

Compendium of Changes to Pre-Submission Plan Policies

Policy	Summary of Proposed Changes to Policy
WNP01: Shoreline Protection	Retain with slightly amended policy wording for clarity.
WNP02: Areas of Nature Conservation	Enhanced maps received from DERC. To confirm map alignment of Watermeadows with that of WNP26. Changes to title and some terminology for consistency and clarity. Amendment ref SAC habitats.
WNP03: Wildlife Habitats and Areas	Some changes to wording for clarity/consistency of terms. Amend supporting text to include specific reference to the mitigation hierarchy. Improved resolution of maps.
WNP04: Wildlife Corridors	Amended to reflect higher Biodiversity Net Gain (BNG) requirement on sites adjacent to wildlife corridors and clarify potential contradiction by requiring all development proposals within wildlife corridors to comply with the Dorset Biodiversity Appraisal Protocol (DBAP).
WNP05: Ecological Impact of Development	Amended to require higher BNG where possible as statutory requirement is for 10% minimum. Suggestion by DC for a combined biodiversity policy was declined as the redraft created complexity and lack of clarity and did not adhere reasonably closely to the pre-submission policy version intent.
WNP06: Trees Woodlands and Hedgerows	Broadens scope of clause 3 to “ loss or damage to trees, woodland, orchards, or hedgerows” Remove clause 4 to avoid direct duplication of an existing provision in the Local Plan. Incorporate reference to DC tree checklist in supporting text and emphasise need to comply with Dorset Biodiversity Appraisal Protocol.
WNP07: Footpaths ,Rights of Way and Bridleways	Due to significant overlap with WNP09 a combined policy WNP07 Rights of Way and Access to the Countryside has been produced reflecting the content of WNP07 and WNP09 and taking into account multi-use rights of way.
WNP08: Coastal Recreation Areas	Minor changes to wording of policy and supporting text to emphasise the policy intent of recreational public access and the connectivity of these coastal sites. Some of the sites are retained in WNP as this policy extends beyond the intent of LGS specifically to provide those rights of access which are not permitted under LGS criteria.
WNP09: Public Access to the Countryside	Incorporated into combined policy WNP07 and supporting text. Feedback noted in redrafting.
WNP10: Green Gaps	Retain policy with improved maps and expand supporting text on reasons for each gap and refer to site allocations which impact open gaps.

Policy	Summary of Proposed Changes to Policy
WNP11: Local Green Space	No change to policy. Map resolution improved and maps updated. Have sought to resolve Highways objections to 3 sites. Sites where concerns have been raised have been reviewed to confirm alignment with the NPPF regarding designation. Amended schedule produced (see Table 2) giving details on site size (from GIS maps) and reasons for designation against the NPPF criteria. Two further sites added.
WNP12: Incidental Open Space	Provided detailed maps of the open spaces within each boundary with enhanced description of the reasons for inclusion.
WNP13: Countryside	Delete and incorporate into WNP16 to avoid repetition.
WNP14: Riversides	Rewording of policy without change of intent for clarity, now refers to 'all development proposals' as opposed to 'schemes'. Enhance resolution of map and reference it in policy.
WNP15: Panoramas, Vistas and Views	Minor changes to wording and supporting text for clarity. Addition of views in coastal areas. Ensure inclusion of reference to SPNP Landscape Visual Impact Assessment as supporting evidence.
WNP16: Development Boundaries	Maps to be updated to reflect the built, in-built developments and allocated outside the DDB, defined in 2015 Local Plan and the allocations proposed in the WNP.
WNP17: Design	Minor changes advised by DC plus new condition on not increasing flood risk or drainage problems.
WNP18: Extensions and Alterations	Minor changes to policy wording to clarify as per request from DC.
WNP19: Heritage Assets	Some clarification added regarding scope of policy.
WNP20: Major Housing Sites	Additional conditions added to requirements for Major Sites. Amendment ref SAC habitats.
WNP21: Housing Mix	Retain without change.
WNP22: Affordable Housing	Updated to emphasise Brownfield 35% AH, Greenfield 50% AH. Condition added to require financial contribution to affordable homes on development of between 2 and 9 homes.
WNP23: Residential Site Allocations	Updated to summarise all site allocations and to indicate these in one table and map.
WNP24: Land at Budmouth Avenue	Policy deleted as a result of concerns raised regarding Biodiversity, Community Well-being, Landscape, and Transportation in the SEA, Dorset Council and by residents. Combined impact of WNP24 and 25 considered.
WNP25: Land at Wyke Oliver Farm North	Updated to reflect DC comments and planning concerns. These concerns are outweighed by the benefits of family homes (50% Affordable) with ready access to schools and amenities coupled with the transfer of 23ha of land to LVNP. Ensuring the Green Gap between Littlemoor and Preston is protected.

