well presented in tabular, colour-coded form.

8. Section 7 – Environmental Sustainability (Pages 22-24) – There would seem to be two potential Footnotes numbered 23 – see paragraphs 7.7 and 7.9. The fifth sentence of paragraph 7.9 should commence with “Developers ...”. and the missing page no. in this paragraph is 24. With regard to the references to NPPF paragraph numbers, e.g. at paragraph 7.3, note that the Government intends to publish a revised NPPF late 2024/early 2025, and many of the NPPF paragraph numbers in the draft Plan will change.
9. Section 8 – Landscape and Greenspace (Pages 25-72) – This section contains the following 13 draft Policies:

**Policy W01: Shoreline Protection**

**Development proposals, specifically to prevent coastal erosion or flooding, and protect property and businesses, in areas designated by the South Devon and Dorset Shoreline Management Plan to be protected (‘hold the line’) will be supported**

The wording (‘hold the line’) should be deleted in this Policy as it does not add to the purpose of the Policy. The Policy text should end with a full stop.

-----

**Policy W02: Conservation of the Natural Environment**

- 1. Areas of benefit to nature and geological conservation, such as country parks, nature parks and reserves must be retained and protected from detrimental negative impacts likely to arise from development.**
- 2. Any development brought forward must ensure that it can be implemented without adverse effect upon the integrity of the Habitats sites. Proposals that will adversely affect the integrity of Habitats will not be supported.**
- 3. Support is given to the recognition of wildlife areas at Wey Valley Watermeadows on land shown on Map 7.**

This Policy appears suitably drafted.

-----

**Policy W03: Wildlife Habitats and Areas**

- 1. Development proposals that are likely to have a significant adverse effect on the integrity of habitats of local and national importance and the wild flora and fauna in those areas that form part of the ecological network will not be supported unless unavoidable due to exceptional**

circumstances and the proposed mitigation measures are proportionate to the status of the site and satisfy the requirements of the local planning authority.

2. Where impacts to biodiversity are identified, proposals must apply the mitigation hierarchy and do everything possible to firstly avoid then to minimise impacts. Compensation measures will be permissible as a last resort only.
3. Proposals to protect or restore any existing features, or to create new features of wildlife habitat – particularly where these form linkages between habitats within or beyond the site will be encouraged and supported.

The hyphen in Clause 3 should be removed and replaced by a comma, with a further comma added after the word “site”.

-----

#### **Policy W04: Wildlife Corridors**

1. All development proposals impacting the areas recognised as Wildlife Corridors on Map 9 should meet the requirements of the Dorset Biodiversity Appraisal Protocol.
2. Wherever appropriate, development proposals should demonstrate they take the opportunity to enhance and extend the network of Wildlife Corridors as a means of mitigating development impact with a focus on increasing biodiversity, wildlife value and general amenity value of these corridors.
3. Where wildlife corridors are disrupted as an unavoidable consequence of adjacent or nearby development, developers will be required to minimise the impact and to carry out remedial action in accordance with a scheme agreed with the Local Planning Authority.

The words “wildlife corridors” in Clause 3 should be “Wildlife Corridors” for consistency of title.

-----

#### **Policy W05: Ecological Impact of Development**

1. Development proposals should comply with national legislation and the requirements of the Local Planning Authority and, unless statutorily exempt, must contribute to the enhancement of the natural environment by providing for a substantial biodiversity net gain.
2. All development proposals should consider potential ecological impacts at an early stage in their design consistent with best practice guidance and identify an array of suitable habitats and other measures (e.g. bat tiles, swift bricks, bird boxes, retention of hedges and other heritage boundaries, green roofs, rainwater gardens etc) to be included in the development

The words “biodiversity net gain” should be “Biodiversity Net Gain”.

-----

**Policy W06: Trees, Woodlands, and Hedgerows**

- 1. Development proposals should avoid the loss of or damage to trees, woodland, orchards, or hedgerows that contribute positively to the character, biodiversity, and amenity of an area.**
- 2. Development proposals which could result in loss or damage to ancient, protected, or veteran trees will not be supported.**
- 3. Where loss or damage to trees, woodland, orchards, or hedgerows is unavoidable, development proposals must provide for appropriate replacement planting on the site with an indigenous species along with a method statement for the ongoing care and maintenance of that planting. The planting of new trees and hedgerows on the same basis will be supported.**
- 4. Replacement planting should at least be on a two-for-one basis, adopt a ‘right tree right place’ approach and demonstrably increase the canopy cover on site consistent with an overall objective of a minimum 15% canopy cover over the plan period.**

This Policy appears suitably drafted.

-----

**Policy W07: Rights of Way, and Access to the Countryside**

- 1. Rights of way and other non-vehicular public access routes should be protected. Proposals for improvements or extensions to those that exist will be supported where there is no adverse or harmful impact on biodiversity.**
- 2. New developments must ensure that existing footpaths, bridleways, cycleways and other rights of way are retained, or that any diversion would not result in an adverse impact on biodiversity, residential amenity, or the safety of the public.**
- 3. Opportunities to connect major new developments via footpath, bridleway and cycleway links to the network of countryside and coastline footpaths should be maximised.**

It would be preferable to describe “Rights of Way” as “Public Rights of Way”, as notated on Map 9.

-----

**Policy W08: Coastal Green Recreation Areas**

Coastal recreation areas shown on Map 10 are protected from development for purposes of public recreational access and enjoyment unless it is for:

- i. coastal defence purposes; or
- ii. for the improvement or extension of an existing built facility; or
- iii. the provision of an additional unobtrusive small-scale public facility; or
- iv. improved accessibility; or
- v. enhanced recreation opportunities of an appropriate scale and nature; and
- vi. enhances the quality and appearance of the built environment in relation to the coastal landscape and seascape.

It is unclear from the Policy, its supporting text and from Map 10, whether the correct designation is “Coastal Green Recreation Areas” or “Coastal Recreation Areas”, as both terms are used within the Policy itself and within the text. From our assessment, it should be “Coastal Recreation Areas” and if that is the case this term should be used on a consistent basis.

-----

**Policy W09: Green Gaps**

1. The areas (shown on Map 11) are fundamental to retaining and protecting the special character and setting of settlement areas and preventing coalescence (the joining or merging of elements to form one mass).
2. Development proposals in the designated green gaps will not be supported unless it can be demonstrated that the development is for:
  - i. measures to prevent flooding; or,
  - ii. improvements to access to the countryside; or
  - iii. enhancement of recreation activities; or,
  - iv. for essential agricultural uses to enhance food production.
3. Development should not compromise:
  - i. the visual openness and landscape character of the gap; or
  - ii. the character or setting of local heritage assets.

Map 11 is in two parts, and for accuracy the Policy should refer to “Maps 11A and 11B”. For consistency, the term “Green Gaps” should be used wherever the designation is being cited, as this is an important Policy designation, e.g. within Clause 2 of the Policy.

-----

**Policy W10: Local Green Space** The areas listed in Schedule 1 of the Neighbourhood Plan are designated ‘Local Green Spaces’ and are protected from new development unless minor and ancillary to their existing use, or ‘very special circumstances’ can be demonstrated.

We would recommend the following wording for this Policy to have proposed regard to national policy:

*“The areas listed in Schedule 1 and shown on Map 12 and as defined on the accompanying Inset Maps at Appendix B are designated as Local Green Spaces. Development proposals in the designated Local Green Spaces will be managed in accordance with national policy for Green Belts.”*

Map 12 does not identify the proposed Local Green Spaces in sufficient detail or at sufficient scale. It can only serve as a general Index Map. Therefore, the Plan should make more direct references to the suite of Inset Maps contained at Appendix B, for the benefit of users of the Plan.

