



Weymouth Neighbourhood Plan

Basic Conditions Statement

Weymouth Town Council

5th December 2024

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Introduction

The Weymouth Neighbourhood Plan has been produced by Weymouth Town Council, as the ‘qualifying body’ with overall responsibility for the preparation, consultation, and submission of the Neighbourhood Plan. The development of the Plan and management of the process was marshalled by a Neighbourhood Plan Steering Group comprised of members of the community and parish councillors.

What are the Basic Conditions and why do we need this Statement?

The ‘Basic Conditions’ are a set of conditions that a neighbourhood plan must pass, for it to proceed to referendum. In relation to neighbourhood plans, a plan will pass the basic conditions if:

- A. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan
- B. the making of the plan contributes to the achievement of sustainable development
- C. the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- D. the making of the plan does not breach, and is otherwise compatible with, EU obligations
- E. prescribed conditions are met in relation to the plan order and prescribed matters have been complied with in connection with the proposal for the plan

These requirements (and those for neighbourhood development orders) are formally set out in of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act (as amended by the Localism Act 2011)¹.

This Basic Conditions Statement for Weymouth is submitted alongside the Neighbourhood Plan. In submitting the Statement and, through its content demonstrate how our Plan meets the Basic Conditions, we have satisfied one of the requirements of Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012. This Regulation sets out what the Parish Council, as the ‘qualifying body’, must submit as part of the neighbourhood plan proposal. Regulation 15(1)² states that:

“(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include—

- a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;*
- b) a consultation statement;*
- c) the proposed neighbourhood development plan; and*
- d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.”* (i.e. this Statement).

¹ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/10> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

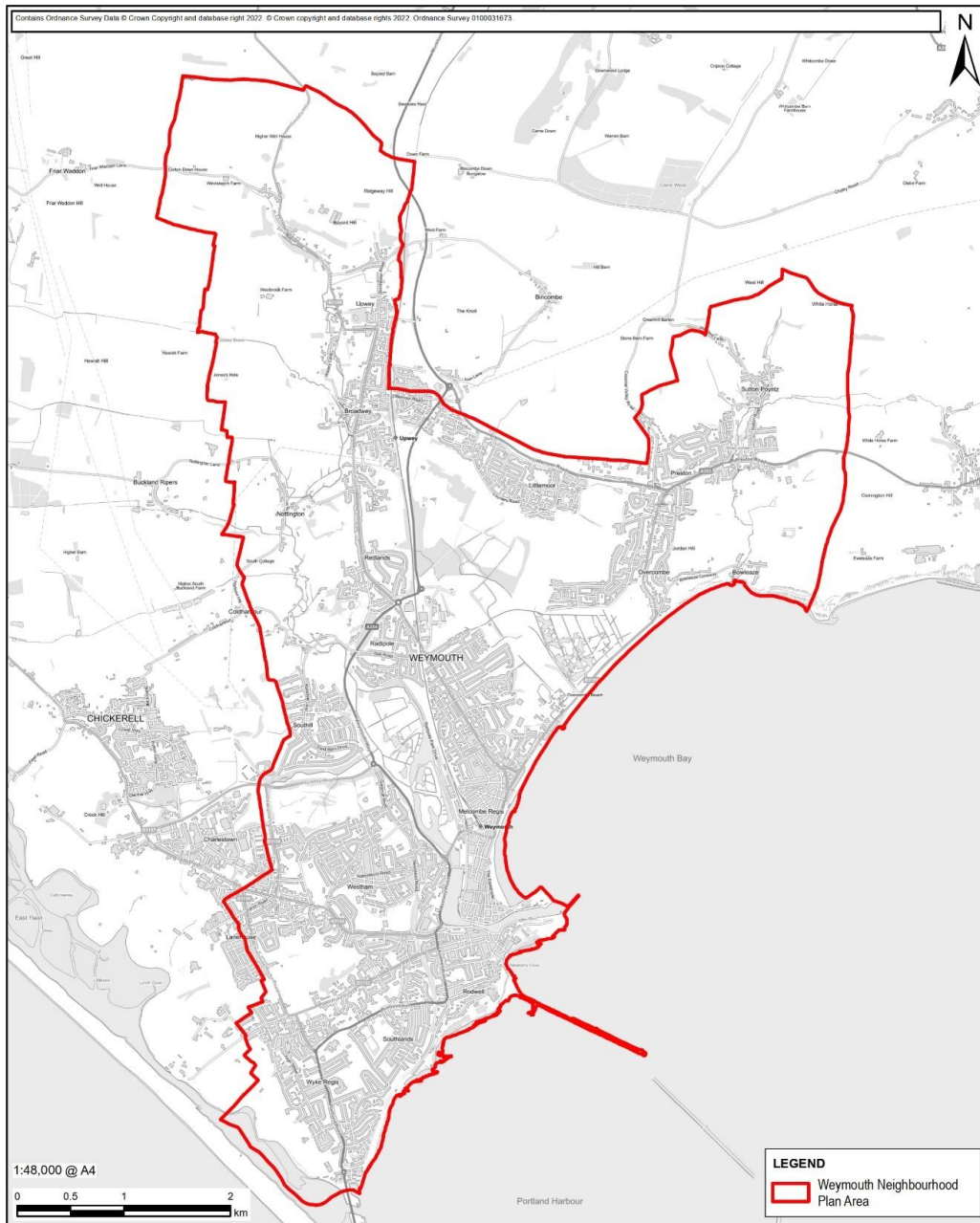
² See <https://www.legislation.gov.uk/uksi/2012/637/regulation/15>

The Neighbourhood Area

The first formal part of the process of developing the Weymouth Neighbourhood Plan was the confirmation of the Neighbourhood Area, or the area for which the Town Council, as the 'qualifying body' for neighbourhood planning has the right to produce a plan for. The neighbourhood area that was the subject of the application included the previously designated neighbourhood area of Sutton Poyntz. The application to designate the Neighbourhood Area was submitted, as required by Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, to Dorset Council as the local planning authority on 2nd July 2020. This application is reproduced in Appendix 1 to this Statement.

The Neighbourhood Area was formally approved by Dorset Council on 6 July 2020. This designation is reproduced in Appendix 2 to this Statement. The approved Neighbourhood Area is indicated by the red boundary below in Figure 1. Dorset Council recognised that Weymouth Town Council as the qualifying body was able to apply "*to extend its existing neighbourhood area to its parish boundary*". Weymouth Town Council publicly stated the intent to "*include and respect*" the Sutton Poyntz Neighbourhood Plan policies in the Weymouth Neighbourhood Plan.

Figure 1 – Approved Weymouth Neighbourhood Area



Why do we need a Neighbourhood Plan?

Weymouth Neighbourhood Area is an important tourist and recreation destination, with a beautiful seascape and built heritage. Surrounding and overlapping on the north of the neighbourhood area is the Dorset National Landscape (DNL) which is given this status due to the beautiful landscapes. The stretch of coast is a World Heritage Site, the Jurassic coast, important and well known for its geology and fossils. Weymouth is the third largest settlement in the county of Dorset, having a population of around 53,000 and is the largest settlement in the Dorset Unitary Council area. Weymouth attracts around half a million staying visitor trips and almost two million-day visits mainly in the summer season. 5,000 jobs are supported by visitor-related spending.

Our reasons for producing the Weymouth Neighbourhood Plan are:

- to develop local planning policies that influence the scale, type, design, and form of development which may come forward in the area between now and 2038;
- to have a say in shaping the future of our neighbourhood area including how our valued assets are protected and enhanced, and how community life can be more sustainable;
- to promote the sustainable use of land and buildings, net-zero carbon-emissions, enhancement of local biodiversity, and ensure future resilience to climate change impacts;
- to increase the supply of affordable dwellings;
- to help safeguard and facilitate local employment opportunities;
- to have some control over local planning matters and decisions;
- to ensure that new development has a positive effect on the natural and human environment.

The Neighbourhood Plan has been developed with the active participation of local people as members of the Neighbourhood Forum, Steering Group, theme groups and focus groups and through a process of regular community consultation. This process is summarised in Section 4 of the Neighbourhood Plan and described in some detail in the Consultation Statement that also accompanies the submitted Neighbourhood Plan.