Policy	Summary of Proposed Changes to Policy
WNP26: Land at Redlands Farm	Updated to reflect DC comments and planning concerns around drainage and impact on conservation areas. The concerns are outweighed by the benefits of 150 homes with 50% affordable homes with ready access to schools and local amenities. Note this site is proposed for allocation in the emerging Dorset Plan for 35% affordable but Viability Testing suggests it can support 50%.
WNP27: Land at Beverley Road	Clarified as a greenfield site with 50% AH – subject to relaxation of S106 commitments for site within the defined development boundary.
WNP28: Land at St Nicholas Street	Allocation Policy removed and preferred use for homes / leisure added to WNP45 Town Centre Master Plan.
WNP29: Lodmoor Old Tip (Mid, South and North)	Proposed use for homes withdrawn noting WEY8 which restricts use to Leisure on Mid and South sections. North policy retained with area reduced in size for small scale business units.
WNP30: Self-build and Custom-build Housing	Retain without change.
WNP31: Community Housing Schemes	Retain with minor change to demonstrate that the community has been involved in the preparation of the proposal and is supportive.
WNP32: Specialist Housing Provision	Retain with minor change to wording for clarity.
WNP33: Houses in Multiple Occupation	Retained with further supporting evidence from updated Housing Needs Assessment.
WNP34: Exception Site Development	Retained with clarification of difference between Rural Exception sites and First Home Exception sites.
WNP35: Principal Residency Requirement	Modified to reflect a sub area (Town Centre MSOA only – see Map) policy due to lack of evidence for an area wide policy.
WNP36: Timing of Infrastructure	Retain with minor change to wording for clarity.
WNP37: Sustainable Development	Retain with minor change to wording for clarity.
WNP38: Loss of Business Premises	Retain with minor wording changes for clarity.
WNP39: New Business Development	Rewritten as a combined policy with WNP43.
WNP40: Mixed-Use Employment Schemes	Retain with minor wording changes for clarity.
WNP41: Mixed-Use Schemes at Jubilee Sidings	Retain with minor changes to wording. Concerns raised about access during floods mitigated by Alexandra Bridge.
WNP42: Town Centre Car Parks	Retain with changed wording to emphasise no development on these sites unless adequate alternate provision is made.
WNP43: New Workshops and Business Hubs	Rewritten as a combined policy with WNP39.
WNP44: Higher and Further Education and Skills Provision	Retain with very minor word changes for clarity.
WNP45: Weymouth Town Centre	Retain with modification to include additional condition for Affordable Homes provision and incorporating St Nicholas Street allocation – former WNP28.

