

Weymouth Neighbourhood Plan  
Revised Planning Framework  
Report for NP Steering Group November 2022

Members will recall that in my paper to your October 2022 meeting I submitted a draft Planning Framework for your consideration. It included aims, draft objectives, and a set of theme-based policy gists, which were based on your key evidence and findings.

Members were invited to consider the draft framework and get back to me with thoughts and suggestions. Thank you to everybody who came back to me by the 24<sup>th</sup> October 2022. I have accommodated many of your suggestions into the revised Planning Framework that follows. Where I've not done so, I have provided feedback to individuals on why I have chosen not to.

It should be noted that I have resisted complicating a policy gist with jargon, detail or criteria. The purpose of a policy gist is to set out the principle or the essence of the policy proposal, uncluttered by detail. I've tried therefore to retain a balanced set of simple, but meaningful, policy gists that might prompt people to react. I believe it is the purpose of the next stage of consultation to seek community approval, or otherwise, of the principle, and to encourage people, through examples where appropriate, to make their own suggestions regarding the detail of the policy or the locations where it should apply. Whilst members may not agree with everything in the Planning Framework, I believe it is consultation ready; and SG members will have every opportunity to contribute to changes and improvements post-consultation. I would remind members that it is the aim to reduce substantially the number of policies from the 84 gists, largely through merger.

Members should note that the proposed strategic, 'cross-cutting', environment objectives now number four. After considering comments and suggestions I have included 'biodiversity net gain' as a fourth pillar. Including it as strategic objective will enable the NP to adopt a local target as it should for the other strategic objectives.

To accompany this report, I have prepared a paper setting out the kind of questions which the SG might choose to make a focus of the up-coming consultation. Members will note that several of the draft questions are asking for site/location suggestions, which will help considerably as we add specificity to the policy gists and decide the scope of the draft policies in the 1<sup>st</sup> Version of the Neighbourhood Plan.

WNP/PW/Nov22

<b>Environment Theme</b>
<b><i>Aim: To ensure development achieves or surpasses national and local agreed targets relating to the sustainable use of land and buildings, net-zero carbon emissions, improving biodiversity, and ensuring future resilience to climate change impacts</i></b>
Cross-cutting objective(s): <b>Carbon Neutrality</b> - All new developments are expected to minimise the emissions of greenhouse gases and be as near to carbon neutral as is reasonably possible <b>Biodiversity Net Gain</b> - All new developments are expected to include measures to conserve and enhance the biodiversity of the area <b>Resource Efficiency</b> - All new developments are expected to maximise the sustainable use of natural resources and the re-use and recycling of resources, and minimise energy consumption and waste <b>Climate Change Management</b> - All new developments are expected to result in no increase in the risk of flooding and provide adequate resilience to extreme weather events

## Landscape and Greenspace

**Aim – To preserve and enhance our unique environments and sustain the distinctive landscapes and coastline**

### **Draft Objectives**

- *identify and protect key locations and special habitats*
- *promote development that complements and enhances the landscape and seascape character.*
- *support required flood resilience measures*
- *facilitate responsible public access to the countryside and coastline*
- *identify and protect local green spaces*

1. **Policy** – that resists development which may impact on designated and non-designated areas of ecological or geological interest
2. **Policy** – that supports approved coastal protection schemes
3. **Policy** – that identifies and protects clifftop recreation areas
4. **Policy** – that facilitates public access to the countryside and coastline where it does not harm the environment

**Aim - Encourage engagement with nature, enhance biodiversity and habitat conservation, and invest in our natural environment and ecosystems**

### **Draft Objectives**

- *conserve and enhance the biodiversity of the area*
- *protect wildlife habitats and key landscape features and characteristics*
- *protect existing and promote the provision of native tree/hedge species in new developments*
- *support sustainable local food production*
- *protect existing allotments and support new allotments that meet a local demand*
- *improve and extend green infrastructure*

