



# Weymouth Neighbourhood Plan Map Book & Glossary of Terms

*The Weymouth Neighbourhood Plan <sup>1</sup>is being drafted under the direction of a Steering Group comprising local residents and councillors on behalf of Weymouth Town Council. The whole of Weymouth is included not just the Town Centre. The papers produced can be viewed on the Weymouth Town Council website Neighbourhood Plan page as follows:*

[Vision & Aims](#)

[Key Findings & Messages](#)

[Site Options and Assessment](#)

[Objectives and Policy Gists](#)

[Housing Needs Analysis](#)

[Affordable Homes](#)

[Site Assessment Process](#)

**Following the positive response to our Summer survey, we have some key questions on land-use and creating a sustainable future for Weymouth addressing the following topics:**

- **There needs to be a balance between protecting important community and natural spaces and identifying land for local homes and jobs.**
- **How can Weymouth play its part in addressing the Climate Emergency? New developments should be carbon neutral, enhance biodiversity and be energy efficient.**
- **We want to retain Weymouth’s distinct and separate neighbourhoods and to promote walking and cycling within and between these.**
- **Our Analysis and your feedback reveals a significant shortfall of Affordable Homes and sites for Employment. A number of sites have been independently assessed and shortlisted for consideration for development.**
- 

*This paper provides the maps which show the locations for each question set and explains some of the technical terms used for Neighbourhood Plans.*

## **Landscape and Greenspace Theme**

Local Green Space <sup>2</sup>can be ‘designated’ by a Neighbourhood Plan to protect it from inappropriate development. Such sites need to be proportionate in size and demonstrably of community value.

**Question 3.** In addition to already protected wildlife areas, we are also considering protecting areas of land shown on **Map A as Potential Local Green Spaces numbered 1-22** from development.

**Question 4.** We are considering promoting the provision of neighbourhood allotments and community growing spaces<sup>3</sup> in the locations shown on **Map B numbered 1-5.**

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<sup>1</sup> A Neighbourhood Plan provides planning guidance and policy on developments in a specified local area.

<sup>2</sup> The designation of land as Local Green Space through neighbourhood plans allows communities to identify and protect green areas of particular importance to them (for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife).

<sup>3</sup> Allotments provide growing space for individuals either on council land or private land. Land for allotments can form part of a housing development application. Community Growing Spaces provide a space for members of a community to grow food or plants together.



**We want to retain distinct community zones and have identified buffers around such communities. In addition, access to the coast for recreation and enjoyment is important and we have identified a number of coastal recreation areas. Development will be in these areas will be constrained.**

**Question 5.** We are considering protecting community buffers<sup>4</sup> and coastal recreation areas<sup>5</sup> around distinct settlements as shown on **Map C**.

## Communities Theme

### Objective 20 minute neighbourhoods<sup>6</sup>

Weymouth has a good network of cycle routes but this can be improved by linking routes which have gaps and providing new routes, particularly to service schools.

**Question 6.** We are considering safeguarding and improving the cycle routes by extending and connecting existing cycleways as shown on **Map D in magenta**.

## Homes Theme

We have produced a paper highlighting the chronic shortage<sup>7</sup> of Affordable Homes<sup>8</sup> in Weymouth. An independent site assessment has been completed. We have shortlisted sites for further evaluation (including consultation, consideration of the environmental impact and discussions with landowners). Please see our website for copies of the papers.

**Question 7.** In particular we are considering allocating sites to make a significant contribution to Affordable Housing provision as shown on **Map E sites 1-5 in Dark Green**.

**Question 8.** We are considering housing development on sites outside the settlement boundary primarily for Affordable Housing provision as shown on **Map E sites 6-11 in Purple**.

**Question 9.** To increase housing options we are considering promoting the redevelopment of obsolete, under-used and redundant buildings for mixed use (employment<sup>9</sup>/residential/leisure<sup>10</sup>) in the areas shown on **Map F sites 1-4 in Purple**.

## Jobs Theme

**Question 10.** We are considering encouraging development for employment<sup>9</sup> purposes on sites shown on **Map G sites 1-6 in purple**.