Policy	Summary of Proposed Changes to Policy
WNP46: Temporary Activities and Uses	Retain unchanged.
WNP47: Sustainable Tourism Development	Retain. Strengthened to support development which extends the tourist season.
WNP48: Building Access	Policy deleted – conflicts with Local Plan.
WNP49: Offshore Renewable Energy Projects	Retain with addition of “Facilitating” at the beginning of the title to reflect the scope and intent of the policy. Delete criteria (iii) on advice of DC as it is non-specific.
WNP50: Community Energy Schemes	Minor amendment to policy text to include “visitors”. Supporting text expanded significantly to specify the various types of community energy initiatives and low cost energy provision for clarity as requested by DC.
WNP51: Transport and Travel	Amended to make specific reference to a transport impact assessment. Re-ordered criteria under a single stem as suggested.
WNP52: Public Transport	Amended policy wording to make more specific and improve clarity of scope by incorporating paragraph 11.15 of the supporting text in the policy statement.
WNP53: Off-Street Parking	Amend wording to make reference to ‘Dorset Residential Car Parking provision’ document. Removed word ‘minimum’ as suggested by DC .
WNP54: Mount Pleasant Old Tip	Amend policy to address concerns of loss of running track (retain or find equivalent suitable and acceptable site) and impact on DWT Habitat Restoration Areas.
WNP55: Vehicle Charging Facilities	Minor change of wording - “provide” to replace “include” in criterion 1. Minor additions to supporting text to reflect important points of public feedback and correction of date.
WNP56: Cycle Routes	Policy unchanged. Amend supporting text and map to reflect feedback.
WNP57: Traffic Impact	Amended criteria 5 to broaden scope. Retained as a policy not an aspiration as per DC suggestion.
WNP58: Existing Community Buildings	Amended wording of each criteria to strengthen and clarify policy without changing the intent following feedback from DC, Paragraphs renumbered.
WNP59: Public Houses	Retain as a separate policy with minor amendment to clause 1 to strengthen and with additions to supporting text to emphasise better quality of marketing with reference to feedback from DC.
WNP60: Sports and Recreation	Amended by addition of clauses to part 1 to allow for exceptional circumstances as advised by DC and to part 6 to refer to consultation with ‘local community’ as opposed to the ‘Town Council’.
WNP61: Public Spaces	Retain without change.
WNP62: Allotment and Community Gardening Provision	Retain without change.

Policy	Summary of Proposed Changes to Policy
WNP63: Burial Grounds	Proposed addition of criteria of 'screening' in order to address DC concerns relating to landscape impact was considered and rejected by the SG. Recommend retain without change.

Actual Proposed Text changes as indicated in Red Text

Policy WNP01: Shoreline Protection
Pre-Submission Draft Text:
Development proposals, in areas designated by the South Devon and Dorset Shoreline Management Plan to be protected ('hold the line'), specifically to prevent coastal erosion or flooding, and protect property and businesses will be supported.
Proposed Amendments:
Development proposals, specifically to prevent coastal erosion or flooding, and protect property and businesses, in areas designated by the South Devon and Dorset Shoreline Management Plan to be protected ('hold the line') will be supported.

Policy WNP02: Areas of Nature & Geological Conservation
Pre-Submission Draft Text:
<ol style="list-style-type: none">1. Areas of nature conservation, such as country parks, nature parks and nature reserves should be retained and protected from detrimental negative impacts likely to arise from development.2. Support is given to the recognition of wildlife areas at Wey Valley Watermeadows on land shown on Map 7.
Proposed Amendments:
<ol style="list-style-type: none">1. Areas of benefit to nature and geological conservation, such as country parks, nature parks and nature reserves must be retained and protected from detrimental negative impacts likely to arise from development.2. Support is given to the recognition of wildlife areas at Wey Valley Watermeadows on land shown on Map 7.