Having explored the issues and identified the key themes, messages, and things of importance to the community, The Neighbourhood Plan has been framed around the following agreed aims and objectives:

Weymouth Neighbourhood Development Strategy – Aims and Objectives

Environmental Sustainability
Aim: <i>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>
Cross-cutting objective(s):
<ul style="list-style-type: none"> • Carbon Neutrality - <i>All new developments are expected to minimise the emissions of greenhouse gases and be as near to carbon neutral as is reasonably possible</i> • Resource Efficiency - <i>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</i> • Biodiversity Enhancement - <i>All new developments are expected to include measures to conserve and enhance the biodiversity of the area</i> • Climate Change Management - <i>All new developments are expected to result in no increase in the risk of flooding and provide adequate resilience to extreme weather events</i>
Landscape and Greenspace
Aim – To preserve and enhance our distinctive environments including its landscapes and coastline.
Objectives
<ul style="list-style-type: none"> • <i>identify and protect key locations and special habitats</i>

- *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*

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

Objectives

- *conserve and enhance the biodiversity of the area*
- *Deliver at least the national mandatory minimum 10 percent Biodiversity Net Gain (BNG), with the expectation that a higher percentage will be sought where possible.*
- *protect wildlife habitats and key landscape features and characteristics*
- *protect existing and promote the provision of native tree/hedge species in new developments*
- *improve and extend green infrastructure*

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

Objectives

- *protect important green gaps within and between settlement areas*
- *identify and protect local green spaces*
- *create and enhance green linkages between neighbourhoods and developed areas*

Development and Homes

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

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*

Aim - Support and encourage the reuse of brownfield sites

Objectives

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

Aim - Remain responsive to local housing issues and opportunities

Objectives

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

Aim - Achieve the highest sustainability standards for all new development

Objectives

- *use sustainable building techniques and sustainable materials*
- *achieve the highest possible standards of energy efficiency*

- *create a safe and inclusive environment*

Jobs and the Local Economy

Aim - Protect and enhance employment provision

Objectives

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

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

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*

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

Objectives

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

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

Objectives

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

Communities

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

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*
- *support sustainable local food production*
- *protect existing allotments and support new allotments that meet a local demand*
- *improve the value and appeal of the town centre and neighbourhood centres*

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

Objectives

- *identify suitable development sites*
- *support local community housing initiatives*

<ul style="list-style-type: none"> • <i>encourage innovation in the provision of new homes</i> • <i>ensure new development is well connected</i> • <i>ensure the necessary infrastructure is in place in good time</i>
<p>Aim - Protect and enhance the distinctive historic character of the conservation areas and other heritage locations</p>
<p>Objectives</p> <ul style="list-style-type: none"> • <i>protect historic buildings, sites, and structures from harm</i> • <i>respect the scale, style and setting of the site, with special reference to historic townscapes</i> • <i>identity and safeguard non-designated heritage buildings, structures, and sites</i> • <i>ensure development is sympathetic to and enhances the character of the surrounding area</i> • <i>promote high quality public realm enhancements</i>
<p>Aim - Increase the provision and use of Weymouth's open spaces and community facilities</p>
<p>Objectives</p> <ul style="list-style-type: none"> • <i>protect recreational spaces and ensure they are sufficient to meet local demand.</i> • <i>provide sufficient areas of green space within new developments</i> • <i>meet or exceed national standards for play spaces and sports pitches</i> • <i>support improvements and enhancements to existing recreation and sports facilities that help ensure all needs are met</i>
<p>Aim - Reduce car movements and encourage sustainable transport modes</p>
<p>Objectives</p> <ul style="list-style-type: none"> • <i>support public and community transport initiatives</i> • <i>support measures to reduce traffic congestion and improve road safety</i> • <i>support traffic management measures for the town centre</i> • <i>improve, extend and interconnect the footpath and cycle network for greater accessibility.</i> • <i>facilitate electric vehicle charging facilities</i> • <i># the provision of additional facilities for bikes, scooters and electric cars and boats</i>

Summary of Compliance with Legislation

This section sets out how the Weymouth Neighbourhood Plan and process has complied with the requirements set out in the Neighbourhood Plan regulations.

Qualifying Body

A 'qualifying body' is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act³ as *"a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area..."*.

Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁴ sets out the qualifying body's entitlement to prepare a Neighbourhood Plan. It states that: *"(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan."*

We confirm that the Neighbourhood Plan has been prepared on behalf of Weymouth Town Council as the 'qualifying body' for the purposes of Neighbourhood Planning.

Neighbourhood Area

The Neighbourhood Area (as shown in Figure 1) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 to 7)⁵. Both the application and the approval/decision notice are appended to this Statement (Appendices 1 and 2).

What a Neighbourhood Plan is and the Content of the Neighbourhood Plan

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁶ sets out the meaning of 'neighbourhood development plan'. It states that:

"(2) A "neighbourhood development plan" is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁷ sets out what the Plan may include. It states that:

"(1) A neighbourhood development plan—

- (a) must specify the period for which it is to have effect,*
- (b) may not include provision about development that is excluded development, and*
- (c) may not relate to more than one neighbourhood area."*

'Excluded development' is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁸ as:

- (a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,*
- (b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,*

³ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9>

⁴ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9>

⁵ See <https://www.legislation.gov.uk/uksi/2012/637/regulation/5>

⁶ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9>

⁷ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9>

⁸ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9>

- (c) development that falls within Annex 1 to Council Directive [85/337/EEC](#) on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),
- (d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),
- (e) prescribed development or development of a prescribed description, and
- (f) development in a prescribed area or an area of a prescribed description.”

Section 38B(2)⁹ states that:

“(2) Only one neighbourhood development plan may be made for each neighbourhood area.”

In response to these requirements, we confirm that the Weymouth Neighbourhood Plan:

- covers the period up until 2038, aligning with the plan period of the West Dorset, Weymouth & Portland Local Plan
- is the only Neighbourhood Plan for the ‘parished’ area of Weymouth
- covers the whole of the area under the jurisdiction of Weymouth Town Council, including the Sutton Poyntz neighbourhood area
- integrates the policies of the Sutton Poyntz Neighbourhood Plan (made 5th May 2020) into the Weymouth Neighbourhood Plan
- does not contain policies relating to ‘excluded development’¹⁰
- relates only to the defined Neighbourhood Area set out in Figure 1 of this report
- sets out policies in relation to the development and use of land

The consultation programme for the Neighbourhood Plan identified several matters important to the community, that may relate to, but cannot be addressed by, a land use policy. These, it was concluded, need to be addressed outside the remit of the Neighbourhood Plan policies and are included as Chapter 13, Weymouth Community Aspirations. These will be addressed in collaboration with Weymouth Town Council. This, importantly, joins up and links actions required by the community which, while they cannot be dealt with by the planning system, are nevertheless important issues which relate to people, services, projects or how we live in our community.

Submission Documents

As referred to earlier in this Statement, all the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Plan.

Basic Conditions

As referred to earlier in this Statement, we consider that all the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011.¹¹) have been met, as demonstrated in this Statement.

⁹ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9>

¹⁰ No policy in the Neighbourhood Plan relates to county matters (mineral extraction and waste development) or to any Nationally Significant Infrastructure Projects

¹¹ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/10> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

Content of Our Neighbourhood Plan Proposal

To comply with the requirements of Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012¹², and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local planning authority:

- The Neighbourhood Plan (which includes a map and statement which identifies the area to which our Plan relates)
- Relevant Supporting Evidence-Base Documents
- A Consultation Statement
- A Basic Conditions Statement (this document)

¹² See <https://www.legislation.gov.uk/uksi/2012/637/regulation/15>

How our Neighbourhood Plan meets the Basic Conditions

A. Having Regard to National Policies and Advice Contained in Guidance Issued by the Secretary of State

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Policy W01: Shoreline Protection	NPPF para. 177 <i>Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast.</i>	W01 supports development measures that facilitate the current Shoreline Management Plan, which addresses the long-term risks associated with coastal processes and flood risk.
Policy W02: Conservation of the Natural Environment	NPPF para. 185 <i>Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them;</i>	W02 identifies areas of nature conservation that should be retained and protected.
Policy W03: Wildlife Habitats and Areas	NPPF para.181 <i>Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework;</i> NPPF para. 185 <i>promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</i>	W03 identifies the local hierarchy of sites and requires any necessary mitigation measures to be proportionate to the status of the site.
Policy W04: Wildlife Corridors	NPPF para. 185 <i>Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including wildlife corridors and stepping stones that connect them;</i>	W04 identifies the network of wildlife corridors that require protection, and encourages their enhancement.
Policy W05: Ecological Impact of Development	NPPF para.186 <i>if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;</i>	W05 requires an appropriate and substantial biodiversity net gain from developments.
Policy W06: Trees, Woodlands, and Hedgerows	NPPF para. 186 <i>development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused,</i>	W06 protects trees, woodlands and hedgerows, and the loss and damage to ancient, protected, or veteran trees in particular.

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Policy W07: Rights of Way and Access to the Countryside	<p>NPPF para.104 <i>Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users,</i></p> <p>NPPF para.124 <i>Planning policies and decisions should: encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;</i></p>	W07 protects public rights of way and supports extension to the network and proposals to improve public access to the countryside. T
Policy W08: Coastal Green Recreation Areas	<p>NPPF para. 180 <i>Planning policies and decisions should contribute to and enhance the natural and local environment by: maintaining the character of the undeveloped coast, while improving public access to it where appropriate;</i></p>	W08 identifies and protects coastal green recreation areas and facilitates their sensitive enhancement.
Policy W09: Green Gaps	<p>NPPF para. 180 <i>Planning policies and decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</i></p>	W09 identifies areas of countryside to be protected from development to protect their special character, the setting of local settlement areas, and to prevent coalescence.
Policy W10: Local Green Space	<p>NPPF para.105 <i>The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.</i></p> <p>NPPF para. 106 <i>The Local Green Space designation should only be used where the green space is:</i></p> <ul style="list-style-type: none"> <i>a) in reasonably close proximity to the community it serves;</i> <i>b) demonstrably special to a local community and holds a particular local significance ... ; and</i> <i>c) local in character and is not an extensive tract of land.</i> 	W10 identifies designated local green spaces, which are to be safeguarded from loss or damage by development.