<sup>4</sup> Community Buffers are areas in which development is limited in order to prevent urban growth eroding the boundaries of distinct communities.

<sup>5</sup> Coastal Recreation Areas are valued public access areas which provide recreation and sea views.

<sup>6</sup> 20 minute Neighbourhoods seek to ensure that daily needs are within a 10 minute walk and other needs are accessible by cycle or bus.

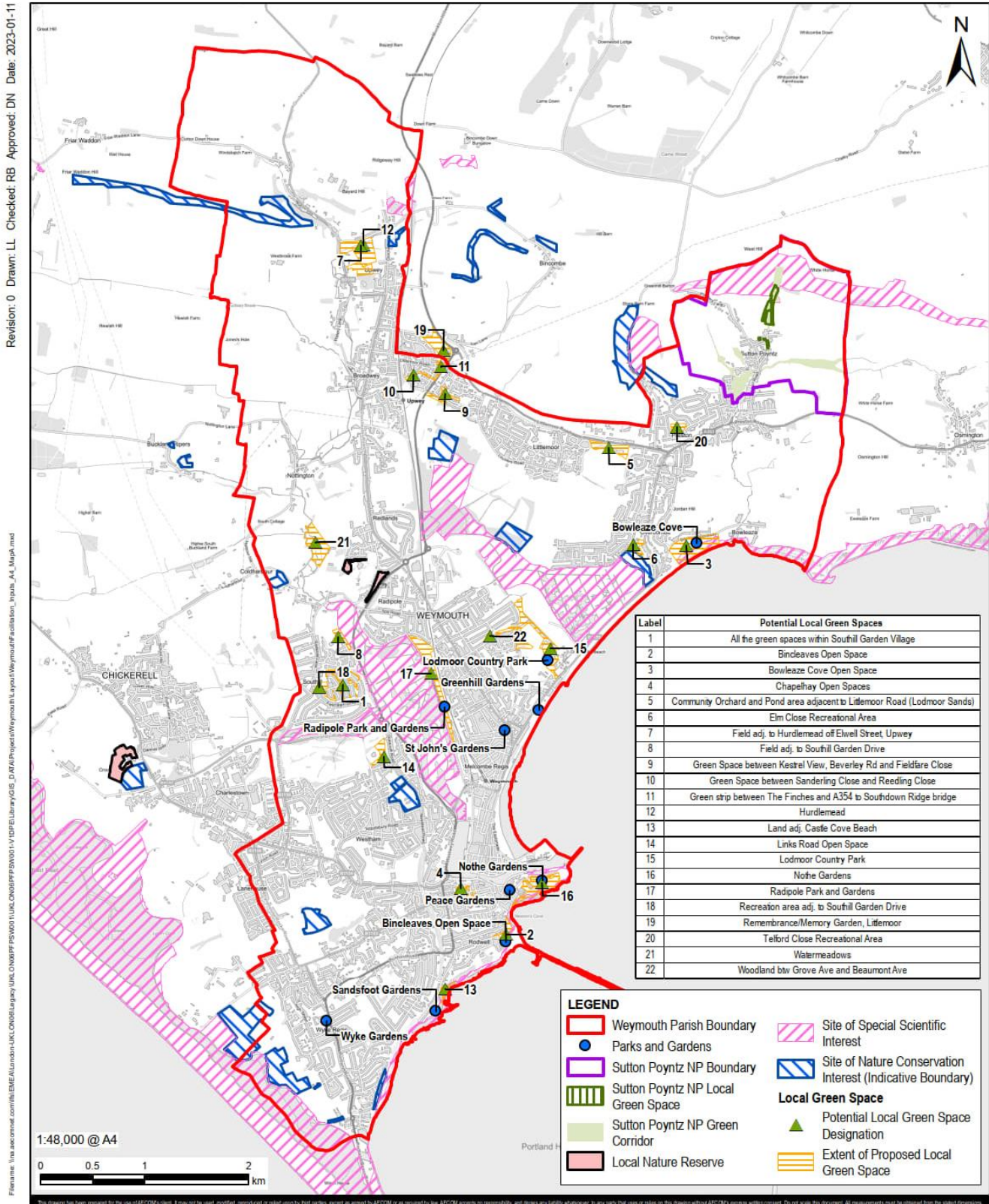
<sup>7</sup> The emerging local plan will only deliver, at best, 1,129 Affordable Homes whereas our Housing Needs Analysis indicates a need for between 1,775 and 2,649. A shortfall of between 646 and 1,003 Affordable Homes.