This HC has afforded a relatively limited opportunity to assess the proposed Local Green Spaces in any detail: as such, our principal focus has been studying the content of Schedule 1. However, we would comment that an examiner might not support a number of the proposed Local Green Spaces that are presently amenity green spaces within residential areas, e.g. nos. 21-24. It will depend upon their qualities and whether the tests of being ‘demonstrably special’ are met. The examiner will of course have the additional benefit of undertaking a site visit to each of the proposed LGSs.

-----

**Policy W11: Incidental Open Space**

**Areas of incidental open space in residential areas that were designed as part of the layout to contribute to local amenity, character and/or green infrastructure should be protected from development except where:**

- i. **new and appropriate alternative provision can be demonstrated to compensate for localised loss of public amenity and community wellbeing; or,**
- ii. **it can be demonstrated that any damage to green infrastructure and/or local character can be satisfactorily mitigated, or the existing situation enhanced.**

The term “community wellbeing” in Clause 1 of Policy is somewhat nebulous in the context of Incidental Open Space, and might be better described by “*quality of life within the area concerned*”.

-----

**Policy W12: Riversides**

- 1. Development proposals to further safe and responsible access and recreation and tourism activity alongside the waterways shown on Map 15 will be supported if they conform with the NPPF requirements for development in higher flood risk areas.**
- 2. Development proposals should take full account of natural river processes, and the ability for maintenance of the watercourse, including for flood risk management purposes.**
- 3. Development proposals should be accompanied by a site-specific Flood Risk Assessment.**
- 4. Development proposals should be consistent with the Environmental Objectives of the Neighbourhood Plan.**

The reference to Map 15 should be to Map 14.

-----

**Policy W13: Panoramas, Vistas and Views**

- 1. Development proposals should respect important public panorama, vista, and view. Development proposals likely to impact on the area’s important panoramas, vistas, and views, shown on Map 15A to 15F inclusive and defined in the text in Table Y.**
- 2. Development proposals likely to impact on the area’s important panoramas, vistas and views should demonstrate due regard to the local design guidance whenever available.**

The words “panorama”, “vista” and “view” in the first sentence of Clause 1 should read “panoramas”, “vistas” and “views”, and “Table Y” would seem to be “Table V”. Map 15A to 15F should be “Maps 15A to 15F”.

In other plans showing important panoramas, vistas and views, we have seen suitable photographs supporting the views (as defined in this case on Maps 15A-15F) with the photographs being taken from the viewpoints. However, it will need to be noted that a photograph can only be a representation of the view concerned, and will not be to scale etc.

-----

10. Section 9 - Development and Homes (Pages73-133)– This section contains the following 23 draft Policies:-

**Policy W14: Development Boundaries**

- 1. Development on brownfield sites within the defined development boundary, shall be prioritised in the development plan.**
- 2. Development proposals will be supported within the defined development boundaries subject to alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with relevant policies in the development plan.**
- 3. Outside of the defined development boundaries, development should be strictly controlled to safeguard the unique character, natural beauty, agricultural value, and environmental significance of countryside areas with the neighbourhood area.**

In order to interpret this Policy, it should be linked within the text to Map 16. However, Map 16 is of such a scale that users of the Plan will find it difficult to identify specific sites clearly. Ideally, Map 16 should be supported by inset plans at an appropriate scale showing the various defined development boundaries with greater clarity.

The phrase “*in the development plan*” in Clauses 1 and 2 should be amplified. We assume that it refers to both the Neighbourhood Plan and the adopted Local Plan. If that is the case, it should be made clearer.

Clause 1 should refer to “defined development boundaries”.

Paragraph 9.20 notes that “*The West Dorset Weymouth & Portland Local Plan DDB has been modified to include the two site allocations at Redlands W21 and Wyke Oliver Farm W20. Note only the development areas are included the adjacent land transferred to public ownership is outside the DDB. (See Map 16)*”. This proposed alteration to the Local Plan’s DDB will require rather more justification than is presently set out, if only to state that it brings the proposed DDB up to date since the Local Plan’s adoption in October 2015 by reflecting the proposed site allocations within this

Neighbourhood Plan (and any other developments that may have taken place since 2015?).

-----

**Policy W15: Extensions and Alterations**

- 1. Extensions, and alterations to a building that require planning consent, should be designed to the highest sustainability standards and reflect the character of nearby buildings and their setting. This will require particular attention to:**
  - i. the choice of materials**
  - ii. the scale of development including roof heights, and**
  - iii. layout within the plot**
- 2. Measures to improve the sustainability of a building, including retrofitting to increase its energy efficiency and the appropriate use of micro-renewables, are encouraged.**
- 3. Proposals should demonstrate due regard for the design guidance relating to the location of the development.**

Whilst we recognise Clause 1ii does use the phrase “including” it might be noted that the “scale of development” includes much more than roof heights, for example the bulk and mass of a development and its relationship to adjoining properties and the surrounding area.

-----

**Policy W16: Major Housing Sites**

- 1. In the interests of ensuring that the development of major housing sites in the neighbourhood area meets the needs of the communities and contribute significantly to increasing community resilience, their development should provide for:**
  - i. a minimum of 10% of dwellings that satisfy Lifetime Home Standards;**
  - ii. adequate secure storage for cycles, children’s buggies, and mobility scooters where appropriate;**
  - iii. adequate storage facilities for refuse and recycling including communal storage provision where appropriate;**
  - iv. sufficient open space, including private gardens, play areas, multi-functional public amenity and community space, to satisfy Dorset Council’s standards of provision, and integrated into the development;**
  - v. community orchards and communal allotment space where demand and opportunity exists;**

- vi. parking and servicing provision with adequate EV charging points, which as a minimum should be in accordance with the standards adopted by the local planning authority;
- vii. a legible street network, where applicable, which links the residential properties with services and facilities such as community building, recreation space and allotments;
- viii. off-street resident and visitor parking and servicing provision with EV charging facilities which, as a minimum, should be in accordance with the standards adopted by the local planning authority;
- ix. safe footpaths and cycle routes throughout the development, with relevant links, wherever possible, to the wider network;
- x. natural surveillance of public spaces, safe footpaths and cycle ways and parking areas;
- xi. satisfactory street lighting, designed with pedestrian safety and minimum light spoilage and pollution in mind; and
- xii. a district heating scheme using renewable energy sources, where practical and viable.

**2. Development proposals should take account of the concept of ‘Walkable Neighbourhoods’ and include links to new or existing community facilities that will promote walking, cycling and sustainable transport.**

**3. Where appropriate, application should be accompanied by an appropriate landscape and visual impact assessment, a site-specific flood risk assessment, detailed drainage proposals, a transport impact assessment and travel plan, a noise assessment and an archaeological assessment, to demonstrate that the development is acceptable or to provide appropriate mitigation measures.**

**4. A Drainage Impact Assessment will be required for all new development with potentially significant surface run off implications.**

**5. To mitigate adverse effects on the integrity of the Chesil Beach & The Fleet SAC regarding incombination recreational pressure, any development proposals that provide for a net increase in the population must make adequate financial payments in accordance with the interim mitigation strategy for the SAC. A financial tariff will be required for all such proposals within 5km of the European site, in line with Natural England advice. This policy aligns with the aims of Policy ENV2 of the adopted Local Plan, which centres on the protection of Habitats sites**

To specify adequate secure storage for “*children’s buggies*” is unusual and may need some specific justification. “surface run off” in Clause 4 should be “surface water run off”. The Policy text in Clause 5 should end with a full stop.