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Policy W11: Incidental Open Space	<p>NPPF para. 97 <i>To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared spaces, community facilities (such open space....) and other local services to enhance the sustainability of communities and residential environments;</i></p>	<p>W11 protects incidental open space within residential areas, which contribute to local amenity, character and/or green infrastructure.</p>
Policy W12: Riversides	<p>NPPF para. 165 <i>Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</i></p>	<p>W12 promotes responsible and safe recreation and tourism schemes along the riversides.</p>
Policy W13: Panoramas, Vistas and Views	<p><i>Conserving and enhancing the natural environment: especially NPPF paragraphs 180 Planning policies and decisions should contribute to and enhance the natural and local environment by:(a) protecting and enhancing valued landscapes, (b) recognising the intrinsic character and beauty of the countryside (c) maintaining the character of the undeveloped coast ... and 182 Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty</i> The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas</p> <p><i>Conserving and enhancing the historic environment: NPPF Para 201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)</i></p>	<p>WNP13 calls for the recognition of and respect for important public panoramas, vistas, and views which conserve and enhance the natural and historic environment.</p>
Policy W14: Development Boundaries	<p>NPPF para. 124 <i>Planning policies and decisions should... give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs</i></p>	<p>W14 confirms the extent of the built-up areas of Weymouth, to establish the most appropriate and sustainable locations for development, and focus future development on brownfield land within the settlement areas</p>

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Policy W15: Extensions and Alterations	NPPF para. 139 <i>Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design</i>	W15 requires major building changes to respect local character and context.
Policy W16: Major Housing Sites	NPPF para. 69 <i>planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.</i> NPPF para. 74 <i>set clear expectations for the quality of the places to be created</i>	W16 recognises and identifies the strategic housing sites and sets essential development criteria for all major residential development areas.
Policy W17: Housing Mix	NPPF para. 63 <i>Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.</i>	W17 requires the housing mix on major sites to be based on an up-to-date local housing needs assessment.
Policy W18: Affordable Housing	NPPF para. 66 <i>Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership,</i>	W18 establishes the proportion and type of affordable housing that should be provided on major residential development sites.
Policy W19: Site Allocations	NPPF para. 71 <i>Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 70a) suitable for housing in their area.</i> NPPF para. 135 <i>Planning policies and decisions should ensure that developments:</i> <i>a) will function well and add to the overall quality of the area...</i> <i>b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</i> <i>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting....</i> <i>d) establish or maintain a strong sense of place.....</i> <i>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development....; and</i> <i>f) create places that are safe, inclusive and accessible and which promote health and well-being.....</i>	W19 identifies additional major residential development sites, mixed use sites and other development sites.

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Policy W20: Land at Wyke Oliver Farm North	NPPF para. 69 <i>planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:</i> <i>a) specific, deliverable sites for five years following the intended date of adoption;</i>	W20 allocates land for residential development and sets required criteria.
Policy W21: Land at Redlands Farm	NPPF para. 69 <i>planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:</i> <i>a) specific, deliverable sites for five years following the intended date of adoption;</i>	W21 allocates land for residential development and sets required criteria.
Policy W22: Land off Beverley Road, Littlemoor	NPPF para. 71 <i>Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.</i>	W22 allocates land for residential development and sets required criteria.
Policy W23A: Lodmoor Old Tip – North-Section	NPPF para. 124 <i>give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;</i>	W23A allocates land for small industrial units or workshops and sets required criteria
Policy W23B: Lodmoor Old Tip – Mid Section	NPPF para. 124 <i>give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;</i>	W23B allocates land for leisure use and sets required criteria
Policy W23C: Lodmoor Old Tip South Section	NPPF para. 124 <i>give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;</i>	W23C allocates land for leisure use and sets required criteria
Policy W24: Mixed-Use Scheme at Jubilee Sidings	NPPF para. 124 <i>Planning policies and decisions should:</i> <i>a) encourage multiple benefits from both urban and rural land, including through mixed use schemes</i>	W24 supports mixed-use redevelopment on a specified site and sets required criteria.
Policy W25: Mount Pleasant Old Tip – Transport Interchange	NPPF para. 216 <i>ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place.</i>	W25 promotes redevelopment of specific area to provide transport interchange facility, leisure use and renewable energy generation.

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Policy W26: Self-Build and Custom-Build Housing	NPPF para. 63 <i>the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include people wishing to commission or build their own homes.</i>	W26 facilitates self-build and custom-build housing on major residential development sites.
Policy W27: Community Housing Schemes	NPPF para. 70 <i>seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;</i>	W27 promotes community-led house-building initiatives.
Policy W28: Specialist Housing Provision	NPPF para. 60 <i>it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed</i>	W28 support specialist purpose-built housing accommodation to meet local needs.
Policy W29: Houses in Multiple Occupation	NPPF para. 124 <i>promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively</i>	W29 supports the proper provision of HMOs in particular areas, where adequate safeguards are in place.
Policy W30: Exception Site Development	NPPF para. 73 <i>Local planning authorities should support the development of exception sites for community-led development sites that would not otherwise be suitable as rural exception sites.</i>	W30 facilitates exception site development to deliver more affordable housing for local people.
Policy W31: Principal Residence Requirement	NPPF para. 129 <i>plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible.</i>	W31 places an area based principal residence requirement on new dwellings to safeguard neighbourhoods and help meet local housing demands.
Policy W32: Town Centre Car Parks	NPPF para. 112 <i>In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure,</i>	W32 protects existing town centre car parking areas unless the number of spaces they provide are no longer required.
Policy W33: Timing of Infrastructure	NPPF para. 22 <i>anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure.</i>	W33 requires the timely and co-ordinated provision of infrastructure to help support sustainable growth.
Policy W34: Sustainable Development	NPPF para. 131 <i>Good design is a key aspect of sustainable development,</i>	W34 requires high standards of sustainability in design, construction, and operation.
Policy W35: Loss of Business Premises	NPPF para. 85 <i>Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development</i>	W35 seeks to ensure that existing business space is protected from change of use unless the space is no longer wanted for employment-related activities.

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Policy W36: New Business Development	NPPF para. 85 <i>create the conditions in which businesses can invest, expand, and adapt</i>	W36 promotes new business development on brownfield sites and the edge of the urban areas; and supports home-working development proposals.
Policy W37 Mixed-Use Employment Schemes	NPPF para. 96 <i>promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres,</i>	W37 promotes mixed-use redevelopment projects within the built-up area.
Policy W38: Higher & Further Education & Skills Provision	NPPF para. 99 <i>It is important that a sufficient choice of school places is available to meet the needs of existing and new communities.</i>	W38 supports the provision of new higher and further education and skills training facilities.
Policy W39: Weymouth Town Centre	NPPF para. 90 <i>Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.</i>	W39 supports development proposals that will contribute to the vitality and viability of the town centre.
Policy W40: Temporary Activities and Uses	NPPF para. 88 <i>Planning policies and decisions should enable.... sustainable rural tourism and leisure developments which respect the character of the countryside</i>	W40 supports the temporary use of buildings and open spaces for organised events in the interests of boosting tourism and the local economy, as long as it does not cause unacceptable harm to the environment or nearby uses.
Policy W41: Sustainable Tourism Development	NPPF para. 88 <i>Planning policies and decisions should enable: ... sustainable rural tourism and leisure developments which respect the character of the countryside;</i>	W41 supports sustainable tourism development.
Policy W42: Facilitating Offshore Renewable Energy Projects	NPPF para. 157 <i>support renewable and low carbon energy and associated infrastructure.</i>	W42 supports proposals to facilitate low and zero carbon offshore renewable energy projects.
Policy W43: Community Energy Schemes	NPPF para. 161 <i>support community-led initiatives for renewable and low carbon energy,</i>	W43 supports community energy initiatives.
Policy W44: Design	NPPF para. 131 <i>Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.</i> NPPF para. 134 <i>Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents.</i>	W44 recognises the importance of good design.

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Policy W45: Heritage Assets	NPPF para. 196 Plans should set out a positive strategy for the conservation and enjoyment of the historic environment....	W45 recognises that the neighbourhood area has many heritage assets and ensures they are safeguarded and/or enhanced in a manner and to an extent commensurate with their heritage significance.
Policy W46: Transport and Travel	NPPF para. 108. <i>Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:</i> <i>a) the potential impacts of development on transport networks can be addressed;</i> <i>b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised;</i> <i>c) opportunities to promote walking, cycling and public transport use are identified and pursued;</i> <i>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account; and</i> <i>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.</i>	W46 requires realistic traffic impact assessments and promotes sustainable transport schemes.
Policy W47: Public Transport	NPPF para. 116 <i>Give priority to facilitating access to high quality public transport,</i>	W47 supports improvements to the public transport infrastructure and network.
Policy W48: Off-Street Parking	NPPF para. 111 <i>policies should take into account:</i> <i>a) the accessibility of the development;</i> <i>b) the type, mix and use of development;</i> <i>c) the availability of and opportunities for public transport;</i> <i>d) local car ownership levels; and</i> <i>e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</i> NPPF para. 112 <i>parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network,</i>	W48 requires sufficient off-street car and cycle parking in association with new development.
Policy W49: Vehicle Charging Facilities	NPPF para. 111 <i>policies should take into account:</i> <i>e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</i> NPPF para. 116 <i>Development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.</i>	W49 requires adequate EV charging facilities.