<sup>8</sup> Affordable Homes are either discounted To Buy i.e. First Homes at least 40% of Market Value or Shared Ownership (mix of Own/Rent) OR To Rent i.e. Affordable Rent at 80% Market Rent or Social Rent at 65% Market Rent.

<sup>9</sup> Employment Purposes includes B: General Industrial, Storage & Distribution, E Commercial, Business or Services

<sup>10</sup> Leisure uses includes C: Hotels, E: Art Galleries, Museum, outdoor or indoor Sports or Recreation

Map A: Protecting Local Green Spaces



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**FIGURE TITLE**  
Map A: Protecting Local Green Spaces

**FIGURE NUMBER**  
Figure 1

**NOTES**

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Site information has been taken from Dorset and Weymouth Council, 2022.

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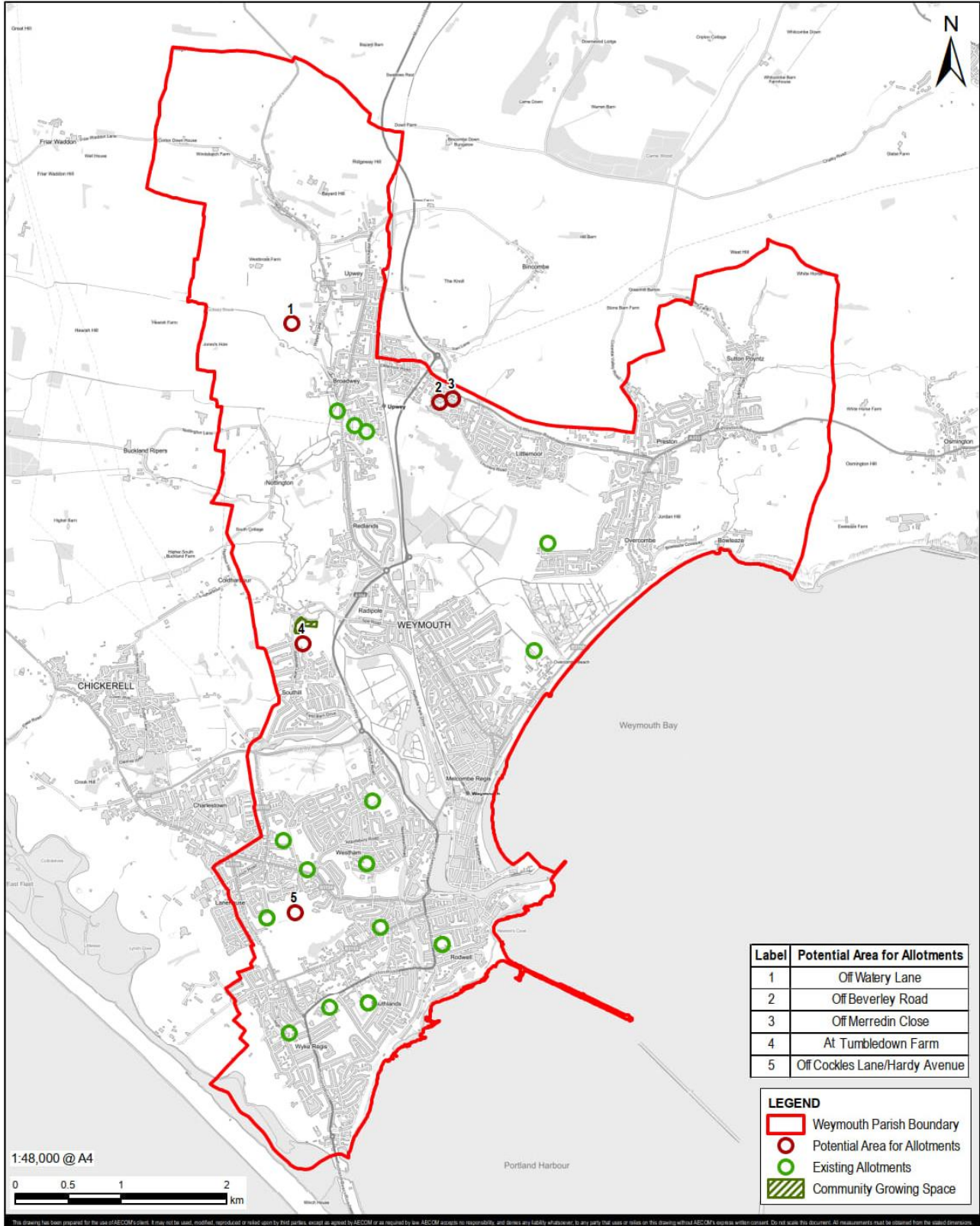