Policy WNP03: Wildlife Habitats and Areas
Pre-Submission Draft Text:
<ol style="list-style-type: none">1. Development proposals that are likely to have a significant adverse effect on the integrity or continuity of landscape features and habitats of local and national importance and the wild flora and fauna in those areas indicated on Map 8 will not be supported unless unavoidable due to exceptional circumstances and the proposed mitigation measures are proportionate to the status of the site and satisfy the requirements of the local planning authority.2. Compensation measures will be permissible as a last resort only.3. Proposals to protect or restore any existing features, or to create new features of wildlife habitat – particularly where these form linkages between habitats within or beyond the site – will be supported.
Proposed Amendments:
<ol style="list-style-type: none">1. Development proposals that are likely to have a significant adverse effect on the integrity of habitats of local and national importance and the wild flora and fauna in those areas that form part of the ecological network will not be supported unless unavoidable due to exceptional circumstances and the proposed mitigation measures are proportionate to the status of the site and satisfy the requirements of the local planning authority.

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

Policy WNP04: Wildlife Corridors

Pre-Submission Draft Text:

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

Proposed Amendments:

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

Policy WNP05: Ecological Impact of Development

Pre-Submission Draft Text:

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

Proposed Amendments:

1. Development proposals should comply with national legislation and the requirements of the **Local Planning Authority** and, unless statutorily exempt, must contribute to the enhancement of the natural environment by providing for a substantial biodiversity net gain.

2. All development proposals should consider potential ecological impacts at an early stage in their design consistent with best practice guidance and identify an array of suitable habitats and other measures (e.g. bat tiles, swift bricks, bird boxes, retention of hedges and other heritage boundaries, green roofs, rainwater gardens etc) to be included in the development.

Policy WNP06: Trees, Woodlands and Hedgerows

Pre-Submission Draft Text:

1. Development proposals should avoid the loss of or damage to trees, woodland, orchards, or hedgerows that contribute positively to the character, biodiversity, and amenity of an area.
2. Development proposals which could result in loss or damage to ancient, protected, or veteran trees will not be supported. Where it is unavoidable, development proposals must provide for appropriate replacement planting on the site with an indigenous species along with a method statement for the ongoing care and maintenance of that planting.
3. Such replacement planting should at least be on a two-for-one basis, adopt a 'right tree right place' approach and demonstrably increase the canopy cover on site consistent with an overall objective of a minimum 15% canopy cover over the plan period.
4. A Tree Survey should be submitted as an integral part of all planning applications where there are trees within the application site and, for major development proposals, on land adjacent to it that could influence or be affected by the development.

Proposed Amendments:

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

Policy WNP08: Coastal Green Recreation Areas

Pre-Submission Draft Text:

Coastal recreation areas shown on Map 11 are protected from development for purposes of public recreational access and enjoyment unless it is for:

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

Proposed Amendments:

No change.

Policy WNP10: Green Gaps

Pre-Submission Draft Text:

1. The areas (shown on Map 12) are fundamental to retaining and protecting the special character and setting of settlement areas and preventing coalescence (the joining or merging of elements to form one mass).
2. Development proposals in the designated green gaps will not be supported unless it can be demonstrated that the development is for:
 - i. measures to prevent flooding; or,
 - ii. improvements to access to the countryside; or
 - iii. enhancement of recreation activities; or,
 - iv. for essential agricultural uses to enhance food production.
3. Development should not compromise:
 - i. the visual openness and landscape character of the gap; or
 - ii. the character or setting of local heritage assets.

Proposed Amendments:

No change?
DC comments to clarify – CM to update...
New maps.

Policy WNP11: Local Green Space

Pre-Submission Draft Text:

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

Proposed Amendments:

No change.

Policy WNP12: Incidental Open Space

Pre-Submission Draft Text:

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

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

Proposed Amendments:

No change.
More details maps as per DC comments.
Expand Appendix D.

Policy WNP14: Riversides

Pre-Submission Draft Text:

1. Schemes to enable safe and responsible use of the rivers and encourage recreation and tourism activity alongside the waterways will be supported if appropriate and consistent with the strategic environmental objectives of the Neighbourhood Plan.
2. Development proposals should take into account natural river processes, public access to and along the waterway; and the ability for maintenance of the watercourse, including for flood risk management purposes.