-----

**Policy W17: Housing Mix**

**New residential development should provide or contribute to a mix of housing tenure types and sizes to help maintain mixed, balanced and inclusive communities within the neighbourhood plan area. The proposed housing mixes on major sites should be based on an up-to-date local housing needs analysis.**

It is likely that Dorset Council will have a preferred Housing Mix policy, specifying more detailed requirements for proportions of 1, 2 and 3 bed properties etc.

The second paragraph 9.34 in the supporting text should be re-numbered 9.35.

-----

**Policy W18: Affordable Housing**

- 1. Weymouth Town Council is committed to maximising the provision of dwellings that are affordable and accessible to local people over the plan period.**
- 2. Proposals for housing and mixed-use developments, other than replacement dwellings, within the defined development area boundaries that result in a net increase of ten or more units or sites greater than 0.5 ha will be subject to the following criteria:**
  - i. the proposals meet the minimum target of at least 35% affordable housing on brownfield sites and at least 50% on greenfield sites unless a Financial Viability Assessment or other material consideration demonstrates a robust justification for a different percentage.**
  - ii. affordable housing should be provided on the same site as any open market housing which is necessary to provide cross subsidy (except where clause iv. applies);**
  - iii. the dwellings will be occupied by people with a local connection in housing need in accordance with a Weymouth Local Connections Policy;**
  - iv. where the Local Planning Authority consider that the provision of affordable housing on the proposed site is not viable, deliverable, or practical, consideration may be given to accepting a financial contribution in lieu of on-site provision. Any off-site contributions will be broadly equivalent in value to the cost of on-site provision. Developers' contributions for affordable housing should be committed to specific schemes within the neighbourhood area and secured through a planning obligation.**
- 3. Any affordable housing provision should demonstrate the following;**

- i. a tenure target of approximately 70% affordable and social rented homes and 30% intermediate housing for sale, which should include 25% First Homes in accordance with Government requirements;**
  - ii. the type and size mix of affordable dwellings must reflect identified local needs as evidenced through the Dorset housing register or other specific local surveys;**
  - iii. affordable homes should not be readily differentiated from the open market homes by their design, quality, location, and distribution within a site.**
- 4. Affordable housing should be provided in perpetuity, (in accordance with the most up-to date Government policy), for example, through a Community Land Trust, section 106 agreements, other community housing scheme or Registered Provider which retains stock for the benefit of the local community at an accessible cost.**
- 5. Proposals for housing and mixed-use developments that result in between 2 and 9 units on sites less than 0.5ha will commute a sum, proportionate to 35% Affordable Homes to the Local Authority for development of Affordable Housing in the Weymouth area.**

This Policy should be discussed with Dorset Council to ensure that it is consistent with its strategic policies for the provision of Affordable Housing. With particular reference to Clause 2iii, we would observe that Local Connection Policies (LCPs) are more common for many much smaller rural settlements - – and we regularly see them in NPs we examine - where the objective is to try and provide priority opportunities for younger people to stay within their home villages, rather than leaving for larger towns and cities. However we have not been able to identify a comparable specific LCP for a major urban centre such as Weymouth – population 53,416 (2021 Census) - as opposed to a district-wide strategy. Indeed we understand Weymouth is the largest settlement within Dorset Council’s administrative boundary.

The Dorset Council Housing Strategy 2024-2029 refers in paragraph 9.5<sup>3</sup> to affordable housing only being allocated to those people who meet the local connection criteria or are excepted. It is a district-wide strategy document and there is no suggestion of any departures from it for any of Dorset’s main settlements and we would anticipate that Dorset Council would not agree to a local LCP for Weymouth which may contain more onerous criteria.

We consider that the Plan should not contain a LCP, even as a supporting document – as it would impinge, to some extent, on the Dorset Council Housing Strategy and this appears to have been the stance taken by the Dorset Council Portfolio Holder at the Full Council meeting on 20 November 2024.

---

<sup>3</sup> View at: <https://www.dorsetcouncil.gov.uk/documents/35024/3340525/Housing+Strategy.pdf/2624af44-d201-56d1-fb46-17fcbb3f9501?t=1705411172862>

With regard to Clause 5, the requirement for a commuted sum for developments of “*between 2 and 9 units*” is relatively unusual and is more commonly expressed as for “developments of less than 10 units”. We note the references to the Purbeck Local Plan 2024 at paragraphs 9.43 and 9.45 in this regard – but these two paragraphs are repetitive on this point. The provision of First Homes (also referenced at paragraph 9.43) is likely to be dropped as a Policy requirement in the revised NPPF (due to be published by the end 2024/early 2025), albeit it is difficult to pre-empt at this point in time.

-----

**Policy W19: Site Allocations**

**1. The following sites are allocation as allocated on Map 20 and defined in Table B and specified within the detailed Allocation Policies:**

**W20: Land at Wyke Oliver Farm North Mixed Residential**

**W21: Land at Redlands Farm Mixed Residential**

**W22: Land off Beverley Road Mixed Residential**

**W23A: Lodmoor Old Tip North Employment**

**W23B: Lodmoor Old Tip Mid Leisure**

**W23C: Lodmoor Old Tip South Leisure**

**W24: Land at Jubilee Sidings Employment / Training & Housing**

**W25: Mount Pleasant Old Tip Transport**

**2. Support for development proposals on each of the allocated sites will be subject to them satisfying the criteria set out in their respective Neighbourhood Plan policy and conforming to other policies in the Neighbourhood Plan.**

Whilst it is a well-established principle that the development plan is to be read as a whole, we would nonetheless suggest adding “and conforming to all other relevant Policies in the Neighbourhood Plan” in Clause 2.

This Policy states that Policies W20, W21 and W22 are “Mixed Residential”. We would suggest that the word “Mixed” is deleted to avoid any possible confusion with “Mixed-use” development.

-----

**Policy W20: Land at Wyke Oliver Farm North**

- 1. Land at Wyke Oliver Farm North as defined on Map 21 is allocated for residential development of around 250 dwellings**
- 2. Affordable housing provision should form 50% of every completed stage of the development and comprise a mix of sizes, types and tenures as agreed with Dorset Council.**
- 3. Development should be in accordance with a comprehensive masterplan, agreed with the local planning authority, which demonstrates a fully integrated and co-ordinated development of around 250 dwellings during the plan period that accords with the policies in the development plan.**
- 4. Development proposals should conform with relevant policies in the Neighbourhood Plan and satisfactorily address the following criteria;**
  - i. the retention of hedgerows and provision of landscaping including, tree-lined roads and pathways, to minimise any visual impact on the setting and local landscape character;**
  - ii. suitable boundary treatment, consistent with the character of the area, to adequately screen the new dwellings from existing neighbouring residential properties;**
  - iii. measures to ensure the development does not contribute to, or suffer from, adverse impacts arising from land stability;**
  - iv. a drainage regime that minimises flood risk and the impact of the development on local water courses**
  - v. provision of appropriate safe vehicular and pedestrian access via Wyke Oliver Road to the satisfaction of the local highway authority;**
  - vi. provision of a community focus agreed with the Local Planning Authority;**
  - vii. improved public access to Lorton Valley Nature Park;**
  - viii. alignment with the environmental objectives and targets of the Neighbourhood Plan; and**
  - ix. demonstrate through a Transport Assessment and Plan that the surrounding roads and the main road has capacity for around an additional 250 homes.**
- 5. The remaining area of land shown on Map 20 is allocated as land for nature conservation. Ownership of an area of 23ha of land shall be transferred to a suitable organisation such as Dorset Wildlife Trust which will manage the site to enhance its ecological value and for recreational access as part of the Lorton Vally Nature Park. The transfer of land will be accompanied with a commuted sum to cover initial capital costs and long term future maintenance.**

The Policy states, “*around 250 dwellings*” and paragraph 9.62 states “*approximately 250 dwellings*”. We would suggest that the allocation total should be stated as being “for 250 dwellings”, rather than suggesting a more flexible approach which developers will likely interpret as being a higher number. The acceptability of higher numbers would need to be tested against the Plan’s wider Policy requirements (see also footnote 2 above).