Map B: New Allotments & Growing Spaces Options

Revision: 0 Drawn: LL Checked: RB Approved: DN Date: 2023-01-11

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**FIGURE TITLE**  
Map B: New Allotment & Growing Spaces Options

**FIGURE NUMBER**  
Figure 2

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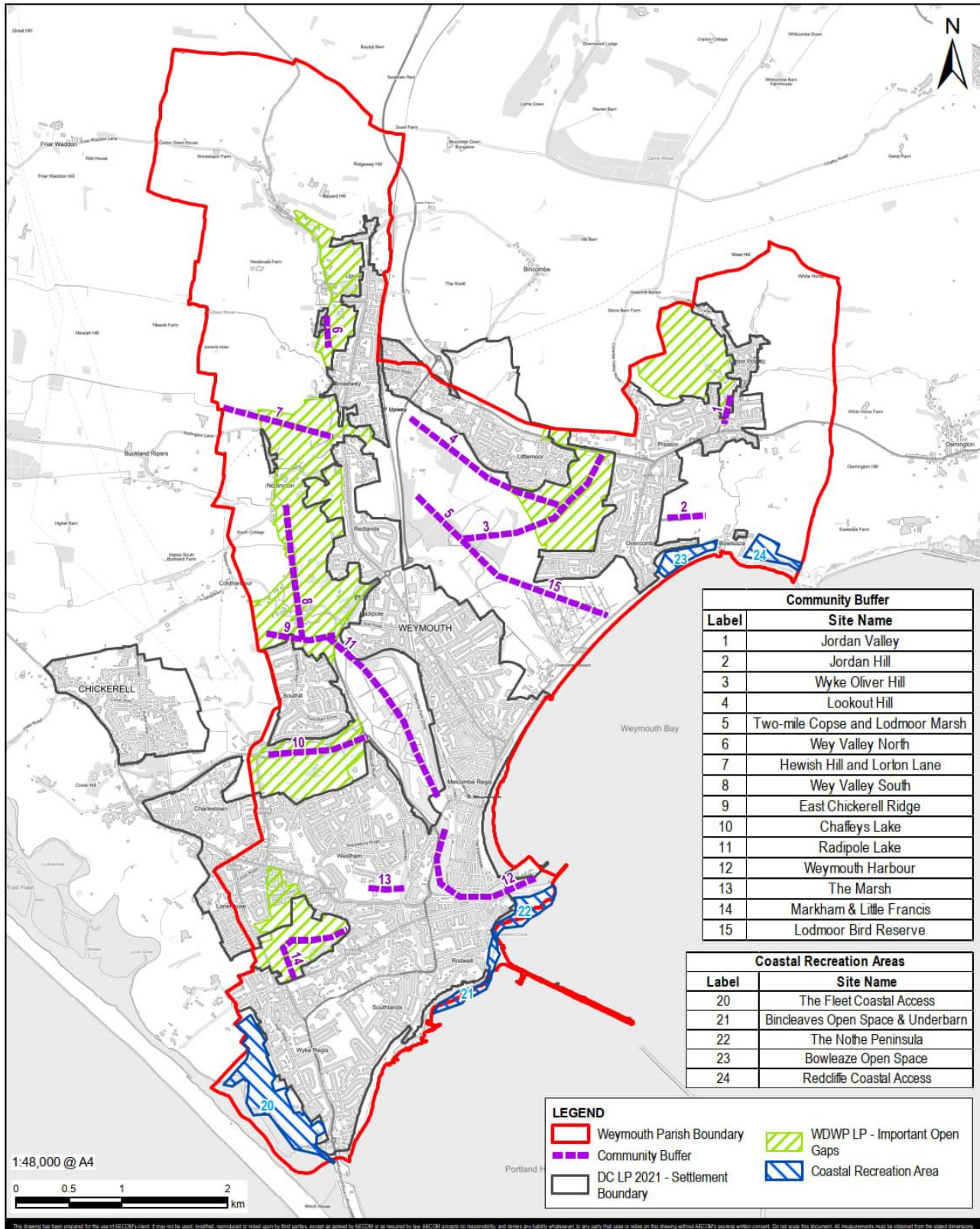
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Map C: Maintain Boundaries to Distinct Communities