Proposed Amendments:

1. Development proposals to further safe and responsible access and recreation and tourism activity alongside the waterways shown on Map 15 will be supported if they conform with the NPPF requirements for development in higher flood risk areas **and do not cause a risk of harm to wildlife habitat.**
2. Development proposals should take full account of natural river processes, and the ability for maintenance of the watercourse, including for flood risk management purposes.
3. Development proposals should be accompanied by a site-specific Flood Risk Assessment.
4. **Development proposals should be consistent with the Environmental Objectives of the Neighbourhood Plan.**

Policy WNP15: Panoramas, Vistas and Views

Pre-Submission Draft Text:

1. In the neighbourhood area, there are important panoramas, vistas and views that contribute to the special character and quality of coast, town and countryside including (but not limited to) those shown on Maps 16A and 16B.
2. Development proposals will only be supported where it can be demonstrated that there will be no significant negative impact on any important public panorama, vista, and view. Development proposals likely to impact on the area's important panoramas, vistas, and views, should demonstrate due regard to the local design guidance whenever available.

Proposed Amendments:

Development proposals **should respect** important public panoramas, vistas, and views. Development proposals likely to impact on the area's important panoramas, vistas, and views, should demonstrate due regard to the local design guidance whenever available. Shown on Maps X, Y, Z...