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Policy W50: Cycle Routes	NPPF para. 110 <i>provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking</i>	W50 promotes improvements and extensions to the cycle network.
Policy W51: Traffic Impact	NPPF para. 108 <i>Transport issues should be considered from the earliest stages of plan-making so that:</i> <i>a) the potential impacts of development on transport networks can be addressed;</i> <i>b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised...;</i> <i>c) opportunities to promote walking, cycling and public transport use are identified and pursued;</i>	W51 supports measures to reduce the impact of the motor vehicle and improve road safety for all users.
Policy W52: Existing Community Buildings	NPPF para. 97 <i>guard against the unnecessary loss of valued facilities and services,</i>	W52 protects existing community buildings.
Policy W53: Public Houses	NPPF para. 97 <i>guard against the unnecessary loss of valued facilities and services,</i>	W53 protects existing public houses as valued community facilities
Policy W54: Sports and Recreation	NPPF para. 103 <i>Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</i> NPPF para. 102 <i>Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.</i>	W54 identifies and safeguards locally important sports and recreational facilities.
Policy W55: Public Spaces	NPPF para. 135 <i>establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</i>	W55 supports measures that enhance the public realm in terms of character, appearance and sense of place.
Policy W56: Allotment and Community Gardening Provision	NPPF para. 96 <i>enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through access to healthier food, allotments and layouts that encourage walking and cycling.</i>	W56 identifies and safeguards locally important allotments and community horticulture sites and supports the development of land for allotment-use in response to an identified community demand.
Policy W57: Burial Grounds	NPPF para. 97 <i>take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;</i>	W57 supports the provision of new burial grounds in appropriate locations.

B. The Making of the Plan Contributes to the Achievement of Sustainable Development

The Neighbourhood Plan has been developed within the context of the definition of sustainable development in the National Planning Policy Framework and that in the West Dorset, Weymouth and Portland Local Plan. The tables below set out how we feel that the Neighbourhood Plan has dealt with the achievement of sustainable development against the key relevant parts of the NPPF and the Local Plan.

National Planning Policy Framework Paragraph	How our Plan contributes towards this
<p><i>Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):</i></p> <p>a) <i>an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p> <p>b) <i>a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and</i></p> <p>c) <i>an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p> <p>(Paragraph 8)</p>	<p>The Weymouth Neighbourhood Plan has embraced all three dimensions to sustainable development.</p> <p>The following set of policies of our Plan address the economic dimension of sustainable development: Policies W23, 32, 35 - 41 and W 25, 46 - 51</p> <p>The following set of policies of the Neighbourhood Plan address the social dimension of sustainable development: Policies W16 – 33 and W52 - 57</p> <p>The following sets of policies of the Neighbourhood Plan address the environmental dimension of sustainable development: Policies WNP01 – WNP15; W44 and W42- 43</p>
<p><i>Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</i></p> <p>(Paragraph 9)</p>	<p>As our Consultation Statement demonstrates we have undertaken consultations with all parts of our community to ensure that the emerging Neighbourhood Plan reflects their priorities and considered the options to deliver the development we need in a sustainable manner.</p>
<p><i>So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development</i></p> <p>(Paragraph 10)</p>	<p>The pursuit of sustainable development as outlined in this NPPF paragraph is the basis of the Weymouth Neighbourhood Plan. It is reflected in ‘our vision’: “By 2038, Weymouth will be a resilient coastal community with a diverse range of jobs and homes which meet the needs of residents for present generations without compromising the needs of future generations. The unique identities of our local neighbourhoods will be attractive to all age groups and will foster healthy and happy lifestyles”, and the agreed aims of the Plan.</p>

National Planning Policy Framework Paragraph	How our Plan contributes towards this
<p><i>The application of the presumption (in favour of sustainable development) will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:</i></p> <ul style="list-style-type: none"> • <i>develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;</i> • <i>plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and...</i> <p>(Paragraph 13)</p>	<p>We have developed the Neighbourhood Plan taking into account the strategic policies of the adopted Local Plan and the strategic priorities of the emerging Dorset Local Plan, as we understand them, to ensure that the Neighbourhood Plan conforms to the overall development strategy for Dorset.</p>
<p><i>identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:</i></p> <ol style="list-style-type: none"> a) <i>consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;</i> b) <i>ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself</i> <p>(Paragraph 74)</p>	<p>The following policies in the Weymouth Neighbourhood Plan promote sustainable housing provision:</p> <p>W16: Major Housing Sites W19: Site Allocations W34: Sustainable Development W44: Design</p>
<p><i>The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.</i></p> <p>(Paragraph 109)</p>	<p>The following policies in the Weymouth Neighbourhood Plan are relevant to facilitating more sustainable transport habits:</p> <p>W46: Transport and Travel W47: Public Transport W49: Vehicle Charging Facilities W50: Cycle Routes W51: Traffic Impact</p>
<p><i>Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.</i></p> <p>(Paragraph 131)</p>	<p>The following policies in the Weymouth Neighbourhood Plan focus on design aspects and the significance of good design:</p> <p>W16: Major Housing Sites W34: Sustainable Development W44: Design</p>

National Planning Policy Framework Paragraph	How our Plan contributes towards this
<p><i>To provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:</i></p> <ul style="list-style-type: none"> • <i>plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses, and places of worship) and other local services to enhance the sustainability of communities and residential environments;</i> • <i>guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;</i> • <i>ensure that established shops, facilities, and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and</i> • <i>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</i> <p>(Paragraph 97)</p>	<p>The Weymouth Neighbourhood Plan aims to ensure that we maintain a range of local recreation facilities that are flexible enough to accommodate a range of community activities and help ensure our community remains and becomes more sustainable.</p> <p>W52: Existing Community Buildings W53: Public Houses W54: Sports and Recreation W56: Allotment and Community Gardening Provision</p>
<p><i>Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.</i></p> <p>(Paragraph 29)</p>	<p>The neighbourhood planning process has enabled a dialogue to take place about what development is necessary and how it can be best accommodated and facilitated. Part of the process has been to reach a consensus on what is important to us and how this can be protected and enhanced by development to realise our vision for the future.</p>

West Dorset, Weymouth and Portland Local Plan Policy	How our plan contributes towards this
<p><i>Support the local economy to provide opportunities for high quality, better paid jobs</i></p>	<p>The Weymouth Neighbourhood Plan includes a suite of policies under the 'Jobs and Local Economy' heading to achieve our aims of:</p> <ul style="list-style-type: none"> • protect and enhance employment provision • creating a thriving local economy • encouraging the creation a wide range of jobs and training opportunities • facilitating the production and use of renewable energy
<p><i>Meet local housing needs for all as far as is possible</i></p>	<p>The Weymouth Neighbourhood Plan aims to provide a broad mix of homes, which align with local housing need and maximise the proportion of affordable homes that it is possible to provide.</p>
<p><i>Regenerate key areas including Weymouth and Dorchester town centres, to improve the area's retail, arts, cultural and leisure offer; and increase employment opportunities</i></p>	<p>Policy W39 recognises the importance of a flourishing town centre and supports development that will generate vitality and add viability to the Town Centre and accords with the Local Plan policy 'Weymouth Town Centre Strategy' and the latest Town Centre masterplan.</p>
<p><i>Support sustainable, safe and healthy communities with accessibility to a range of services and facilities</i></p>	<p>Policies W52 and W53 protects existing community facilities and support improvements in provision to meet future needs.</p>