5. **Policy** – that identifies, protects and furthers the interconnection of designated and un-designated wildlife areas and habitats
6. **Policy** – that protects areas of farmland, whilst supporting appropriate forms of farm diversification in the interests of safeguarding the viability of the farm
7. **Policy** – that protect trees, orchards and woodlands from development and requires tree planting on new developments
8. **Policy** - that requires a significant biodiversity net gain from most developments
9. **Policy** – that protects existing allotments and supports new allotments, orchards, and community horticulture initiatives in appropriate locations and on new developments

**Aim - Create an integrated network of green and blue infrastructure, habitats, parks, water, and nature trails**

### **Draft Objectives**

- *protect important green gaps between settlement areas*
  - *identify and protect local green spaces*
  - *create and enhance green linkages between neighbourhoods and developed areas*
  - *provide a network of accessible interconnected and accessible pedestrian and cycle routes*
10. **Policy** – that identifies strategic gaps between settlements and protects them from unnecessary incursions
  11. **Policy** – that identifies and designates valuable ‘local green spaces’ and protects them from development
  12. **Policy** – that protects amenity areas in specific residential areas
  13. **Policy** – that promotes the protection and enhancement of existing of green corridors and their extension as part of a comprehensive interconnected green network
  14. **Policy** – that protects existing rights of way and bridleways and supports improvements in the interests of accessibility
  15. **Policy** – that supports the provision of new footpaths and trails
  16. **Policy** – that supports enhancements to the River Wey and River Jordan corridors in accordance with an approved management plan

## Communities

### Aim - Celebrate the unique character and culture of each local neighbourhood

#### Draft Objectives

- *reinforce the unique character of each local neighbourhood*
- *promote sustainable neighbourhoods*
- *protect existing community facilities*
- *support the provision of community hubs*
- *support community-based initiatives and enterprise*
- *encourage the provision of new cultural and leisure facilities*
- *maximise the reuse of buildings*
- *create more interesting and appealing public spaces*
- *protect green spaces*
- *improve the value and appeal of the town centre and neighbourhood centres*

17. **Policy** – that recognises the distinct character of areas and commits to safeguarding Weymouth’s neighbourhoods, communities
18. **Policy** – to ensure new development will enhance the character of the surrounding area
19. **Policy** – that resists the loss of community and social facilities such as pubs, shops, libraries, etc unless they are no longer needed by the community or replaced with alternative and better provision
20. **Policy** – that encourages and supports the development of multi-purpose community hubs

### Aim - Allocate sustainable sites for new homes and jobs which are within walking distance to town or a neighbourhood centre

#### Draft Objectives

- *set out the community’s preferred development strategy*
- *identify suitable development sites*
- *ensure new development is well connected*
- *ensure the necessary infrastructure is in place in good time*
- *promote safe and sustainable travel routes and modes*

21. **Policy** – that sets out an overall development strategy which supports sustainable development within the defined built-up area boundaries
22. **Policy** – that recognises the strategic housing allocations in the Local Plan and requires their development to be the subject of a masterplan to ensure they are well located and designed to deliver the type of housing that is required, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes)
23. **Policy** - that encourages high quality infill development, subject to strict criteria that protects the amenity of neighbours
24. **Policy** – that requires major residential development to provide well-designed groups of houses, located in attractive, inclusive, and secure spaces
25. **Policy** – that requires major new development to include convenient and safe footpath and cycle routes that connect to the wider transport network
26. **Policy** – requiring developers to demonstrate that adequate infrastructure capacity will be in place in a timely manner

### Aim - Protect and enhance the distinctive historic character of the conservation areas and other heritage locations

#### Draft Objectives

- *protect historic buildings, sites, and structures from harm*
- *respect the scale, style and setting of the site, with special reference to historic townscapes*
- *identity and safeguard non-designated heritage buildings, structures, and sites*
- *ensure development is sympathetic to and enhances the character of the surrounding area*
- *promote high quality public realm enhancements*

27. **Policy** – to ensure heritage assets (including non-designated local assets) are safeguarded in a manner appropriate to their significance
28. **Policy** – that supports the sustainable re-use, maintenance and repair of listed buildings and other heritage assets

- 29. **Policy** – requiring development in the vicinity of a heritage asset to be sympathetic to and enhance the historical character, vernacular and local setting, and scale
- 30. **Policy** – that supports high quality improvements to public spaces, including the provision of street furniture, where it is appropriate, and it complements the surroundings