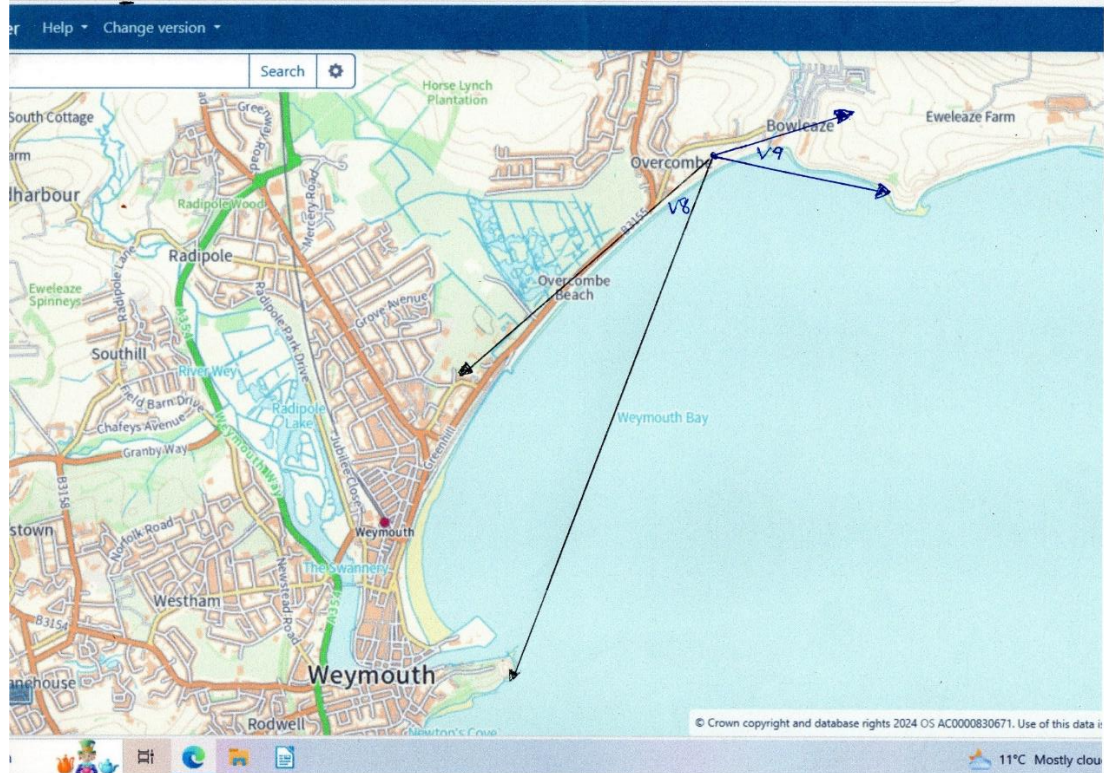
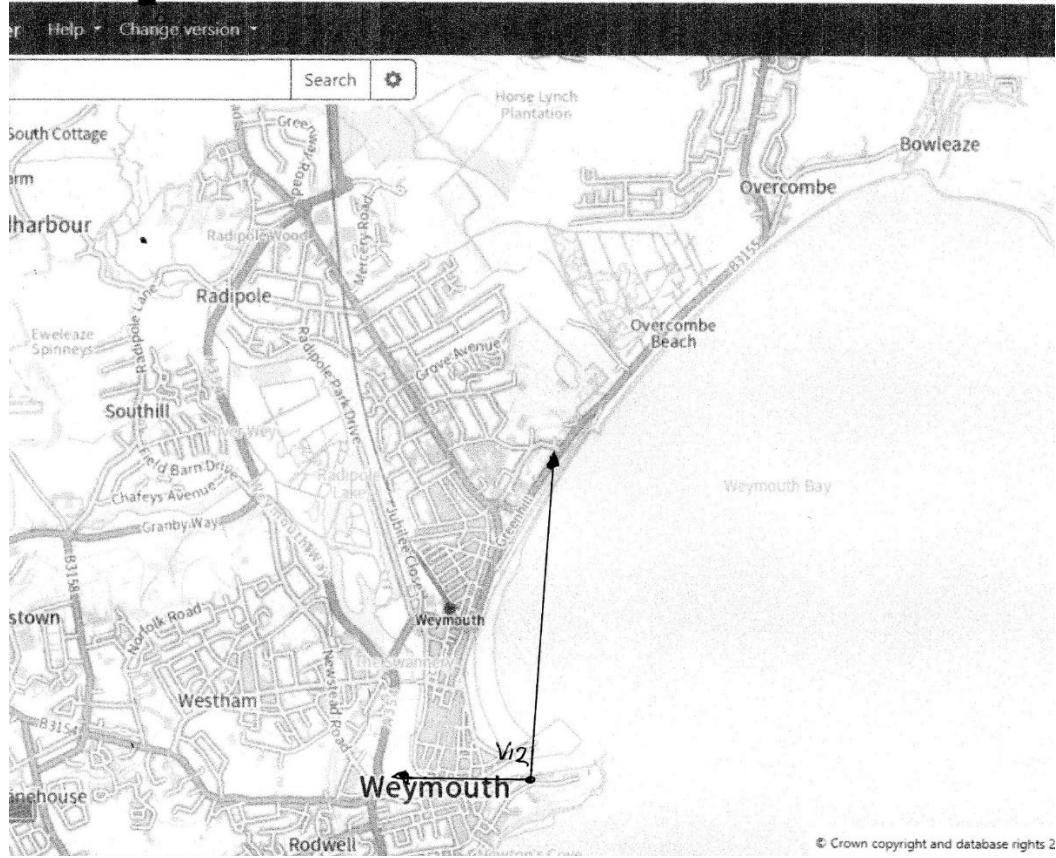
WNP 15 Maps and Key with accompanying Text

Attach Maps B, D and E. Note Map A and C are as per those with the same reference in the pre-submission version of the WNP. Map 3 from the Civic Society (attached) will form Map 16F.

We need to provide professional maps with arrowheads on the lines and the Viewpoint reference marked as indicated very close to the V

Accompanying text to be put in a table is as below.