West Dorset, Weymouth and Portland Local Plan Policy	How our plan contributes towards this
<i>Protect and enhance the outstanding natural and built environment, including its landscape, biodiversity and geodiversity, and the local distinctiveness of places within the area – this will be the over-riding objective in those areas of the plan which are particularly sensitive to change</i>	The Weymouth Neighbourhood Plan includes a suite of policies under the 'Landscape and Greenspace' heading , W01 -13, to achieve our aims of: <ul style="list-style-type: none"> • preserving and enhancing our unique environments and sustain the distinctive landscapes and coastline • investing in our natural environment and ecosystems • creating an integrated network of green and blue infrastructure, habitats, parks, water, and nature trails
<i>Reduce vulnerability to the impacts of climate change, both by minimising the potential impacts and by adapting to those that are inevitable– this will be the over-riding objective in those areas of the plan which are at highest risk</i>	The preparation of the Weymouth Neighbourhood Plan has been framed by a set of cross-cutting environmental sustainability objectives to achieve the agreed aim of: <i>“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>
<i>Provide greater opportunities to reduce car use; improve safety; ensure convenient and appropriate public transport services; and seek greater network efficiency for pedestrians, cyclists and equestrians</i>	The Weymouth Neighbourhood Plan includes a suite of policies, W46 – W51 to promote sustainable transport choice and use
<i>Achieve high quality and sustainability in design, reflecting local character and distinctiveness of the area</i>	W44 requires all proposals for new development to demonstrate high quality of design, use of materials and detail, which harmonise with and/or enhance local character and context;
WEY1. Weymouth Town Centre Strategy i) <i>Development within the Weymouth Town Centre Strategy area must, as far as practicable, meet the following aims:</i> ii) <i>The comprehensive development of key sites will be guided by a masterplan</i>	W39 supports a master-planning approach to Weymouth town centre.
WEY2. Town Centre Core And Commercial Road Area i) <i>The primary shopping area will continue to be the main retail core.</i> ii) <i>Land to the west of the primary shopping area will be developed with a mix of uses</i> iii) <i>Any proposals should not significantly increase the number of late-night entertainment-uses in the area.</i>	W39 seeks to protect and enhance the core retail offer of Weymouth town centre and encourages an appropriate evening economy in the town centre.
WEY3. Station Area And Swannery Car Park i) <i>The station area will be developed as a transport hub, including a mix of retail, commercial businesses</i> ii) <i>The Swannery Car Park will provide the main public car parking area for the town centre</i> iii) <i>Attractive pedestrian routes with active frontages should link the Swannery Car Park</i>	W37 recognises the opportunities for improved mixed-use activity on sites around the town centre and supports redevelopment proposals that satisfy local needs and benefits the local economy.

West Dorset, Weymouth and Portland Local Plan Policy	How our plan contributes towards this
<p>WEY4. Custom House Quay And Brewery Waterfront <i>The area around Custom House Quay, the Brewery, and its waterfront, will retain a mix of small-scale restaurants, bars, cafes and retail uses.</i></p>	<p>W41 supports sustainable tourism development proposals and/or extensions to/or expansion of existing tourism/visitor uses.</p>
<p>WEY5 The Esplanade (South) <i>The area of the Esplanade to the south the King's Statue requires a careful approach to reduce crime and anti-social behaviour.</i></p>	<p>W55 supports improvements to public spaces.</p>
<p>WEY6. Ferry Peninsula <i>i) The ferry peninsula should be re-developed to include leisure / tourist-related uses</i> <i>ii) A comprehensive scheme is required for the site</i></p>	<p>W37 recognises the opportunities for improved mixed-use activity on sites around the town centre and supports redevelopment proposals that satisfy local needs.</p>
<p>WEY7 Westwey Road And North Quay Area <i>i) The area will be re-developed for mixed uses.</i> <i>ii) A comprehensive scheme is required for North Quay</i></p>	<p>W37 recognises the opportunities for improved mixed-use activity on sites around the town centre and supports redevelopment proposals that satisfy local needs and benefits the local economy.</p>
<p>WEY8. Lodmoor Gateway And Country Park Area <i>Land at Lodmoor will be permitted for tourism, low key recreation and ancillary uses, appropriate to its gateway location and its proximity to sensitive sites</i></p>	<p>W41 promotes sustainable tourism development that is sympathetic to the wider environment and does not result in an adverse impact upon designated landscapes and sites of biodiversity importance.</p>
<p>WEY9. Bincleaves Cove <i>i) The redevelopment may either be through an alternative employment use appropriate to a maritime location or through the comprehensive mixed-use re-development of the site to provide community benefits</i> <i>ii) The development will be expected to be of a high-quality design appropriate to its waterside location and the unique history of the site.</i> <i>iii) Development will not be permitted if it would compromise the nature conservation interest of the surrounding area</i></p>	<p>W36 supports the development of new businesses and the expansion of existing businesses for employment purposes.</p>
<p>WEY10. Land At Markham And Little Francis <i>i) Land as shown on the policies map is allocated for residential development and public open space and may include an element of employment use appropriate to a residential neighbourhood.</i> <i>ii) Rising land to the south of Cockles Lane and the ridge further south will remain undeveloped and be managed as public open space</i></p>	<p>W16 recognises the strategic housing allocations in the local plan and sets criteria to ensure development will be appropriate to its location and of the same quality and standards as other new development in the neighbourhood area.</p>

West Dorset, Weymouth and Portland Local Plan Policy	How our plan contributes towards this
<p>WEY11 Land Off Louviers Road</p> <p><i>i) Land as shown on the policies map is allocated for residential development.</i></p> <p><i>ii) Strategic landscaping will be required to soften the edges onto the undeveloped countryside</i></p> <p><i>iii) Pedestrian links and wildlife corridors should be provided through the developments</i></p> <p><i>iv) Development should provide positive frontages onto the adjoining road network.</i></p>	<p>W16 recognises the strategic housing allocations in the local plan and sets criteria to ensure development will be appropriate to its location and of the same quality and standards as other new development in the neighbourhood area.</p>
<p>WEY12. Land At Wey Valley</p> <p><i>i) Land as shown on the policies map is allocated for residential development and should include an element of employment use appropriate to a residential neighbourhood.</i></p> <p><i>ii) The site should be developed in accordance with a masterplan</i></p>	<p>W16 recognises the strategic housing allocations in the local plan and sets criteria to ensure development will be appropriate to its location and of the same quality and standards as other new development in the neighbourhood area.</p>
<p>WEY13. Land At The Old Rectory, Lorton Lane</p> <p><i>Land as shown on the policies map is allocated for residential development. Any development must enhance the Old Rectory and Broadway Conservation Area.</i></p>	<p>W16 recognises the strategic housing allocations in the local plan and sets criteria to ensure development will be appropriate and respects the historic character of the location.</p>
<p>WEY14. Bowleaze Cove</p> <p><i>Development will be restricted to time-limited tourist and leisure related development</i></p>	<p>W08 protects identified coastal green recreation areas from inappropriate or unnecessary development.</p>
<p>WEY15. Land At Tumbledown Farm</p> <p><i>Land is allocated for cemetery uses, allotments/ community food provision and ancillary office / workshop / storage space</i></p>	<p>W56 safeguards existing and supports the provision of new allotment and community gardening provision. WNP63 supports proposals for new burial grounds.</p>
<p>WEY16. Lorton Valley Nature Park</p> <p><i>Land as shown on the policies map, is allocated as part of the Lorton Valley Nature Park to promote sustainable tourism, management of conservation and heritage interest....</i></p>	<p>W02 identifies Lorton Valley Nature Park as an important area of nature conservation that should be protected from the negative impacts of development.</p>

C. The Making of the Plan is in General Conformity with the Strategic Policies Contained in the Development Plan for the Area of the Authority (Or Any Part of That Area)

The policies of the Weymouth Neighbourhood Plan have been considered in the context of the strategic approach of the adopted West Dorset, Weymouth and Portland Local Plan, “*which provides the strategic policy direction for the plan and any related development plan documents*”. The Local Plan states “*communities preparing Neighbourhood Development Plans will need to show how their proposals are in general conformity with this strategic approach*”.

The Strategic approach of the Local Plan is set out under five headings as follows:

Environment and Climate Change

Development should protect and enhance the natural environment - its landscape, seascapes and geological conservation interests, its wildlife and habitats and important local green spaces - by directing development away from sensitive areas that cannot accommodate change. Where development is needed and harm cannot be avoided, appropriate mitigation to off-set any adverse impact to the landscape, wildlife and green infrastructure network will be required.

High priority will be given to protecting and enhancing the area’s heritage assets – including its Listed Buildings and Conservation Areas, and other features with local historic or cultural associations, particularly where they contribute to the area’s local distinctiveness.

Development will be directed away from areas where there is likely to be significant risk to human health or the wider environment, through flooding, coastal erosion and land instability, air and water pollution.

Development should be of high-quality design to help achieve sustainable, safe and inclusive communities, enhancing quality of life for residents and visitors, and designed in keeping with or to positively contribute towards the local identity of the area.

Achieving a Sustainable Pattern of Development

In the period 2011-2031 development should help deliver a steady supply of employment and housing land to meet projected needs (about 60ha of employment land and 15,500 new homes across the plan area). The distribution of development is influenced by:

- *the needs, size, and roles of the area’s settlements, taking into account any current imbalances of housing or jobs,*
- *the benefits of concentrating most development in locations where homes, jobs and facilities will be easily accessible to each other and there is a choice of transport modes,*
- *the availability of land, and whether it has been previously developed (brownfield); and*
- *the environmental constraints of the plan area.*

The strategic allocations provide the main development opportunities and are fundamental to delivering sufficient development. These are located at Beaminster, Bridport, Chickerell, Crossways, Dorchester, Lyme Regis, Portland, Sherborne and Weymouth (including an area north of Littlemoor that lies partly within West Dorset) and are indicated in Table 3.7. The main towns and smaller settlements with defined development boundaries also provide a considerable supply of smaller sites through redevelopment and infill opportunities that will contribute towards meeting the requirements.