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**FIGURE TITLE**  
Map C: Maintain Boundaries to Distinct Communities

**FIGURE NUMBER**  
Figure 3

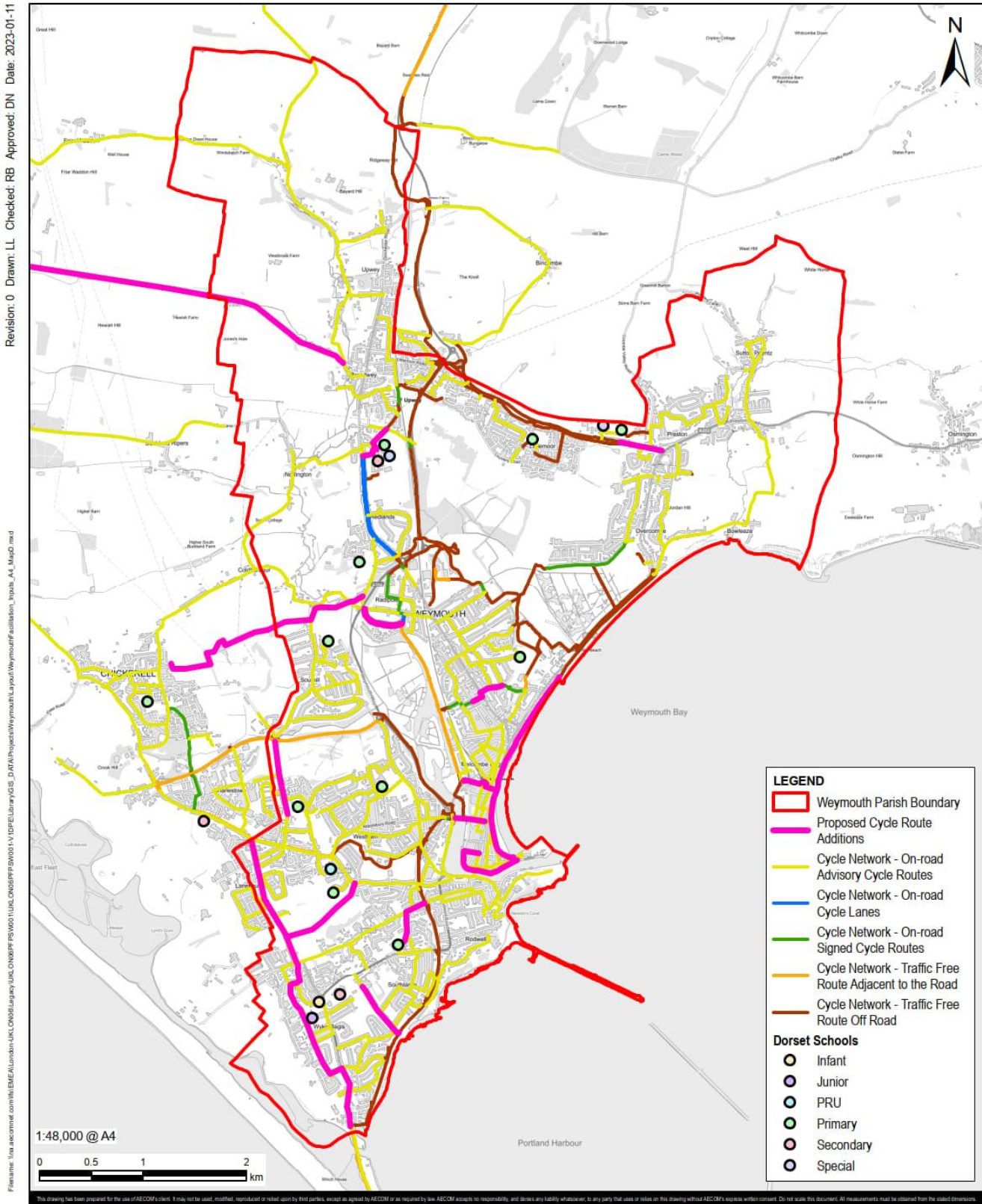
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**Map D: Improve Cycle Routes**



