

Why do we need a Plan?

- A Weymouth Neighbourhood Plan (WNP) will provide planning guidelines for development within the Weymouth area.
- Having a Plan reduces the risk of unwanted development.
- The WNP contains evidence to support funding applications for projects in Weymouth.
- More Community Infrastructure Levy (CIL) money will be granted to Weymouth with a plan in place.

Weymouth's Neighbourhood Plan could be in place by latest January 2025 to help guide local planning decisions. Currently there is a lack of local planning guidance. The West Dorset Weymouth & Portland Plan is out of date. The replacement Dorset Local Plan is likely to be some years away from completion.

What happens next?

All comments will be considered and modifications made to the Plan will be made public on Weymouth Town Council's website. The Plan will then be submitted to Dorset Council to take through the final stages of the plan making process, which ends with a local yes/no vote (Referendum) on whether to accept it.



What does the Plan say?

The Plan is a big 200+ page document that says a lot! This short version aims to give you a quick overview with enough information to make a comment to go to the relevant section of the plan for more information.

The Plan is divided into 14 sections. Sections 7 to 11 contain the policies and supporting information. Each policy is prefixed WNP followed by a number. WNP stands for Weymouth Neighbourhood Plan. There are 63 policies and 32 maps. Feedback can be directed to a specific policy, many policies or the entire plan. Say what you like as well as the things you don't like. Is there anything missing or wrong?

<https://www.surveymonkey.co.uk/r/LKTT63N>

Some suggestions made by residents could not be included in policies because the suggestions were not classed as 'land use' matters, falling outside the realm of Land Planning Policy. These suggestions are captured and recorded in Section 13 as Community Aspirations and provide an important reference point for future action.

>>> SUSTAINABLE ENVIRONMENTS - SECTION 7

Public consultation has shown that the impact of Climate Change and increasing resilience in our communities is of concern to Weymouth residents. The plan provides four overarching objectives which broadly address carbon reduction, efficient use of resources, protecting wildlife, managing flood risk and extreme weather events. These objectives apply to all policy areas. This is explained in section 7 of the plan with a detailed set of environmental targets in appendix A. For ease of reference environmental targets are given emphasis in the policy sections of the plan where they appear in pale green summary boxes.



>>> LAND SCAPES & GREEN SPACES - SECTION 8

We are fortunate to live in an area that is recognised internationally, nationally and locally for its landscape, environmental features and habitat areas. Residents have stated how much they value this aspect of Weymouth. A range of policies are designed to protect, enhance and expand these natural resources:



WNP01: Shoreline Protection - supports protection of property along the coast from flooding and land erosion.

WNP02: Areas of Nature Conservation - supports protection of existing wildlife rich areas and creation of a new area at Nottingham.

WNP03: Wildlife Habitats and Areas – requires site specific assessment and habitat protection on developed land.

WNP04: Wildlife Corridors – protects and enhances areas of importance to wildlife movement from harmful impacts of development.

WNP05: Ecological Impact of Development –requires wildlife habitat protection at the development design stage

WNP06: Trees, Woodlands, and Hedgerows – protects existing habitat and supports new planting on development sites where unavoidable loss occurs.

WNP07: Footpaths, Rights of Way, and Bridleways – protects rights of access and supports new provision.

WNP08: Coastal Green Recreation Areas – restricts development on coastal recreation sites e.g. Bowleaze.

WNP09: Public Access to the Countryside – supports public recreational access whilst protecting wildlife.

WNP10: Green Gaps - maintains separation and open spaces between communities.

WNP11: Local Green Space - protects 48 areas, nominated by members of the public from development.

WNP12: Incidental Open Space – protects five open areas that are integral to the character of the housing estates.

WNP13: Countryside – protects areas of land outside the development boundary from inappropriate development.

WNP14: Riversides – encourages responsible recreational use whilst protecting rivers and streams

WNP15: Panoramas, Vistas and Views – preserves important open views from detrimental development.

>>> HOMES - SECTION 9

A need for more “affordable” homes, is captured in the 2021 Weymouth Housing Needs Analysis and is a view widely supported by residents. This part of the plan focuses on increasing the supply of “affordable” homes, especially homes for rent. Collectively the sites allocated for home building could enable the provision of around 1000 homes, around half of which would be social housing for rent.



WNP16: Development Boundaries – development to take place within the defined development boundary.

WNP17: Design – development to be of high quality and sympathetic to the surrounding buildings and environment.

WNP18: Extensions and Alterations - energy efficiency related improvements to align with the character of the area.

WNP19: Heritage Assets – development proposals not to cause harm to heritage assets or their setting.

WNP20: Major Housing Sites – places specific requirements on new large housing developments.

WNP21: Housing Mix – supports housing size and tenure consistent with local housing needs.

WNP22: Affordable Housing – supports homes which are price accessible to local people with priority to social rents.

WNP23: Residential Site Allocations – allocates sites for development – recognises the need for exception sites outside the development boundary so as to meet the demand for affordable homes.