**Aim - Increase the provision and use of Weymouth’s open spaces and community facilities**

**Draft Objectives**

- *ensure recreational spaces are sufficient to meet local demands*
- *provide sufficient areas of green space within new developments*
- *meet or exceed national standards for play spaces and sports pitches*
- *support improvements and enhancements to existing recreation and sports facilities that help ensure all needs are met*

- 31. **Policy** – that identifies and protects named parks, sports and recreation areas and supports appropriate enhancements that meet local needs
- 32. **Policy** – that supports the provision of new recreation areas close to where local needs exist
- 33. **Policy** - that require sufficient high-quality safe children’s play areas to be provided on major new developments

**Aim - Reduce car movements and encourage sustainable transport modes**

**Draft Objectives**

- *support public and community transport initiatives*
- *support measures to reduce traffic congestion and improve road safety*
- *support traffic management measures for the town centre*

- 34. **Policy** – that supports traffic calming and management measures in specific areas if they have the backing of the local community
- 35. **Policy** – that recognises the value of pedestrian priority zones and supports their introduction in areas where they have community support
- 36. **Policy** – that supports improvements to the public transport infrastructure and network

**Aim - Plan for a greater use of sustainable transport**

**Draft Objectives**

- *improve and extend the footpath and cycle network*
- *facilitate electric vehicle charging facilities*
- *support the provision of additional facilities for bikes, scooters and electric cars and boats*

- 37. **Policy** – that supports the development of safe and accessible walking and cycling routes
- 38. **Policy** – that supports extensions to local cycle routes and networks
- 39. **Policy** – that enables the development of public electric vehicle charging areas in appropriate locations
- 40. **Policy** – that supports the provision of safe and secure parking and storage facilities for bikes, scooters and electric cars and boats

## Homes

**Aim - Provide a broad mix of homes, which align with housing need.**

### **Draft Objectives**

- *establish an appropriate mix of dwellings on new developments*
- *ensure housing development is suitable to its locality*
- *prioritise local housing needs*
- *maximise the provision of affordable housing*
- *meet the identified need for special housing*

41. **Policy** – that requires major residential developments to provide a housing mix (size, type, tenure) that demonstrably meets local demands and maintains adequate diversity in the local (neighbourhood) housing stock
42. **Policy** – that requires the provision of a range of affordable housing in accordance with local priorities and criteria
43. **Policy** – that expects high quality design and layout for all new housing developments which is consistent with local character and vernacular
44. **Policy** – That supports the change of use of redundant buildings and sites to residential use within built-up areas
45. **Policy** – that supports the provision of specialist housing provision where it is needed
46. **Policy** – that requires a proportion of lifetime homes to be provided on major development sites
47. **Policy** – that supports provision of care homes in areas and on sites if that meet strict criteria
48. **Policy** - that requires self-build housing site provision in major developments, if there is a demonstrable local need

**Aim - Support and encourage the reuse of brownfield sites**

### **Draft Objectives**

- *prioritise and facilitate brownfield site development*
- *support community housing initiatives*
- *encourage innovation in the provision of more homes*

49. **Policy** – that provides general support for the development of brownfield sites within built-up areas for residential development
50. **Policy** – offering general support for community housing and CLT projects (*which could be area/site specific if specific project proposals come forward in time*)
51. **Policy** – offering in principle support for innovative housing solutions, such as the promotion of co-housing initiatives, and other projects

**Aim - Remain responsive to local housing issues and opportunities**

### **Draft Objectives**

- *support appropriate modifications and extensions to existing homes*
- *control housing conversions and HMOs*
- *restrict second homes and holiday lets*
- *ensure new homes are as energy efficient as possible*
- *identify opportunities for affordable housing schemes*

52. **Policy** – that supports modifications and extensions to existing dwellinghouses, subject to strict criteria
53. **Policy** – that resists change of use to HMOs except in special circumstances
54. **Policy** – that imposes a ‘principal residency requirement’ on new housing development in certain areas
55. **Policy** – that facilitates exception site(s) for affordable housing schemes (*which could be area/site specific if specific project proposals come forward in time*)