The references to Map 20 (including a reference at paragraph 9.68) and Map 21 should be to Map 19. We do not identify the Lorton Valley Nature Park as being shown on Map 19, as suggested by paragraph 9.68.

The Policy text in Clause 1 should end with a full stop.

Clause 4 iv) should end with a semi-colon.

“Lorton Vally” in Clause 5 should be “Lorton Valley”.

-----

**Policy W21: Land at Redlands Farm**

- 1. Land at Redlands Farm as defined on Map 22 is allocated for residential development of around 150 dwellings**
- 2. Affordable housing provision should form 50% of every completed stage of the development and compromise a mix of sizes, types and tenures as agreed with Dorset Council.**
- 3. Development should be in accordance with a comprehensive masterplan, agreed with the local planning authority, which demonstrates a fully integrated and co-ordinated development that accords with the policies in the development plan.**
- 4. Development proposals should conform with relevant policies in the Neighbourhood Plan and a comprehensive proposal addressing all the following criteria;**
  - i. the retention of hedgerows and provision of landscaping including, tree-lined roads and pathways, to minimise any visual impact on the setting and local landscape character;**
  - ii. suitable boundary treatment, consistent with the character of the area, to adequately screen the new dwellings from existing neighbouring residential properties;**
  - iii. the height of dwellings should mostly be no more than two storeys in height, rising to a maximum scale of three storeys only occasionally, and should protect and enhance the setting of the nearby conservation area and sufficiently lower than the western ridge line, so as not to be visible from the Wey Valley;**
  - iv. provision of appropriate safe vehicular and pedestrian access to the satisfaction of the local highway authority;**
  - v. a legible street network, which links the residential properties with services and facilities such as community buildings,**
  - vi. the retention of public rights of way across the site;**

- vii. safe footpaths and cycle routes throughout the development, with relevant links to the wider network and community facilities;
- viii. a street lighting scheme designed with pedestrian safety and minimum light spillage and pollution in mind;
- ix. off-street resident and visitor vehicle parking provision with EV charging facilities that satisfy the requirements of the local planning authority;
- x. provision of play areas, public amenity space and community horticultural space as required to satisfy the LPA's standards of provision and integrated into the development to maximise passive surveillance;
- xi. a new major public open space linked to the development to the west of the site,
- xii. landscaping measures and a drainage regime that minimise flood risk and mitigates the impact of the development on local water courses;
- xiii. any necessary attenuation ponds should form part of the habitat enrichment alongside broad leaf woodland comparable with the nearby coppices, and
- xiv. alignment with the environmental objectives and targets of the Neighbourhood Plan.

**5. The design and layout of roads should comply with the standards of Dorset Council and provide adequately for the safety of all road users as well as the amenity of residents.**

**6. The remaining area of land shown on Map 21 is allocated as open space. Ownership of an area of 9.1 ha of land shall be transferred to an appropriate body to provide for public use and nature conservation, along with a commuted sum to cover long-term future maintenance**

The Policy states, "*around 150 dwellings*" and paragraph 9.71 states "*approximately 150 dwellings*". Again, we would suggest that the allocation total should be stated as being "for 150 dwellings", rather than indicating a more flexible approach which developers will likely interpret as being a higher number (and, as previously noted, the acceptability of higher numbers would need to be tested against the Plan's wider Policy requirements).

The various Policy and supporting text references to Map 21 (and at paragraphs 9.69 and 9.71) and to Map 22 should be to Map 20.

The Policy text in Clauses 1 and 6 should end with a full stop.

Clauses 4xi and xiii should end with a semi-colon.

-----

**Policy W22: Land off Beverley Road, Littlemoor**

- 1. Land off Beverley Road as defined on Map 22 is allocated for residential development of around 25 dwellings**
- 2. Development proposals for residential use will be supported where the development conforms with other relevant policies in the Neighbourhood Plan and a comprehensive proposal addressing all the following criteria:**
  - i. alignment with the height and form of the nearby housing;**
  - ii. the development respects the topography of the site;**
  - iii. the retention of the two through routes to Kestrel View, and the bridge over the Weymouth relief road;**
  - iv. a landscaping scheme that retains existing trees and provides wildlife corridors across the site;**
  - v. well-designed groups of dwellings, located in attractive, inclusive, and secure spaces;**
  - vi. landscape planting through the site that connects with the open space to the north and south allowing nature to permeate through the development**
  - vii. the proportion of affordable homes shall be 50% minimum as this is a greenfield site;**
  - viii. access to the site satisfying the standards required by Dorset Council, and**
  - ix. alignment with the environmental objectives and targets**
- 3. The design and layout of roads should comply with the standards of Dorset Council and provide adequately for the safety of all road users as well as the amenity of residents.**
- 4. Proposals should demonstrate, where relevant, that they respect and will cause no significant harm to the archaeology and heritage assets and their setting.**

The Policy states, “around 25 dwellings” and paragraph 9.80 also states “around 25 dwellings”. We would suggest that the allocation total should be stated as being “for 25 dwellings” for the same reasons as outlined previously.

The various Policy and supporting text references to Map 22 (and at paragraphs 9.78, 9.80 and 9.81) and to Map 22 should be to Map 21.

The Policy text in Clauses 1 and 4 ix) should end with a full stop.

Clauses 4 vi) and viii)) should end with a semi-colon.

-----

**Policy W23A: Lodmoor Old Tip – North Section**

1. The land forming Lodmoor Old Tip north section as identified in blue on Map 22A is allocated for employment use comprising small light industrial units or workshops.
2. Any development should meet the following conditions:
  - i. retain or replace the existing pumping station;
  - ii. retain or re-route the existing public dual use paths across the site;
  - iii. conduct appropriate land stability and ground contamination investigations;
  - iv. to reduce the visual impact, the height of development should not exceed 2-storeys; and
  - v. to reduce the impact and to avoid ground disturbance, the height of the development should not exceed one storey.
3. Such development should be accompanied by:
  - i. Flood Risk Assessment, SSSI Impact Assessment, Noise Assessment, Archaeological Assessment and Transport Assessment; and
  - ii. Alignment is demonstrated with the strategic environmental objectives and targets of the Neighbourhood Plan.

Clauses 4iv and 4v would appear to be contradictory.

We are not certain what “*public dual use paths*” are, but assume it refers to the permissive footpaths that are mentioned in paragraph 9.87. If so, permissive paths do not have the formal status of Public Footpaths and are rights of way granted permissively by the landowners. A policy requirement to “*retain or re-route*” them as part of development proposals may have little or no weight.

-----

**Policy W23B: Land at Lodmoor Old Tip – Mid-Section**

**The land forming Lodmoor Old Tip mid-section as identified in blue on Map 24B is allocated for leisure use in accordance with the LP Policy WEY8.**

The Policy and supporting text references to Maps 23B and 24B should be to Map 22B.