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**FIGURE TITLE**  
Map D: Improve Cycle Routes

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Figure 4

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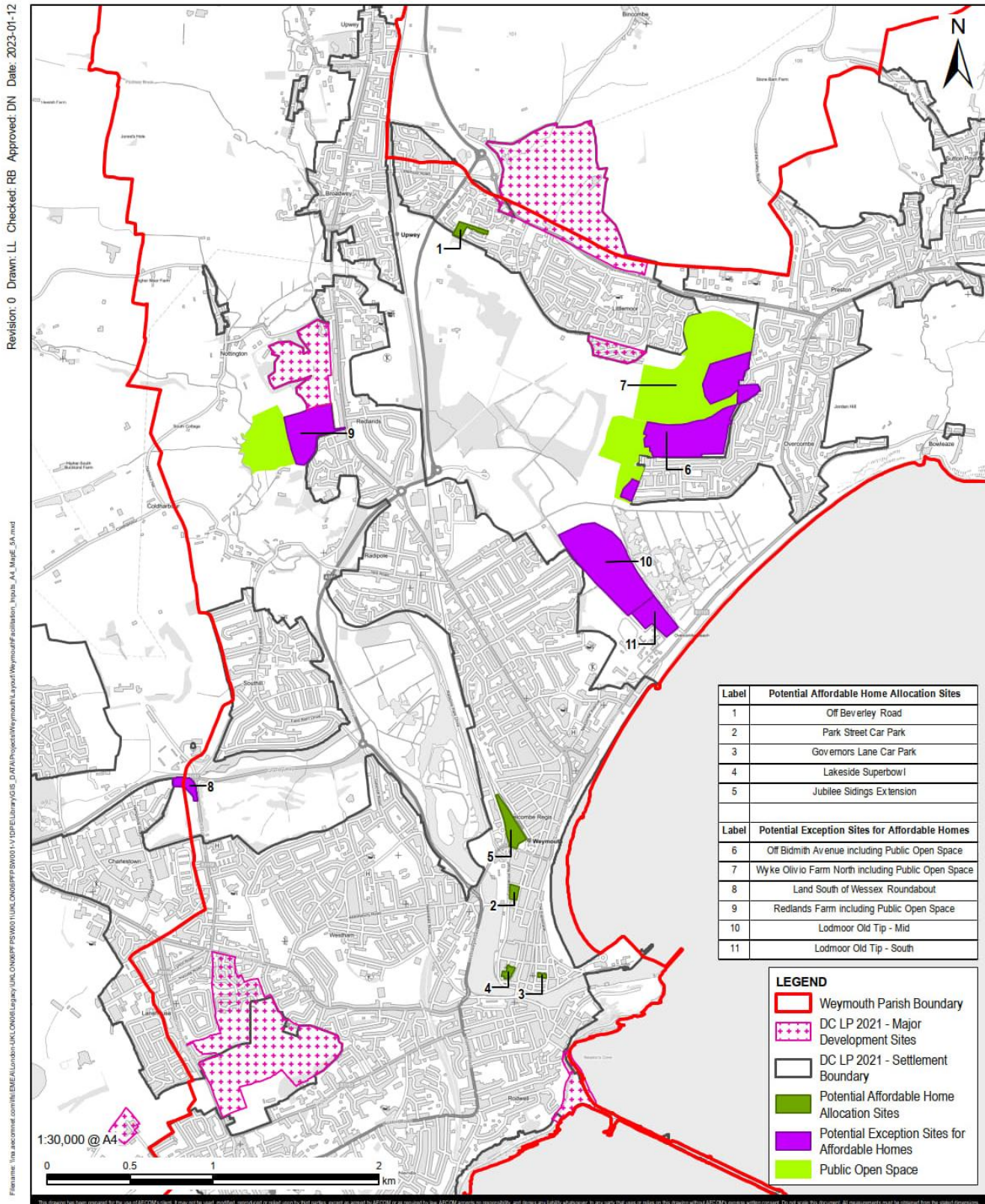
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### Map E: Affordable Homes Site Options