Map No	Ref	Viewpoint	Description
16A	V1 to V7	As per table on page 55 of the pre-submission WNP	As per table on page 55 of the pre-submission WNP
16B	V8	Bowleaze Cove looking west from the Lookout Cafe	View towards Lodmoor Greenhill and the Georgian Esplanade and Harbour taking in Weymouth Beach and Town Centre
	V9	Bowleaze Cove looking east from the Lookout Cafe	Bowleaze Cove Open Space eastwards along the coastal fringe towards Bowleaze and Broadrock.
16C	V10	As per table on page 56 of the pre-submission WNP	As per table on page 56 of the pre-submission WNP
16D	V11	The Esplanade near the Kings Statue,	Looking eastwards along Weymouth Bay towards the coastal cliffs including Bowleaze Cove Open Space and Broadrock AND westwards to the Pavilion Peninsula and the Nothe Fort and Nothe Gardens.
16E	V12	Top of Nothe Steps in Nothe Fort Gardens.	View along the Quayside and across the Harbour, towards the Georgian Esplanade and Greenhill Gardens; the gap between the Round House and Pavilion Theatre is important, linking the harbour and beach.
16F	V13	Outside Nothe Fort	Looking south-westwards across Newton's Cove towards Bingleaves.
	V14	Bingleaves Open Space	Looking north-east towards Newton's Cove and the Nothe Peninsula.



Policy WNP16: Development Boundaries

Pre-Submission Draft Text:

1. Development shall be focused within the defined development boundaries as identified in the development plan.
2. Development proposals will be supported within the defined development boundaries subject to alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with relevant policies in the development plan.

Proposed Amendments:

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

Policy WNP17: Design

Pre-Submission Draft Text:

1. All proposals for new development should demonstrate high quality of design, use of materials and detail, which harmonise with the recognised local character and context; also, having regard to prevailing scale, massing and density and the development principles set out elsewhere in the Neighbourhood Plan.
2. Within conservation areas, development proposals are expected to demonstrate how they will positively conserve and enhance the unique characteristics of the area.
3. Innovative design approaches will be supported where they enhance the character, function and visual amenity of the local plan.
4. Development proposals within the AONB, must in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the requirements of the Dorset AONB Management Plan for high quality design, materials and standards of workmanship.

Proposed Amendments:

1. All proposals for new development should demonstrate high quality of design, use of materials and detail, which harmonise with the recognised local character and context; also, having regard to prevailing scale, massing and density and the development principles set out elsewhere in the Neighbourhood Plan.
2. Within conservation areas **and in proximity to heritage assets**, development proposals are expected to demonstrate how they will positively **preserve** and enhance the unique characteristics of the area.
3. Innovative design approaches will be supported where they enhance the character, function and visual amenity of the local plan.
4. **Development should not increase the risk of flooding and/or exacerbate existing drainage problems and should be designed to maximise the retention of surface water on the development site and to minimise run-off.**
5. Development proposals within the AONB, must in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the requirements of the Dorset AONB Management Plan for high quality design, materials and standards of workmanship.

Policy WNP18: Extensions and Alterations

Pre-Submission Draft Text:

1. Extensions, and retrofit measures to improve energy efficiency, that require planning consent, should be designed to reflect the character of nearby buildings and their setting. This will require particular attention to:
 - i. the choice of materials
 - ii. the scale of development including roof heights, and
 - iii. layout within the plot
2. Proposals should demonstrate due regard for the design guidance relating to the location of the development.

Proposed Amendments:

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

Policy WNP19: Heritage Assets

Pre-Submission Draft Text:

1. Development proposals should demonstrate, where relevant, that they respect and will cause no significant harm to heritage assets and their setting.
2. Development proposals affecting designated and non-designated heritage assets should be accompanied by proportionate historic environment heritage impact assessments including the archaeological potential of the sites, identifying the significance of heritage assets that would be affected by the proposals (including their settings) along with any potential archaeological remains, and the nature and degree of those effects, demonstrating how any harm would be avoided, minimised, or mitigated.
3. Development proposals on previously undeveloped land should be accompanied by the results of an archaeological assessment of the development site.
4. Where appropriate, development should take opportunities within the setting of any heritage assets to better reveal their significance.
5. Applications will be determined strictly in accordance with national policy and guidance and the development plan.