Development opportunities in the more rural areas will be focused primarily at the larger villages and should take place at an appropriate scale to the size of the village (unless identified as a strategic allocation). It is expected that neighbourhood development plans and other appropriate planning

tools will be used to help bring forward new development, and may allocate additional sites, or extend an existing (or add a new) development boundary to help deliver this growth. Away from existing settlements, development opportunities will be more limited to those activities that will help continue to support the rural economy or help in the long-term management of the countryside and its unique character.

Economy

A continuing supply of land and premises suitable for employment uses is needed, of a type and scale appropriate to the characteristics of the local area, to provide sufficient opportunities for employment needs to be met locally, to reduce the need to travel and promote economic growth and social inclusion. This will be delivered through the allocation and provision of new sites (with the greater proportion of development at the towns), the suitable protection of existing employment sites (taking into account their significance), and flexible policies to allow development to come forward on other suitable sites.

The development of new retail and town centre uses will be directed to the town centres of Weymouth, Dorchester, Bridport, Sherborne and Lyme Regis. Outside the town centres, smaller scale development of shops, financial and professional services, food and drink, office, leisure and community uses will be directed towards local centres. Development should not undermine the functioning of any centre, or adversely affect its vitality or viability.

Housing

A continuing supply of housing land is needed to help meet the changing demographic and social needs of the area, and to help reduce the need to travel and promote economic growth and social inclusion. The type, size and mix of housing will be expected to reflect local needs as far as possible and result in balanced communities.

Although the total projected need for affordable housing is not expected to be met in the plan period, opportunities will be taken to secure affordable homes to meet local needs. This will include ensuring all new open market housing sites make a contribution (through providing new affordable homes or, where this is not possible, making a financial contribution), and through a range of flexible policies that encourage affordable housing to come forward where there are suitable opportunities.

Community Needs and Infrastructure

Community facilities that help promote social interaction as well as minimise the need to travel by car should be provided within local communities. Where possible and practicable (for example on larger developments), new local community facilities will be provided as part of the development, creating attractive and vibrant places to live. Existing local facilities will be protected through a flexible approach which recognises the changing needs in society.

Providing a safe transport route network for all types of travel and providing choices for “greener” travel options where practicable, are also a key part of the strategy.

Some community facilities or infrastructure play a much wider, strategic role in our communities, such as flood defences, the strategic road and rail network and communications technologies. The Infrastructure Delivery Plan will be used to plan for these, with development contributing towards their delivery through either planning obligations or the Community Infrastructure Levy.

Neighbourhood Plan Paragraphs and/or Policies	WD, W&P Local Plan Strategic Approach	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?
W01: Shoreline Protection	Environment and Climate Change	W01 supports development to help minimise the impact of flood risk and coastal erosion.
W02: Conservation of the Natural Environment	Environment and Climate Change	W02 protects the landscape, wildlife and green infrastructure network from development and, where harm cannot be avoided, requires appropriate mitigation to off-set any adverse impact.
W03: Wildlife Habitats and Areas	Environment and Climate Change	W03 identifies sensitive areas that should be protected and enhanced.
W04: Wildlife Corridors	Environment and Climate Change	W04 protects an important element of the area's green infrastructure.
W05: Ecological Impact of Development	Environment and Climate Change	W05 seeks to minimise any adverse impact to the landscape, wildlife and green infrastructure network.
W06: Trees, Woodlands, and Hedgerows	Environment and Climate Change	W06 protects wildlife habitats and important landscape features.
W07: Rights of Way and Access to the Countryside	Environment and Climate Change	W07 protects the area's natural assets.
W08: Coastal Green Recreation Areas	Environment and Climate Change	W08 protects the area's natural assets.
W09: Green Gaps	Environment and Climate Change	W09 protects separate areas from convergence or loss of distinctiveness.
W10: Local Green Space	Environment and Climate Change	W10 protects important local green spaces.
W11: Incidental Open Space	Environment and Climate Change	W11 recognises the quality-of-life value of local open spaces.
W12: Riversides	Environment and Climate Change	W12 limits the development on areas at risk from flooding.
W13: Panoramas, Vistas and Views	Environment and Climate Change	W13 protects views and vistas that contribute to local distinctiveness.
W14: Development Boundaries	Achieving a Sustainable Pattern of Development	W14 endorses the development boundaries in the interest of delivering the sustainable growth required by the Local Plan.
W15 Extensions and Alterations	Achieving a Sustainable Pattern of Development	W15 sets locally relevant sustainability criteria for new extensions and alterations.
W16: Major Housing Sites	Achieving a Sustainable Pattern of Development	W16 endorse the strategic allocations and sets locally relevant sustainability criteria for their development.
W17: Housing Mix	Housing	W17 aims to ensure that housing development reflects local needs as far as possible and results in more balanced communities.
W18: Affordable Housing	Housing	W18 seeks to maximise the proportion of affordable housing ensure there is a mix of types and tenures to satisfy local needs.
W19: Site Allocations	Housing Economy	W19 seeks to ensure a continuing supply of housing land to meet local needs.
W20: Land at Wyke Oliver Farm North	Housing	W20 allocates land for major residential development to provide a mix of open market and affordable dwellings.
W21: Land at Redlands Farm	Housing	W21 allocates land for major residential development to provide a mix of open market and affordable dwellings.
W22: Land off Beverley Road, Littlemoor	Housing	W22 allocates land to provide a mix of open market and affordable dwellings.

Neighbourhood Plan Paragraphs and/or Policies	WD, W&P Local Plan Strategic Approach	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?
W23A: Land at Lodmoor Old Tip – North Section	Achieving a Sustainable Pattern of Development	W23A allocates land for small industrial units or workshops
W23B: Lodmoor Old Tip – Mid Section	Achieving a Sustainable Pattern of Development	W23B allocates land for leisure use
W23C: Lodmoor Old Tip South Section	Achieving a Sustainable Pattern of Development	W23C allocates land for leisure use
W24: Land at Jubilee Sidings	Economy	W24 identifies a redevelopment opportunity to meet employment needs and reduce the need to travel.
W25: Mount Pleasant Old Tip – Transport Interchange	Economy	W25 promotes improvements to the transport network for all types of travel and the provision of “greener” travel options.
W26: Self-Build and Custom-Build-Housing	Housing	W26 seeks to meet the changing demographic and social needs of the area.
W27: Community Housing Schemes	Housing	W27 recognises the issue of affordability and supports community initiative to provide more suitable and affordable homes.
W28: Specialist Housing Provision	Housing	W28 seeks to meet the changing demographic and social needs of the area.
W29: Houses in Multiple Occupation	Housing	W29 seeks to maintain balanced communities.
W30: Exception Site Development	Housing	W30 seeks to meet the changing demographic and social needs of the area.
W31: Principal Residence Requirement	Housing	W31 aims to ensure that housing development meets local needs and results in sustainable communities and greater social inclusion.
W32: Town Centre Car Parks	Economy	W32 promotes efficient use of car parking areas near the town centre in the interests of the local economy.
WNP33: Timing of Infrastructure	Achieving a Sustainable Pattern of Development	W33 encourages affordable housing to come forward where there are suitable opportunities.
W34: Sustainable Development	Achieving a Sustainable Pattern of Development	W34 requires development to achieve high standards of quality and sustainability.
W35: Loss of Business Premises	Economy	W35 protects existing employment sites in the interest of local economic growth.
W36: New Business Development	Economy	W36 supports the development of new employment premises and sites in the interest of local economic growth and reducing the need to travel for work.
W37: Mixed-Use Employment Schemes	Economy	W37 seeks to increase the provision of local employment opportunities.
W38: Higher & Further Education & Skills Provision	Economy	W38 supports an increase in the local provision of further education and training opportunities.
W39: Weymouth Town Centre	Economy	W39 promotes new retail and appropriate other uses in the Weymouth town centre.
W40: Temporary Activities and Uses	Economy	W40 supports temporary uses and activities that will benefit the local economy.
W41: Sustainable Tourism Development	Achieving a Sustainable Pattern of Development	W41 encourages sustainable tourism development as part of the economic growth strategy.
W42: Offshore Renewable Energy Projects	Environment and Climate Change	W42 supports the responsible use of natural assets and resources.
W43: Community Energy Schemes	Environment and Climate Change	W43 supports community resilience and action to address climate change.
W44: Design	Achieving a Sustainable	W44 stresses the importance of high-quality

Neighbourhood Plan Paragraphs and/or Policies	WD, W&P Local Plan Strategic Approach	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?
	Pattern of Development	design and its impact on character and local identity.
W45: Heritage Assets	Achieving a Sustainable Pattern of Development	W45 seeks to protect and enhance the area's heritage assets.
W46: Transport and Travel	Achieving a Sustainable Pattern of Development	W46 seeks to reduce the impact of the motor vehicle.
W47: Public Transport	Achieving a Sustainable Pattern of Development	W47 seeks to reduce the need to travel by car.
W48: Off-Street Parking	Achieving a Sustainable Pattern of Development	W48 seeks to reduce the impact of the motor vehicle.
W49: Vehicle Charging Facilities	Community Needs and Infrastructure	W49 recognises changing needs and supports sustainable transport use.
W50: Cycle Routes	Community Needs and Infrastructure	W50 supports sustainable transport use.
W51: Traffic Impact	Community Needs and Infrastructure	W51 reduces the impact of the motor vehicle.
W52 Existing Community Buildings	Community Needs and Infrastructure	W52 protects important community facilities and helps ensure they can respond to the changing needs in society.
W53: Public Houses	Community Needs and Infrastructure	W53 protects community facilities that help promote social interaction.
W54: Sports and Recreation	Community Needs and Infrastructure	W54 protects important community facilities and helps ensure they can respond to the changing needs in society.
W55: Public Spaces	Community Needs and Infrastructure	W55 advocates high quality design and improvements to the public realm to enhance quality of life and reinforce local identity.
W56: Allotment and Community Gardening Provision	Community Needs and Infrastructure	W56 protects and supports the provision of community horticultural facilities.
W57: Burial Grounds	Community Needs and Infrastructure	W57 recognises there may be a need for suitable burial sites.