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**FIGURE TITLE**  
Map E: Affordable Homes Site Options

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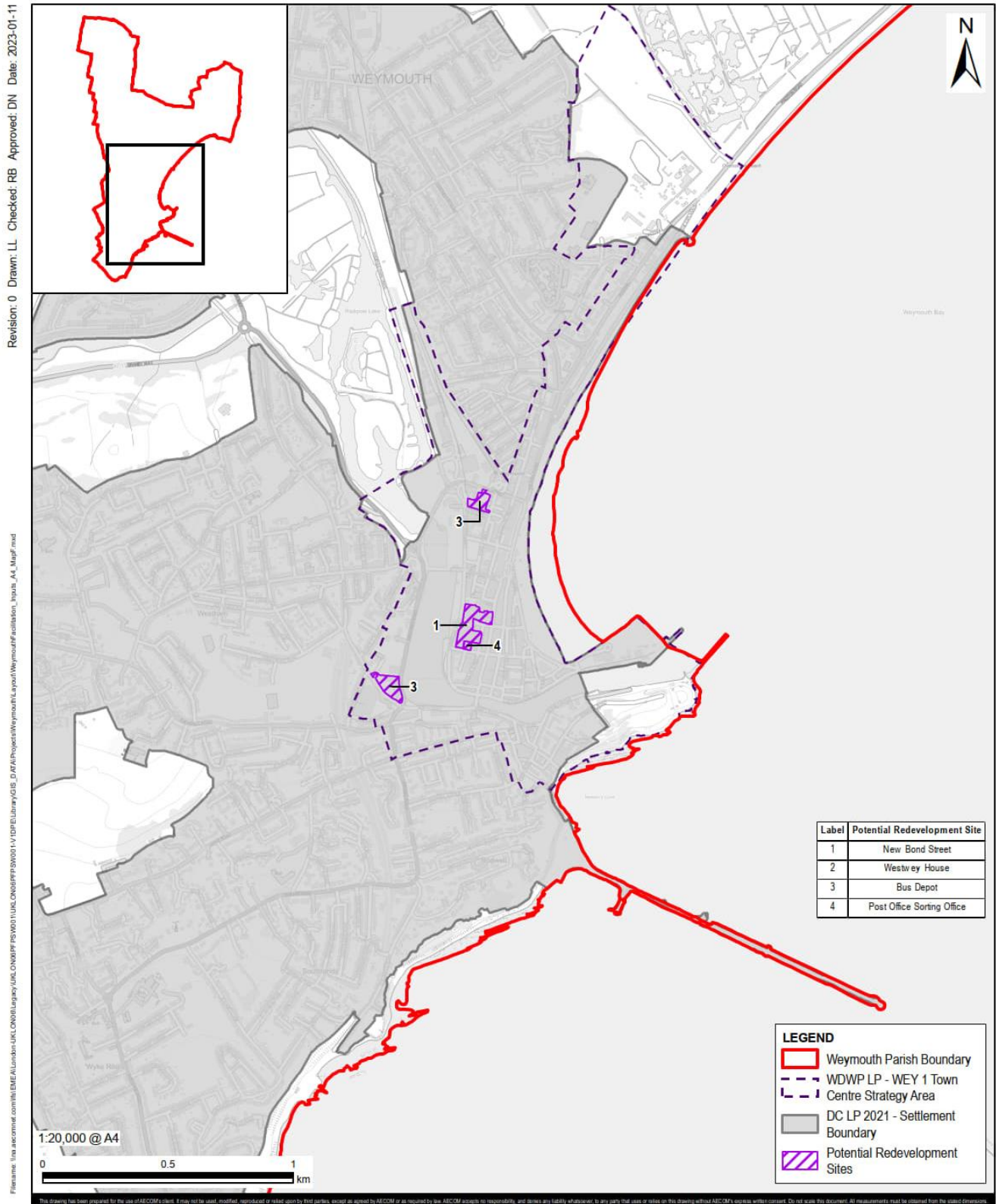
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Figure 5