-----

**Policy W23C: Lodmoor Old Tip South Section**

**1. The land forming Lodmoor Old Tip south section, as identified in blue on Map 23C, is allocated for leisure use which accords with LP Policy WEY8.**

**2. Any development should meet the following conditions:**

- i. retain or re-route the existing public dual use paths across the site;**
- ii. conduct appropriate land stability and ground contamination investigations;**
- iii. to reduce the visual impact, the height of development should not exceed 2 or 3-storeys;**
- iv. to reduce the potential flood risk, development on the ground floor should not include residential use but could include garages, access or amenities;**
- v. to reduce the impact on the SSSI, the whole development should be buffered by natural planting, including native trees, following the lines of the dykes and northern and eastern boundary;**
- vi. access to the development should be improved, with appropriate approvals regarding the junction with the Preston Beach Road;**
- vii. leisure use should be complementary to that provided by the Lodmoor Country Park attractions and the Skate Board Centre and can include Indoor Leisure; and**
- viii. the development should include a compliant level of affordable housing including social housing and provide a high quality of design and landscaping.**

**3. Such development should be accompanied by:**

- i. Flood Risk Assessment, SSSI Impact Assessment, Noise Assessment, Archaeological Assessment and Transport Assessment; and**
- ii. Alignment is demonstrated with the strategic environmental objectives and targets of the Neighbourhood Plan.**

We are not certain what “*public dual use paths*” are, but assume it refers to the permissive footpaths that are mentioned in paragraph 9.97. If so, permissive paths do not have the formal status of Public Footpaths and are rights of way granted permissively by the landowners. A policy requirement to “retain or re-route” them as part of development proposals may have little or no weight.

The Policy and supporting text references to Map 23C should be to Map 22C.

-----

**Policy W24: Land at Jubilee Sidings**

**1. The land and buildings at Jubilee Sidings as identified on Map 25 is allocated for mixed use development.**

**2. The development shall provide:**

**i. residential particularly social housing;**

**ii. employment and/or training use by provision of a mixture of workshops, offices, or a skills centre; and/or**

**iii. residential with 100% Affordable Homes.**

**3. Development proposals will be supported where the development conforms with other relevant policies in the Neighbourhood Plan and a comprehensive proposal addressing all the following criteria:**

**i. the scale, massing, height, density and design of a development should be appropriate to its context, including the architecture and materials of nearby buildings and sympathetic to the setting of the town centre;**

**ii. ground floor development and use should recognise the flood risk associated with the site and conform with the standing advice of the Environment Agency for Weymouth Town Centre;**

**iii. the approaches and walkways should be grassed and tree-lined; and**

**iv. the proposals align with the strategic environmental objectives and targets of the Neighbourhood Plan.**

**4. Any application shall be accompanied by a Flood Risk Assessment and Contamination Report to demonstrate that the development is acceptable or to provide appropriate mitigation measures.**

If not already done so, the availability and deliverability of this site should be checked with Network Rail to confirm that the railway sidings on this site are no longer operational railway land, despite appearing to be disused.

Clauses 2 i)-iii) would benefit from being clearer. Clauses 2ii and iii would seem to render Clause 2i as being unnecessary.

The various Policy and supporting text references to Maps 24 and 25 should all be to Map 23.

-----

**Policy W25: Mount Pleasant Old Tip – Transport Interchange**

- 1. Land at Mount Pleasant as identified on Map 26 is allocated for a transport interchange facility, leisure use and renewable energy generation.**
- 2. The central part of the site (identified on Map 26) is allocated for a transport interchange hub, including ancillary functions to encourage out-of-town parking, particularly in the peak summer period.**
- 3. Development proposals should ensure:**
  - i. the height of any development is no more than single storey to reduce visibility impact, and**
  - ii. buildings and structures should feature solar PV panels which can power the services and, potentially, the EV recharging points.**
- 4. Any business operations should be in keeping with the transport hub use and might include, café, cycle hire, PEV hire, bus depot, vehicle re-charging, over-night camper vans.**
- 5. The surrounding area is a Habitat Restoration Area and is allocated for limited leisure use and renewable energy generation.**
- 6. Development proposals should ensure:**
  - i. landscaping is sufficient to minimise the visual impact on its setting;**
  - ii. the character and biodiversity of the nearby SSSI is protected and enhanced;**
  - iii. wherever possible, buildings and structures feature solar PV panels; and**
  - iv. leisure facilities should enhance all-year round tourism in the area;**
  - v. development in the surrounding area is agreed with the managers of the Habitat Restoration Area (Dorset Wildlife Trust);**
  - vi. the running track in the overflow car park is retained or an equivalent capability is provided nearby.**
- 7. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with other relevant policies in the development plan.**

The various Policy and supporting text references to Maps 25 and 26 should all be to Map 24.

The word “and” after Clause 6iii is unnecessary and should be placed after Clause 6 v.

-----

**Policy WNP26: Self-Build and Custom-Build Housing**

- 1. Self-build and custom-build housing schemes to meet the needs of local people on the Dorset Self-Build and Custom-Building Register will be supported on sites within the DDBs and on larger housing sites.**
- 2. Outside the DDBs self-build and custom housebuilding schemes will be supported on an affordable housing exception site, or where if the proposal complies with the housing in the countryside policies of the development plan.**
- 3. A scheme for more than five self-build or custom-build dwellings on any site should be developed in accordance with an agreed design brief.**
- 4. Innovative design and sustainability approaches will be supported where they enhance the character, function, and visual amenity of the local area.**
- 5. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with other relevant policies in the development plan.**

This Policy should be numbered **W26** and not WNP26.

-----

**Policy W27: Community Housing Schemes**

- 1. Development proposals for community-owned housing developments which respond to demonstrated local housing needs and retain affordable housing for the benefit of local people in need, will be strongly supported.**
- 2. Innovative housing solutions that address a specific local housing need will be actively encouraged.**
- 3. Development proposals should demonstrate that the community has been involved in the preparation of the proposal and is supportive.**
- 4. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with other relevant policies in the development plan.**

This Policy appears suitably drafted.

-----

**Policy W28: Specialist Housing Provision**

Proposals for specialist purpose-built accommodation will be supported where they;-

- i. respond to an identified need in the local area;
- ii. are in a sustainable and accessible location;
- iii. provide a range of tenures; and
- iv. demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with the other relevant policies in the development plan.

This Policy appears suitably drafted.

-----

**Policy W29: Houses in Multiple Occupation**

**1. Change in use to a house in multiple occupation (HMO), where planning permission is required, will be supported where;**

- i. the proposal would not result in an over concentration of HMOs in any one area, to the extent that it would be to the detriment of, or represent an unacceptable change to, the character of the area or undermine the maintenance of a balanced and mixed local community;
- ii. the proposal would not harm the character and appearance of the building, adjacent buildings, or streetscape;
- iii. the design, layout, and intensity of use of the building would not have an unacceptable impact on neighbouring residential amenities;
- iv. there is adequate internal and external amenity space, refuse storage, and car and bicycle parking of appropriate quantity, and, along with frontage, is of sufficiently high standard of design, layout, and construction, so as not to harm visual amenity; and
- v. the proposal would not cause unacceptable highway problems.

**2. Change of use to a small HMO (use Class 4) will require planning permission in parts of Weymouth where there is already a high incident of HMOs.**

To note that “(use Class 4)” in Clause 2 should read “Use Class C4”.