D. The Making of the Plan Does Not Breach, and is Otherwise Compatible with, EU Obligations

A screening process was carried out on behalf of the Town Council by AECOM to determine whether a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and/or a Habitats Regulation Assessment (HRA) in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). Following consultation with the statutory environmental agencies and Dorset Council we were advised:

“A Neighbourhood Plan requires an SEA where it is likely to have significant environmental effects. In this respect, the WNP has been screened in as requiring an SEA process for the following reasons:

The WNP supports allocations for new development. This includes in potentially environmentally sensitive locations, such as:

- *Locations with sensitivity for the historic environment, including the Dorset and East Devon Coast World Heritage Site, nationally designated listed buildings, scheduled monuments, and eleven conservation areas.*
- *Locations with sensitivity for biodiversity and geodiversity, including the Chesil Beach and The Fleet Ramsar (and Special Protection Area), Chesil and The Fleet Special Area of Conservation, and several Sites of Special Scientific Interest.*

In light of this screening outcome, an SEA process has been undertaken to meet the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).”

Following the **SEA Scoping Report**¹³ (July 2022), which included information about the neighbourhood area’s environment and community, a second document, the **Interim SEA Environmental Report**¹⁴ (September 2023), was produced which appraised the relative sustainability merits and the likely significant environmental effects for different approaches that could be taken for the WNP. This informed an options appraisal and the development of policies for the Weymouth Neighbourhood Plan.

To accompany the Pre-Submission Version of the Weymouth Neighbourhood Plan that was the subject of Regulation 14 Consultation, a revised **SEA Environmental Report**¹⁵ (Oct 2023) was produced. The purpose of this Environmental Report was to:

- Identify, describe, and evaluate the likely significant effects of the WNP and alternatives.
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

To test the robustness of the planning strategy the following options were considered:

- Option A: Provide an additional focus on residential development within the DDB (with a view to encouraging opportunities for affordable home provision).
- Option B: Provide an additional focus on the development of employment uses within the DDB.
- Option C: Focus on proposals which would support key areas of Weymouth’s economy (e.g., tourism, leisure, and recreation).
- Option D: Focus on proposals which would encourage opportunities for protecting Weymouth’s natural and built environment (e.g., climate mitigation / adaption, biodiversity net-gain, enhancements to townscape).

¹³ [Weymouth Neighbourhood Plan - SEA Scoping Report - June 2022](#)

¹⁴ [Weymouth Neighbourhood Plan Strategic Environmental Assessment Interim Report - September 2023](#)

¹⁵ [Weymouth Neighbourhood Plan - SEA Environmental Report - October 2023](#)

- Option E: Support a range of uses within the DDB, considering proposals on a case-by-case basis.
- The options have been assessed against the SEA Framework developed during scoping and presented against the SEA themes.

The options were assessed against the following SEA topics:

- Biodiversity and geodiversity
- Historic environment
- Land, soil, and water resources
- Landscape
- Transportation

The table below summarises the findings of the SEA.

Natural England was consulted as part of the SEA screening process.

Table NTS2: Summary of SEA site assessment findings

Site	Air Quality	Biodiversity and Geodiversity	Climate Change	Community Wellbeing	Historic Environment	Land, Soil, and Water Resources	Landscape	Transportation	
A	Blue	Red	Blue	Red	Yellow	Yellow	Red	Red	
B	Blue	Red	Blue	Green	Yellow	Blue	Blue	Yellow	
C	Blue	Blue	Blue	Green	Yellow	Yellow	Yellow	Green	
D	Blue	Red	Red	Blue	Blue	Blue	Red	Red	
E	Blue	Blue	Blue	Blue	Yellow	Blue	Red	Blue	
F	Blue	Red	Red	Red	Yellow	Yellow	Blue	Red	
Key									
Likely adverse effect (without mitigation measures)					Red	Likely positive effect			Green
Neutral/no effect					Yellow	Uncertain effect			Blue

Key to Sites in Table NTS2

Site A: Land off Budmouth Avenue • Site B: Lodmoor Old Tip (Middle Section) • Site C: Lodmoor Old Tip (Southern Section) • Site D: Redlands Farm • Site E: Land at Wyke Oliver Farm (North) • Site F: Land South of Wessex Roundabout

Following policy amendments and the deletion of some site allocation policies subsequent to the Regulation 14 consultation a review of the Interim SEA Environmental Report was undertaken and a final report which took account of these changes was produced in November 2024¹⁶. Under the Screening Conclusions this states:-

“The SEA Regulations require the SEA process to identify, describe and evaluate the likely significant effects of the WNP and alternatives.

The screening of the updates has concluded that the submission draft version of the WNP would not have any additional significant effects to those presented in the SEA Environmental Report which accompanied the Regulation 14 consultation on the Neighbourhood Plan.

¹⁶ [Weymouth NP SEA Environmental Report - November 2024](#)

In light of the above, in association with the requirements of the SEA Regulations, further detailed assessment work is not required to explore the implications of the updates to the WNP. “

Neighbourhood Plans are also required to take account of **European Human Rights** requirements. The Weymouth Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and comply with the Human Rights Act 1998.

The principal parts of the European Convention on Human Rights that can be relevant to neighbourhood plans are: - Article 8 (privacy); Article 14 (discrimination); and Article 1 of the first Protocol (property). In preparing the draft Neighbourhood Plan, Weymouth Town Council, through its Steering Group, has acted in an open way, but always respecting the privacy of those participating. The interests of all sectors of the community have been taken into account, especially in ensuring that the Neighbourhood Plan would take account of the needs and aspirations of the more vulnerable members of our community including the elderly and disabled, and younger people – thus ensuring no unfair discrimination. The consultation process included all locally resident people in these groups as well as some organisations outside the plan area but with responsibilities or interests extending over some, or all, of the area of the draft Plan.

The Town Council also believes that its policies will not affect property rights beyond the legitimate role of the town and country planning system in operation where policies are properly explained and justified.

E. The Prescribed Conditions Are Met in Relation to the Plan and Prescribed Matters Complied with in Connection with the Proposal for the Plan

Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹⁷ sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State.

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out one basic condition in addition to those set out in the primary legislation. This is:

- *the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2017) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects)*

The following European Designated sites are within 10km of the Weymouth Neighbourhood Area (those in **bold text** could not be screened out at the screening stage.

- **Chesil and the Fleet SAC and Chesil Beach and the Fleet Ramsar and Marine SPA**
- **Portland to Studland Cliffs SAC**, within and adjacent to the Plan area
- Studland to Portland SAC (Marine) within and adjacent to the Plan area
- Crookhills Brick Pit SAC, 1.9 km away at its closest located
- **Dorset Heathlands SAC, SPA and Ramsar**, at its closest located 4.3 km away
- **Lyme Bay and Torbay SAC (Marine)**, 8.8 km away at its closest located

Habitat Regulations Assessment (HRA)

The HRA report of January 2024¹⁸ followed current guidelines and included in the scope of its assessment:

- All European sites within the Neighbourhood Plan area boundary; and
- Other European sites shown to be linked to development within the Neighbourhood Plan boundary through a known “*pathway*”, i.e. routes by which a change in activity within the plan area can lead to an effect upon a European site.

The sites that were subject of the HRA were:

Within the Plan area:

- Chesil and the Fleet SAC and Chesil Beach and the Fleet Ramsar and Marine SPA

Outside the Plan area:

- Portland to Studland Cliffs SAC, within and adjacent to the Plan area
- Studland to Portland SAC (Marine) within and adjacent to the Plan area
- Crookhills Brick Pit SAC, 1.9 km away at its closest located
- Dorset Heathlands SAC, SPA and Ramsar, at its closest located 4.3 km away
- Lyme Bay and Torbay SAC (Marine), 8.8 km away at its closest located

¹⁷ [Localism Act 2](https://www.legislation.gov.uk/ukpga/2011/20/schedule/9011)<https://www.legislation.gov.uk/ukpga/2011/20/schedule/9011>

¹⁸ [Weymouth Neighbourhood Plan HRA - January 2024](#)

The Habitat Regulations Assessment concluded there were potential effects from construction activities (surface runoff), recreational pressure, air quality and water resources and quality. A series of recommendations were made and the report states; *“Provided the above recommendations are included within the Neighbourhood Plan it can be concluded that the Plan document will not result in an adverse effect on the integrity of any Habitats sites either alone or in combination.”*

The HRA concluded that the existing policy framework in the WNP provides adequate protection for the Isle of Portland to Studland Cliffs SAC, and Dorset Heath SAC, Ramsar and SPA. However, Natural England’s most recent condition assessment indicates that the Chesil Beach & The Fleet SAC is being adversely affected by recreational pressure.