**Map F: Potential Redevelopment Sites**



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**FIGURE TITLE**  
Map F: Potential Redevelopment Sites

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**FIGURE NUMBER**  
Figure 6

Site information has been taken from DC SHLAA 2021 or from responses to WTC Call for Sites, 2022.









## Glossary of Terms

**20 minute Neighbourhoods:** These seek to ensure that daily needs are within a 10 minute walk and other needs are accessible by cycle or bus.

**Affordable Homes:** Affordable Homes are either discounted To Buy ie First Homes at least 40% of Market Value or Shared Ownership (mix of Own/Rent) OR To Rent ie Affordable Rent at 80% Market Rent or Social Rent at 65% Market Rent.

**Allotments:** Allotments provide growing space for individuals either on council land or private land. Land for allotments can form part of a housing development application.

**Biodiversity:** Sites of National and Local Importance are protected. Biodiversity considers the variety and variability of life

**Carbon Neutral:** Carbon neutrality is a state of net-zero carbon dioxide emissions. This can be achieved by balancing emissions of carbon dioxide with its removal.

**Climate & Ecological Emergency:** The Climate and Ecological Emergency identifies the need to reduce greenhouse gas emissions, reverse the damage to the natural world and address climate change.

**Coastal Recreation Areas:** Coastal Recreation Areas are valued public access areas which provide recreation and sea views.

**Community Buffers:** Community Buffers are areas in which development is limited in order to prevent urban growth eroding the boundaries of distinct communities.

**Community Grow Spaces:** Community Growing Spaces provide a space for members of a community to grow food or plants together.

**Exception Sites:** Exception Sites are outside the Settlement Boundary (Development or Settlement Boundary) and would not normally be considered for development unless a significant need (such as Affordable Homes) is demonstrated.

**Flood Risk:** Flood risk in Weymouth arises from 3 sources; water run-off, wave over-topping sea defences, and rising sea levels. Extreme weather events include unexpected, unusual, severe, or unseasonal weather and result in floods and drought, extreme temperatures, and wind damage.

**Hydroelectricity Generation:** Hydroelectricity uses waterpower to produce electricity either from rivers or stored water areas (reservoirs)

**Local Green Space:** The designation of land as Local Green Space through neighbourhood plans allows communities to identify and protect green areas of particular importance to them (for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife).

**Neighbourhood Biomass:** Neighbourhood Biomass Schemes provide heating for districts derived from burning wood, plants and other organic matter, such as manure or household waste. It releases carbon dioxide when burned, but considerably less than fossil fuels

**Neighbourhood Heat Source Scheme:** Neighbourhood Heat Source scheme provides heating for residential and commercial users. The heat is often obtained from a cogeneration plant burning fossil fuels or biomass, but heat-only boiler stations, geothermal heating, heat pumps and central solar heating.

**Site Allocations:** These can be allocated within a Neighbourhood Plan for a specific development use such as Affordable Homes.

**Solar Panels:** Solar Panels are those which produce electricity from sun light.