-----

**Policy W30: Exception Site Development**

1. Development proposals for affordable housing schemes outside the DDBs, where housing would not normally be permitted by other policies in the development plan, will be supported if the scheme:-
  - i. is an exception site for community-led development (in accordance with the NPPF definition), or a First Homes exception site (as defined by the Government);
  - ii. is adjacent to existing settlements and in character and scale appropriate to its location;
  - iii. is outside the Dorset National Landscape and does not compromise the protection given to such areas by the NPPF; and
  - iv. complies with the design and sustainable development policies and standards in the development plan.
2. Rural exception site housing development schemes may be supported if they are small in scale and demonstrably meets a local need, which cannot otherwise be met.
3. Exception site housing schemes should normally comprise 100% affordable housing, intended only for local people. First Home schemes can include a small quantity of other affordable housing products, if there is clear evidence of local need.
4. The application of a local occupancy clause on all affordable homes will be expected in perpetuity, without the requirement for further justification, and
5. A small proportion of open market homes with a permanent residency condition attached to them, may be acceptable within an exception site housing scheme, but only if it can be shown they are necessary in the interests of a viable scheme.

As previously noted, it is likely the First Homes scheme will be removed from national policy in the forthcoming revised NPPF which may have consequences for Clauses 1i and 3.

-----

**Policy W31: Principal Residence Requirements**

**Within Weymouth Town Centre, Melcombe Regis and Rodwell MSOA, proposals for open market dwellinghouses (excluding one for one replacements) will only be supported where first and future occupancy is restricted by a planning condition to ensure that each new dwellinghouse is occupied only as a Principal Residence**

We understand the Town Council's desire to include this Policy, but if the only material supporting evidence is that which is set out in paragraphs 9.153 and 9.156, and on the map at the foot of Page 127, we are not convinced that this restrictive Policy can be fully justified. In a major seaside resort such as

Weymouth, it is an inevitability that a proportion of the housing stock will be used for seasonal lettings to visitors. More robust evidence is required to demonstrate that there is an adverse impact upon the local housing market through the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes).

The Policy text should end with a full stop.

As noted in the text (at paragraph 9.159), the map at the foot of Page 127 should be replaced by a much clearer and simpler map to illustrate the point being made.

-----

**Policy WNP32: Town Centre Car Parks Redevelopment proposals relating to car parks in or adjacent to the Town Centre will not be supported unless the proposed development conforms with other relevant policies in the Neighbourhood Plan and provides a comprehensive proposal addressing all the following criteria: i. adequate alternative off-road parking provision for all residents and businesses is shown to be available in appropriate locations; ii. analysis demonstrates that peak parking demand will be adequately catered for by other car parks and out-of-town ‘park & ride’ schemes; iii. the provision of sufficient parking and servicing space for the operational requirements of the new development is provided within its curtilage or nearby; iv. the development provides local employment and/or night time family leisure activities and/or homes that demonstrably satisfy a local demand; and v. the proposed development would not result in an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.**

This Policy should be numbered **W32** and not WNP32.

### **Policy W33: Timing of Infrastructure**

**Development should be phased logically and in tandem with the timely and co-ordinated provision of infrastructure to help support sustainable growth and ensure that an unacceptable strain is not placed on the existing infrastructure.**

In the context of this policy, the words “*Timing*” and “*timely*” in the Policy title and its text are more generally expressed as “Phasing” and “phased” in planning documents.

**Policy W34: Sustainable Development**

1. All new development should seek to achieve high standards of sustainability, and demonstrate that design, construction, and operation aligns with the strategic environmental objectives of the Neighbourhood Plan.
2. New development will be supported provided:
  - i. sustainable construction methods, water conservation measures, Suitable Drainage Design and permeable surfaces are integrated into the development proposals;
  - ii. energy conservation measures and renewable energy technology predominate;
  - iii. development will not result in unacceptable levels of light, noise, air, or water pollution;
  - iv. provision is made for access to the fastest possible broadband and other communication connections to all new properties; and
  - v. adequate provision is made for the safe and secure parking and storage of bikes and electric vehicles consistent with the prevailing standard of the Local Planning Authority.
3. The retrofitting of energy conservation measures and renewable energy technology is supported. Where planning permission is required, measures and installations should be designed to minimise visual impact and nuisance to adjoining uses. The sensitive retrofitting of historic buildings and buildings in conservation areas should follow the guidance provide by Historic England.

The words “*conservation areas*” in Clause 3 should be “Conservation Areas”.

-----

11. Section 10 – Jobs and the Local Economy (Pages 134-153)– This section contains the following 9 draft Policies:-

**Policy W35: Loss of Business Premises**

**Outside key employment sites, development proposals for change of use of employment land and premises to non-employment uses will be resisted unless it can be demonstrated that the existing use is no longer economically viable, and all reasonable steps, including appropriate and sustained marketing, have been taken to let or sell the site or building for employment purposes for a period of at least 18 months.**

The period of “*at least 18 months*” for the appropriate and sustained marketing of business premises is longer than many other examples that we have seen in Policies such as this, with 12 months being more common.

**Policy W36: New Business Development**

**1. Development proposals that provide additional employment opportunities through new business start-ups, the expansion of existing businesses, and the creation of workshop units and business hubs for starter businesses and micro enterprises, on brownfield sites or through the sympathetic conversion of redundant buildings, within the DDB will be supported subject to such development:**

- i. respecting the character of its surroundings;**
- ii. safeguarding residential amenity;**
- iii. not having cumulative negative impacts on highway safety and the local transport network; and**
- iv. in the case of retail use, not resulting in an over-provision in the locality.**

**2. Proposals that involve the creation of new employment opportunities on greenfield land or outside the DDB will be supported so long as they are:**

- i. within or on the edge of a settlement;**
- ii. through the intensification or extension of existing premises;**
- iii. as part of a farm diversification scheme;**
- iv. through the re-use or replacement of an existing building; or**
- v. in a rural location where this is essential for that type of business.**

**3. Proposals in residential areas to provide live/work units or facilitate home working in association with existing dwellings, where planning permission is required, will be supported where;**

- i. the development is in keeping with the scale, form, and character of its surroundings; and**
- ii. the amenity and privacy of neighbouring residents is not adversely affected.**

**4. Any application should be accompanied by a site-specific Flood Risk Assessment, Noise Assessment and Archaeological Assessment to demonstrate that the development is acceptable or to provide appropriate mitigation measures.**

We would suggest that Clause 4 is caveated by the words “Where required,” at the beginning of this clause.

-----

**Policy W37: Mixed-Use Employment Schemes**

Outside of the key Employment Site identified in the Local Plan, development proposals for the appropriate conversion or redevelopment of buildings and sites for mixed use development (including residential) within the defined development boundary, will be supported providing;

- i. the mix and balance of uses is consistent with the needs and character of the locality;
- ii. the proposed uses would not cause unacceptable nuisance to nearby properties and uses;
- iii. they are not dominated by retail uses, nor will cause harm to existing businesses;
- iv. the design proposals enhance the character and appearance of the building/site and the character of the area;
- v. where appropriate conversion opportunities are taken to eliminate the need for complete reconstruction; and
- vi. the proposals demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with other relevant policies in the development plan.

The words “*key Employment Site*” in the opening sentence should be “Key Employment Sites”, and “*defined development boundary*” should be “Defined Development Boundary”. We also suggest a cross-reference to Map 26 in the opening part of this Policy.

-----

**Policy W38: Higher & Further Education & Skills Provision**

1. Development proposals for higher and further education including university-level provision and for skills training, especially associated with technical and green skills, shall be supported provided the development;

- i. is of high quality and innovative design, commensurate with the function of the building and campus and responds to the landscape context;
- ii. is safely accessible by pedestrians and cyclists and is well related to bus routes;
- iii. includes appropriate and adequate provision for vehicle and cycle parking; and
- iv. would not result in a significant loss of amenity to local residents or other adjacent uses.

2. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan.

This Policy appears suitably drafted.