A series of recommendations are made regarding policies within the Plan:

“It is, recommended that draft policies WNP24, WNP25, WNP26, WNP27, WNP28, WNP29 and WNP41 are amended to ensure that the developments are carefully designed and planned to ensure that no adverse effects on the integrity of Habitats sites occur as a result of water pollution stemming from site runoff or dust emissions during construction or the operational stage of each of the developments.

The WNP should include a policy that acknowledges the interim mitigation strategy for the site and requires development proposals to make adequate financial contributions accordingly. The following text should be inserted into a suitable policy in the WNP: **To mitigate adverse effects on the integrity of the Chesil Beach & The Fleet SAC regarding in-combination 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.**” Should this Policy be introduced into the WNP it can be concluded that the Plan will not affect the integrity of the Isle of Portland to Studland Cliffs SAC, Chesil and the Fleet SAC, SPA and Ramsar (including marine component) and Lyme Bay to Torbay SAC (marine component) in combination with other plans and projects regarding recreational pressure.

It is recommended that a policy is included within the Neighbourhood Plan which supports the Local Plan policies for the protection of Habitats sites such as **Any development bought forward must ensure that it can be implemented without any adverse effect upon the integrity of the Habitats sites. Proposals that will adversely affect the integrity of Habitats sites will not be supported.**”

Following policy amendments and the decision to delete some policies subsequent to the Regulation 14 Consultation a review of the Interim HRA Environmental Report¹⁹ was undertaken and a final report which took account of these changes was produced in November 2024²⁰.

An additional recommendation was incorporated into W19 as follows, **“Developments are carefully designed and planned to ensure that no adverse effects on the integrity of Habitats sites occur as a result of water pollution stemming from site run-off or dust emissions during construction or the operational stage of each of the developments”**, subsequent to the issue of revision 2 of the HRA report. 18???

This final revision of the report confirms the previous recommendations and notes that these relate to revised policies W20, 21, 22, 24. It also verifies that policy additions are incorporated in the submission version of the WNP as clause 2 under W02 (Conservation of the Natural Environment), clause 5 under W16 (Major Housing Sites) and clause 2 under W19 (Site Allocations).

¹⁹ [Weymouth Neighbourhood Plan HRA - January 2024](#)

²⁰ [Weymouth Neighbourhood Plan HRA - November 2024](#)

18 [Weymouth Neighbourhood Plan HRA November 2024 v2 for issue.pdf](#)

Appendix 1.

Neighbourhood Area Application

From: Lucy Hamilton <[REDACTED]>
Sent: 02 July 2020 11:33
To: Hilary Jordan <[REDACTED]>
Cc: David Northam <[REDACTED]>; Jane Biscombe <[REDACTED]>
Subject: Weymouth Neighbourhood Plan : area designation

Dear Hilary

I write on behalf of Weymouth Town Council to apply formally for designation of a neighbourhood area.

Weymouth Town Council wish to proceed with producing a Weymouth Neighbourhood Plan. At Full Council on 24 June 2020, members agreed that the basis for this should be the current boundary of Weymouth Town Council as established in April 2019. A map of this area is attached.

RATIONALE

Weymouth has a distinct character from the rest of Dorset, within Dorset Council's local authority area, being the largest single urban area, having significant opportunities from its coastal position, heritage, and mix of geographical communities from town centre, urban and semi urban villages. Further it has unique issues which require strong local representation as the area with the highest indices of multiple deprivation, driven by the loss of employment and the seasonal low pay economy that remains. Forming a neighbourhood plan will enable the Town Council to engage its communities to identify the desired future for Weymouth.

Consideration was given to areas which, although outside the current town boundary, are significantly coupled either from a housing or employment perspective, however, it was decided that the Weymouth Neighbourhood Area should be limited to the town boundary.

It is noted that within this area there already exists the 'made' Sutton Poyntz Neighbourhood Plan, which when it was made acknowledges it lies with the town of Weymouth. We are in contact with Sutton Poyntz Neighbourhood Plan Steering Group as the body responsible for this plan to discuss the way forward. We look forward to working with them and learning from their experience.

QUALIFYING BODY

Weymouth Town Council came into being in April 2019 and as a town council is a relevant body as described in Section 61G of the *1990 Town & Country Planning Act*, and a suitably qualified body for forming a Neighbourhood Plan. Weymouth Town Council will form a Steering Group for the Weymouth Neighbourhood Plan, reporting to the WTC Neighbourhood Plan Working Group. The Steering Group will include representatives from the various communities within Weymouth, including Sutton Poyntz, as well as from business, charity and voluntary sectors.

Weymouth Town Council will be applying for funding, through Locality and will be needing support from Dorset Council in producing the Weymouth Neighbourhood Plan. Please could you acknowledge receipt of this application, advise on support available from the team at Dorset Council and confirm next steps and timeframe.

I copy in on this Cllr David Northam who has prepared this submission on behalf of the WTC Neighbourhood Plan Working Group, and Jane Biscombe, Town Clerk.

With thanks for your assistance.

Lucy

Lucy Hamilton
Chair, Neighbourhood Plan Working Group
Weymouth Town Council
[REDACTED]

Dorset Council Designation Confirmation



Spatial Planning
 South Walks House, South Walks Road, Dorchester
 DT1 1UZ
 ☎ 01305 251010
 🌐 www.dorsetcouncil.gov.uk

Lucy Hamilton
 Chair, Neighbourhood Plan Working
 Group
 Weymouth Town Council

Date: 23 July 2020
Ref: Weymouth
Officer: N Cardnell
 ☎ [REDACTED]
 ✉ planningpolicy@dorsetcouncil.gov.uk

Dear Lucy

WEYMOUTH NEIGHBOURHOOD AREA DESIGNATION

Thank you for the submission of your neighbourhood plan area application.

Under the officer scheme of delegation (4 April 2019), the Executive Director of Place has the power to “make a final determination as to whether to designate a neighbourhood plan area and/or make such an area a business area”. The Local Scheme of Nomination (1 April 2019) sets out which functions have been nominated by the Executive Director of Place and any conditions or limitations. The power “to designate neighbourhood plan areas (where the Council must exercise its powers to designate the specified area applied for as a neighbourhood plan area) and neighbourhood forums” is nominated to the Service Manager for Spatial Planning. This power is a reference to Regulation 5A which allows neighbourhood area applications to be approved where the application is from a parish council, the area specified in the application consists of the whole of the parish council’s area and none of the proposed neighbourhood area extends beyond the parish council’s area.

Although this application is more complex than usual because there is already a neighbourhood area designated in Weymouth (Sutton Poyntz), planning guidance does allow for a scenario “where a parish applies to extend its existing neighbourhood area to its parish boundary” without the need for public consultation. There are two exceptions listed of which neither applies in this case.

The submitted application therefore meets all criteria and on this basis the Council has designated on 6 July 2020 the neighbourhood plan area as submitted. Details can be found on our website at: <https://www.dorsetcouncil.gov.uk/neighbourhood-plans-in-dorset>.

To help raise awareness of the designation, we would ask you to publicise details of the neighbourhood plan area designation for example on any parish notice board, parish website / magazine and at local community venues (such as post office / shop / halls). The aim of this publicity is to bring the designation to the attention of anyone who lives, works or carries out business in the area.

Strategic Environmental Assessment

The need to consider Strategic Environmental Assessment (SEA) for your Neighbourhood Plan is a statutory requirement within the Neighbourhood Planning (General) Regulations 2012 (as amended). Neighbourhood planning groups must submit either an environmental report (should

an SEA be required) or a statement of reasons why an environmental assessment is not required.

An independent examiner will explore whether or not you have satisfied these legal requirements during the examination of your neighbourhood plan, and so it's essential that the need for SEA is considered at the earliest possible opportunity.

Should you need advice or assistance on this matter our Senior Environmental Assessment Officer, Oliver Rendle, can offer support in meeting the SEA obligations for your Neighbourhood Plan. Please don't therefore hesitate to get in contact with him at oliver.rendle@dorsetcouncil.gov.uk if you require help with your SEA.

Habitats Regulations Assessment

The Neighbourhood Planning (General) Regulations 2012 (as amended) places a statutory duty on neighbourhood planning groups to consider the need for Habitats Regulations Assessment (HRA). The regulations require neighbourhood planning groups to provide the council with the information to enable it to either undertake the HRA or determine that an HRA is not required. An independent examiner will explore whether or not these legal requirements have been met during the examination of your neighbourhood plan.

Please contact the council's Senior Environmental Assessment Officer, Oliver Rendle, on this matter at the earliest opportunity.

Yours sincerely

A solid black rectangular box used to redact the signature of Hilary Jordan.

Hilary Jordan
Service Manager for Spatial Planning