WNP24: Land at Budmouth Avenue – site allocated for development subject to constraints including 50% affordable homes and gift of land to Lorton Valley Nature Park.

WNP25: Land at Wyke Oliver Farm North - site allocated for development as above.

WNP26: Land at Redlands Farm - site allocated for development as above.

WNP27: Land at Beverley Road, Littlemoor - site allocated for development within the development boundary

WNP28: Land at St Nicholas Street – brownfield site allocated for development within the development boundary

WNP29A: Lodmoor Old Tip – Mid Section - site allocated for residential development subject to environmental conditions.

WNP29B: Lodmoor Old Tip – North Section - site allocated for small business development

WNP29C: Lodmoor Old Tip – South Section - site allocated for mixed use development subject to conditions

WNP30: Self-Build and Custom-Build Housing – defines design and other criteria for such housing provision.

WNP31: Community Housing Schemes - supports community owned housing including innovative solutions.

WNP32: Specialist Housing Provision – supports such provision based upon need and covering a range of tenures.

WNP33: Houses in Multiple Occupation (HMO)-places conditions on conversion of residences to an HMO.

WNP34: Exception Site Development – sets conditions for sites that are outside the development boundary.

WNP35: Principal Residence Requirement – seeks to address threat to housing stock of second homes

WNP36: Timing of Infrastructure – recognises need for phased development to prevent overload of roads, sewers, and other services.

WNP37: Sustainable Development – identifies development criteria consistent with measures designed to mitigate the negative impact of climate change.

>>> **JOBS - SECTION 10**

Public feedback identified a desire for better paid and a greater variety of job opportunities. Weymouth has a low wage economy dominated by seasonal work and retail.



WNP38: Loss of Business Premises – resists change of use of business premises to non-employment use.

WNP39: New Business Development – supports business development and expansion.

WNP40: Mixed-Use Employment Schemes – identifies conditions for redevelopment of sites to mixed use.

WNP41: Mixed-Use Scheme at Jubilee Sidings – site allocated for mixed housing and employment development.

WNP42: Town Centre Car Parks – allows residential development only if alternative equivalent parking is provided.

- WNP43:** New Workshops and Business Hubs - supports provision of new units for starter businesses.
- WNP44:** Higher & Further Education & Skills Provision – supports provision of new educational and training facilities for green and high tech skills.
- WNP45:** Weymouth Town Centre – supports an update and review of the town centre strategy and masterplan
- WNP46:** Temporary Activities and Uses – gives conditional support to the temporary use of under-utilised land and buildings.
- WNP47:** Sustainable Tourism Development – provides conditional support for the growth and further development of a sustainable tourism sector.
- WNP48:** Building Access – recognises the importance of equality of access for those with mobility difficulties.
- WNP49:** Offshore Renewable Energy Projects – supports conditional development of low and zero carbon energy initiatives
- WNP50:** Community Energy Schemes – gives conditional support to sustainable community energy initiatives.

>>> COMMUNITIES - SECTION 11

Weymouth has many communities within its boundary. Transport featured in much of the public feedback as well as the importance of local facilities like shops, pubs, recreation areas and community centres.



- WNP51:** Transport and Travel – requires development proposals to assess traffic impact including air pollution and supports a move to walking, cycling and public transport use.
- WNP52:** Public Transport – supports the development of public transport facilities.
- WNP53:** Off-Street Parking – new developments to be designed to discourage on street parking.
- WNP54:** Mount Pleasant Old Tip – gives conditional support for a multi-facility transport Interchange, with accessible park & ride, charging and facilities for overnight motorhomes.
- WNP55:** Vehicle Charging Facilities – requires provision to be made in new developments and public locations.
- WNP56:** Cycle Routes – improve accessibility, safety and connectivity of cycle routes.
- WNP57:** Traffic Impact – supports proposals to reduce traffic volume and speed subject to community consultation.
- WNP58:** Existing Community Buildings – retention of community social hubs by protecting from redevelopment.
- WNP59:** Public Houses – retention as community social hubs by protecting from redevelopment.
- WNP60:** Sports and Recreation – protects specified outdoor sports and recreation facilities and supports enhanced provision.
- WNP61:** Public Spaces – encourage use of community space which enhances the character of the area.
- WNP62:** Allotment and Community Gardening Provision – protects existing allotments and supports provision of additional growing space on new developments and in those areas which lack such provision.
- WNP63:** Burial Grounds - recognises the need and supports allocation of land for future burial sites.



Please let us know what you think

You can read the whole plan v2.5.1 online <https://www.weymouthtowncouncil.gov.uk/neighbourhood-plan/> or access a copy at your library.

We would like to hear what you think about the plan. Feedback can be directed to a specific policy, many policies or the entire plan. Say what you like as well as the things you don't like. Is there anything missing or wrong <https://www.surveymonkey.co.uk/r/LKTT63N>