-----

**Policy W39: Weymouth Town Centre**

- 1. Development proposals within the area defined as Weymouth Town Centre on Map 28 should generally conform with the Local Plan policy ‘Weymouth Town Centre Strategy’ and the latest Town Centre masterplan.**
- 2. Development and change of use that contributes to a diverse range of uses in the Town Centre including new office, leisure, community, hotel, retail, and residential use, will be supported if they**
  - i. are compatible with the core retail offer;**
  - ii. will generate vitality and add viability to the Town Centre;**
  - iii. will not harm existing businesses and residential properties; and**
  - iv. provide housing to meet the local needs including a significant proportion of affordable homes.**
- 3. Proposals which seek to stimulate an appropriate evening economy in the town centre are strongly encouraged.**
- 4. Proposals that make better use of upper floors and underused floorspace in the town centre will be supported.**
- 5. Public realm improvement proposals, which will enhance the appeal of, and use of, the town centre by pedestrians, are strongly supported.**
- 6. To protect the historic environment, proposals must ensure that any impact upon designated or non-designated heritage assets (including assets of archaeological importance) and their settings have been assessed in accordance with national policy and guidance and will only be supported where they meet the relevant requirements of the NPPF and Development Plan.**
- 7. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan.**

The reference to Map 28 should be to Map 27. A colon should be added after the word “*they*” in Clause 2.

The words “*town centre*” should be “Town Centre” throughout the Policy for consistency of title.

-----

**Policy W40: Temporary Activities and Uses**

- 1. The temporary use of buildings and open spaces for organised events and activities, which require planning permission, will be supported provided that the proposed temporary use:**
  - i. does not cause any significant adverse environmental problems;**
  - ii. would not result in loss or damage to the area’s natural resources;**

- iii. would not have significant harmful impacts on the amenities of neighbouring residents;
- iv. would not have significant harmful impacts on the wider visitor experience; and
- v. there is a clear community and neighbour support for the period of use proposed.

**2. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan.**

We are not certain that Clause 2 is necessary for this Policy, which is only applicable to temporary activities and uses.

-----

#### **Policy W41: Sustainable Tourism Development**

- 1. Sustainable tourism development proposals and/or extensions to or expansion of existing tourism uses that extend the tourism season, enhance the visitor economy and increase the quality and diversity of the tourism offer are supported in principle throughout the neighbourhood area. Development proposals should be consistent with the hierarchy of preference expressed in the Local Plan.**
- 2. All proposals must be of a scale, type, and appearance appropriate to the character of the location and ensure that any impact upon designated or non-designated heritage assets (including assets of archaeological importance) and their settings have been assessed in accordance with national policy and guidance.**
- 3. Development needs to be sympathetic to the wider environment and must not result in an adverse impact, individually or cumulatively, upon designated landscapes and sites of biodiversity importance.**
- 4. Development that results in harmful impacts on local services, roads and other infrastructure will not be supported.**
- 5. Development that delivers a wider environmental or community benefits will be encouraged.**
- 6. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with other relevant policies in the development plan.**

This Policy appears suitably drafted.

As a more general comment, not specifically related to this Policy, we are perhaps surprised that the Plan does not address the topic of tourist accommodation, such as hotel provision, in the Plan area in detail (apart from the restrictive Policy W31)

**Policy W42: Facilitating Offshore Renewable Energy Projects**

Development proposals to facilitate low and zero carbon offshore renewable energy projects will be supported if:

- i. the natural and undeveloped coast, geodiversity and biodiversity is protected; and
- ii. it is demonstrated, through a coastal landscape and seascape impact assessment (where required), that there will be no significant adverse impact on the natural undeveloped coast.

This Policy appears suitably drafted.

-----

**Policy WNP43: Community Energy Schemes**

Community energy initiatives which contribute to the promotion, development, and delivery of sustainable energy sources for the neighbourhood area will be supported, provided:

- i. the siting and scale of the proposed development is appropriate to its setting and position including cumulative landscape and visual impacts;
- ii. the proposed development does not create an unacceptable impact on the amenities of residents and visitors to the town in terms of noise, vibration, or electromagnetic interference; and
- iii. where appropriate the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme or equivalent standard.

This Policy should be numbered **W43** and not WNP43.

-----

12. Section 11 – Communities (Pages 154-179) – This section contains the following 14 draft Policies:

**Policy W44: Design**

1. All proposals for new development should demonstrate high quality design, use of materials and detail, which harmonise with the recognised local character and context; also, having regard to prevailing scale, massing and density and the development principles set out elsewhere in the Neighbourhood Plan.

- 2. Within conservation areas and in proximity to heritage assets, development proposals are expected to demonstrate how they will positively conserve and enhance the unique characteristics of the area.**
- 3. Innovative design approaches will be supported where they enhance the character, function and visual amenity of the local plan.**
- 4. Development should not increase the risk of flooding and/or exacerbate existing drainage problems and should be designed to maximise the retention of surface water on the development site and to minimise run-off.**
- 5. Development proposals within the Dorset National Landscapes (DNL), must be in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the requirements of the DNL Management Plan for high quality design, materials and standards of workmanship.**

Clause 3 should, we assume, state that design approaches should be in accordance with the relevant Policies of the Local Plan.

-----

#### **Policy W45: Heritage Assets**

- 1. Development proposals should demonstrate, where relevant, that they respect and will cause no harm to heritage assets and their setting.**
- 2. Development proposals affecting designated and non-designated heritage assets should be accompanied by proportionate historic environment heritage impact assessments, demonstrating how any harm would be avoided, minimised, or mitigated.**
- 3. Development proposals on previously undeveloped land should be accompanied by the results of an archaeological assessment of the development site.**
- 4. Where appropriate, development should take opportunities within the setting of any designated and non-designated heritage assets to better reveal and enhance their significance.**

This Policy should contain a further clause, or extension of Clause 2, referring to the 11 designated Conservation Areas within the Plan area, with a cross-reference to Map 28.

-----

**Policy W46 Transport and Travel**

**1. Development proposals should:**

- i. identify the realistic level of traffic it is likely to generate and demonstrate, through an appropriate assessment of traffic impacts, that any infrastructure or highways improvements necessary to mitigate the impact on the highway network have been identified and shall be delivered as part of the scheme;**
- ii. maximise opportunities to walk and cycle and connect safely with existing walking and cycling routes; and**
- iii. support public transport schemes and infrastructure wherever possible.**

**2. Development that would give rise to unacceptable highway dangers and/or air pollution will not be supported.**

We would suggest that Clause 1ii be redrafted, along the following lines – “maximise Active Travel opportunities, by making appropriate connections to the walking and cycling network within the area, and particularly to local shops, schools and services;”.

-----

**Policy W47: Public Transport**

**Development proposals that make public transport more accessible through improvements to the infrastructure and network such as interchange areas, travel linkages, bus stops / refuges and enhanced information provision and do not cause unacceptable harm to the surrounding area will be supported.**

This Policy appears suitably drafted.

-----

**Policy W48: Off-Street Parking**

- 1. Development should be designed to discourage additional on-street parking on the existing road network.**
- 2. Development proposals that do not comply as a minimum with Dorset Council’s off-street car and cycle parking guidance will not be supported.**

This Policy appears suitably drafted.

-----

**Policy W49: Vehicle Charging Facilities**

- 1. Development proposals which provide parking facilities, or which are likely to generate vehicle movements or vehicle ownership will be expected to integrate the provision of infrastructure to enable the charging of electric or other ultralow emission vehicles into the design and layout of the development in accordance with the current requirements of the local planning authority.**
- 2. The provision of public electric vehicle charging outlets in suitable locations will be supported.**

This Policy appears suitably drafted.