**Aim - Achieve the highest sustainability standards for all new development**

### **Draft Objectives**

- *use sustainable building techniques and sustainable materials*
- *achieve the highest possible standards of energy efficiency*
- *create a safe and inclusive environment*

56. **Policy** – that expects high standards of sustainable construction and energy efficiency for new housing development, including extensions, and sets the standards that are permissible in a NP

57. **Policy** – that requires new development to incorporate Sustainable Urban Drainage Systems (SuDS), or flood attenuation ponds for major developments and/or domestic rainwater management systems on smaller developments
58. **Policy** – that requires adequate outdoor space, storage areas, and parking for all new-build residential developments

## Jobs

### Aim - Protect and enhance employment provision

#### Draft Objectives

- *safeguard existing employment spaces*
- *support improvements and enhancements to existing business and industrial areas*
- *support new employment uses in suitable locations*

59. **Policy** – that protects existing employment sites and buildings unless there is no potential for either reoccupation or redevelopment for employment purposes

60. **Policy** – that offers in principle support for improvements and enhancements to employment sites and buildings

61. **Policy** – that supports the change of use for employment purposes subject to strict criteria to protect the local environment and amenity

62. **Policy** – that provides in principle support for development which provides additional employment opportunities in appropriate locations and on sites with good accessibility and close to other existing local facilities

63. **Policy** – that allocates specific sites for employment purposes subject to a range of site and area-specific criteria

64. **Policy** – that promotes 'green jobs and technology

### Aim - Preserve and enhance Weymouth's unique built and maritime heritage, leisure, and entertainment offering to provide a thriving local economy

#### Draft Objectives

- *control town centre uses and development in the interest of its character and vitality*
- *support development and uses that contribute positively to the local economy*
- *encourage tourism, arts, and culture across Weymouth*
- *promote the full use of properties in the town centre*

65. **Policy** – that defines the area(s) for special development policies relating to the visitor economy, including the town centre, harbour, and seafront

66. **Policy** – that protects key uses within the defined area(s), including the town centre

67. **Policy** – that retains and supports new tourism facilities and accommodation in appropriate locations

68. **Policy** – that supports development that contributes towards the year-round economy and facilities

69. **Policy** - that supports specific projects/initiatives which accord with the strategy and current masterplan for the area

70. **Policy** – that promotes high quality public realm schemes

71. **Policy** - that requires access and accessibility to be an important consideration in development proposals

72. **Policy** – that permits temporary uses that are in the interest of a vibrant local economy

73. **Policy** – that requires new development to recognise the quality, character, and heritage of the area and adhere to the approved design code or guidance

74. **Policy** – that supports certain types of residential development in the defined area(s) if it does not result in the loss of retail or other protected key uses

75. **Policy** – which places restrictions on changes to building frontages where necessary and seeks to control inappropriate advertising

76. **Policy** – that emphasises the need for pedestrian safety and priority in the defined area(s) and supports pedestrian priority measures

### Aim - Encourage the creation a wide range of jobs and training opportunities

#### Draft Objectives

- *promote mixed use development such as live/work units*
- *support the provision of new education and training facilities*

77. **Policy** – that encourages the development of starter/incubator units and other forms of business hubs, in appropriate locations

78. **Policy** – that facilitates home-working and mixed-use developments such as live/work units

79. **Policy** – that supports new and improvements to existing training and education facilities (*which could be area/site specific if specific project proposals come forward in time*)

### Aim - Promote and facilitate the production and use of renewable energy

***Draft Objectives***

- promote community-scale renewable energy schemes and initiatives
- identify suitable areas for renewable and low carbon energy sources, and supporting infrastructure

80. **Policy** – that encourages community/neighbourhood (natural source) energy projects

81. **Policy** – that requires communal heating schemes to be a consideration for all major development projects

82. **Policy** – that requires the incorporation of renewable energy options into new build residential, commercial, leisure and community use premises

83. **Policy** – that establishes limits and the criteria for renewable energy schemes and initiatives

84. **Policy** – that supports development which facilitates offshore energy projects subject to strict criteria