-----

**Policy W50: Cycle Routes**

**Development proposals to improve and extend existing cycle routes, to effect better segregation from motor traffic, and to link them to the wider network of walking and cycling routes will be supported.**

We would suggest that the words “*motor traffic*” be replaced by “*vehicular traffic*”. The Policy would benefit by a cross-reference to Map 29.

-----

**Policy W51: Traffic Impact**

- 1. Development proposals to reduce the volume and impact of motor vehicles including:**
  - i. traffic calming and gateway treatments to deter non-local traffic in residential streets and visitor areas;**
  - ii. extending the areas of pedestrian and cycling priority in town, village, and neighbourhood centres;**
  - iii. establishing functioning Park and Ride facilities in appropriate locations;**
  - iv. campervan / motorhome overnight parking areas, which do not harm the character of the area, and**
  - v. the provision dedicated cycle or public transport lanes will be supported provided they have been subject to consultation with the community.**

The word “of” should be added after “*provision*” in Clause 1v.

-----

**Policy W52: Existing Community Buildings**

**1. Development proposals, including change of use, which results in the permanent loss of local community buildings, hubs, or structures (including where the most recent lawful use was as a community use), will not be supported unless:**

- i. it can be demonstrated following discussions with the community, that there is no local need for the facility;**
- ii. it is no longer viable or practical to continue the existing use;**
- iii. a suitable replacement facility is provided in an equally accessible location to serve the local community, and**
- iv. the community has been offered an opportunity at a realistic current use price, for its acquisition or operation.**

**2. Extensions and improvements to existing community buildings will be supported if they are intended to:**

- i. diversify and support the continuation of the existing community use (for example the change of part of the site to maintain the original use in a viable form);**
- ii. help meet identified community needs through the more effective use of sites / premises, while maintaining or improving the existing community service provision (for example through a community hub), and**
- iii. improve accessibility.**

This Policy appears suitably drafted.

-----

**Policy W53: Public Houses**

**1. Development proposals that involve the loss of a public house with heritage, cultural, economic, or social value must demonstrate that its use as a public house is unviable, and its retention has been fully explored. A period of at least 12 months vacancy should precede any change of use application, which should be accompanied by authoritative evidence of continued marketing over at least a 18-month period and no market interest in the building as a public house forthcoming, nor interest from local communities for the space to be used for alternative community uses.**

**2. The loss of part of a public house, including cellar space, car parking or other facilities complementary to its operation as a public house, will be resisted where it would adversely affect such operation.**

**3. Development proposals having an adverse impact on the existing operation and/or viability of a public house will be strongly resisted.**

In this case, we consider that the 18 month period for continued marketing is justified, as it will include a period prior to the possible closure of a public house.

-----

**Policy W54: Sports and Recreation**

**1. The outdoor sports and recreation facilities and spaces identified in the table XX will be protected except in the following circumstances:**

- i. the applicant satisfactorily demonstrates that there is no continuing demand for the facility, and it is not possible to use the facility for other sports and recreation activity, or**
- ii. alternative provision of at least an equivalent quality, size, suitability and convenience within the neighbourhood area is made.**

**2. Development proposals which would lead to a reduction in the size or quality of these facilities and spaces will only be supported where the existing facilities are re-provided to a better quality or quantity in an accessible location.**

**3. Development proposals for improved, new and/or additional sports and recreation facilities and spaces will be supported where they:**

- i. respond to a demonstrable need and demand for the proposed facility;**
- ii. meet up-to-date standards of design set by the appropriate agency or governing body;**
- iii. provide community access; and**
- iv. demonstrate how they will be effectively managed and maintained in perpetuity.**

**4. Development proposals should demonstrate engagement with the local community to ensure proposals have taken into account the views and aspirations of the local community.**

The missing Table reference in Clause 1 is to “Table D”.

-----

**Policy W55: Public Spaces**

- 1. Development proposals that will enhance the public realm, such as streets, squares, pavements, through the provision of street furniture, planting, and appropriate scale signage, will be supported provided it is demonstrated through a design and access statement that the proposals will enhance the character, appearance, and sense of place in their immediate locality.**
- 2. New or improved lighting should be limited, unobtrusive and energy efficient, and minimise light pollution.**
- 3. Innovative design and art installations in the public realm is encouraged.**

We suggest the Policy should more appropriately be titled “Public Realm”, as it includes more matters than simply “Spaces”.

-----

**Policy W56: Allotment and Community Gardening Provision**

- 1. Proposals that result in harm to or loss of existing allotments will not be supported unless:**
  - i. replacement provision is made, of at least equivalent quality, and located at reasonable convenience for the existing plot holders; or**
  - ii. overriding community benefits are achieved.**
- 2. Proposals for new allotments and community horticulture projects on appropriate sites and within new developments will be supported.**

This Policy appears suitably drafted.

-----

**Policy W57: New Burial Grounds**

**Proposals for new burial grounds will be supported in principle, providing they are: accessible and located reasonably close to the existing built-up area;**

- i. in locations where local residential amenity can be protected;**
- ii. meet the requirements of the Environment Agency.**

Presumably, there should be three Policy criteria and that the text after the colon is the first of the three criteria.

13. Section 12 - Monitoring and Reviewing the Neighbourhood Plan (Page 180)

This section covers the Monitoring and Review of the Plan. Our only comment is that paragraph 12.4 should provide rather more certainty, as it is inevitable in our view that the Plan will need to be fully reviewed subsequent to the adoption of the emerging Dorset Council Local Plan, which is presently scheduled for May 2027.

14. Section 13 - Weymouth Community Aspirations (Pages 181-192)

We do not comment on this section of the Plan which addresses community aspirations and projects that are not matters addressed by the Plan's Policies (albeit the Steering Group could perhaps consider broadly framing their aspiration around a Weymouth LCP in this section).

15. Section 14 – Glossary (Pages 193-198)

Depending upon the date of formal submission of the draft Plan to Dorset Council, a number of entries in the Glossary may need to be amended following the anticipated publication of the revised NPPF, for example the entry for First Homes and other entries with NPPF paragraph no. references.

16. Appendix A – Weymouth Supporting Environmental Targets (Pages 199-219)

No comments.

17. Appendix B – Local Green Space Site Maps (Pages 220-261)

This Appendix should have an opening paragraph of text linking the maps to Policy W10, Table A and to Map 12, for ease of reference by users of the Plan.

Figures 38, 40 and 41 require updating, as noted in the draft Appendix.

18. Appendix C – Incidental Open Space Maps (Pages 262-272)

This Appendix should have an opening paragraph of text linking the maps to Policy W11 and to Map 13, for ease of reference by users of the Plan. We note that there is no reference to this Appendix in paragraphs 8.77 and 8.78, nor in Policy W11, and we have been unable to identify Maps 13A-13E that are referenced in paragraph 8.78.

19. Appendix D – Sutton Poyntz Neighbourhood Plan Policies (Pages 273-288)

See our comments on Section 2 of the draft Plan.

-----

**General Comments**

20. All references in the draft Plan to the National Planning Policy Framework (NPPF) should presently be to the NPPF (December 2023). However, the Government published a draft revised NPPF for consultation in August 2024, and it is expected that this revised NPPF will be published to replace the current NPPF in late 2024/early 2025.

21. Finally, it is recognised that the above comments will involve some amendments to the WNP. However, the significant time and effort that has clearly been put into preparing the draft Plan to date is noteworthy. If it can be amended with regard to the above suggestions, particularly in terms of its Policy content, then it will have an increased likelihood of being submitted for a successful examination.

**Derek Stebbing**

**Examiner**

**29 November 2024**