Proposed Amendments with inclusions shown as changes from Column 5 agreed 26/09/2024:

1. Development proposals should demonstrate, where relevant, that they respect and will cause no **significant** harm to heritage assets and their setting.
2. Development proposals affecting designated and non-designated heritage assets should be accompanied by proportionate historic environment heritage impact assessments **including the archaeological potential of the sites, identifying the significance of heritage assets that would be affected by the**

~~proposals (including their settings) along with any potential archaeological remains, and the nature and degree of those effects~~, demonstrating how any harm would be avoided, minimised, or mitigated.

3. Development proposals on previously undeveloped land should be accompanied by the results of an archaeological assessment of the development site.
4. Where appropriate, development should take opportunities within the setting of any **designated and non-designated** heritage assets to better reveal **and enhance** their significance.
5. ~~Applications will be determined strictly in accordance with national policy and guidance and the development plan.~~

Policy WNP20: Major Housing Sites

Pre-Submission Draft Text:

1. In the interests of ensuring that the development of major housing sites in the neighbourhood area meets the needs of the communities and contribute significantly to increasing community resilience, their development should provide for
 - i. a minimum of 10% of dwellings that satisfy Lifetime Home Standards;
 - ii. adequate secure storage for cycles, children’s buggies, and mobility scooters where appropriate;
 - iii. adequate storage facilities for refuse and recycling including communal storage provision where appropriate;
 - iv. sufficient open space, including private gardens and multi-functional public open spaces, to achieve multiple objectives such as play, education, healthy lifestyles, and recreation; and community orchards and communal allotment space where demand and opportunity exists
 - v. natural surveillance of public spaces, safe footpaths and cycle ways and parking areas;
 - vi. parking and servicing provision with adequate EV charging points, which as a minimum should be in accordance with the standards adopted by the local planning authority;
 - vii. satisfactory lighting, in accordance with national planning guidance; and
 - viii. a district heating scheme using renewable energy sources, where practical and viable
2. Development proposals should take account of the concept of “Walkable Neighbourhoods” and include links to new or existing community facilities that will promote walking, cycling and sustainable transport.

Proposed Amendments:

1. In the interests of ensuring that the development of major housing sites in the neighbourhood area meets the needs of the communities and contribute significantly to increasing community resilience, their development should provide for
 - i. a minimum of 10% of dwellings that satisfy Lifetime Home Standards;
 - ii. adequate secure storage for cycles, children’s buggies, and mobility scooters where appropriate;
 - iii. adequate storage facilities for refuse and recycling including communal storage provision where appropriate;
 - iv. sufficient open space, including private gardens, **play areas, multi-functional public amenity and community space, to satisfy Dorset Council’s standards of provision, and integrated into the development;**
 - v. community orchards and communal allotment space where demand and opportunity exists
 - vi. parking and servicing provision with adequate EV charging points, which as a minimum should be in accordance with the standards adopted by the local planning authority;
 - vii. **a legible street network, where applicable, which links the residential properties with services and facilities such as community building, recreation space and allotments;**

- viii. off-street resident and visitor parking and servicing provision with EV charging facilities which, as a minimum, should be in accordance with the standards adopted by the local planning authority;
 - ix. safe footpaths and cycle routes throughout the development, with relevant links, wherever possible, to the wider network;
 - x. natural surveillance of public spaces, safe footpaths and cycle ways and parking areas;
 - xi. satisfactory street lighting, designed with pedestrian safety and minimum light spoilage and pollution in mind;
 - xii. a district heating scheme using renewable energy sources, where practical and viable; and
2. Development proposals should take account of the concept of 'Walkable Neighbourhoods' and include links to new or existing community facilities that will promote walking, cycling and sustainable transport.
 3. Where appropriate, application should be accompanied by an appropriate landscape and visual impact assessment, a site-specific flood risk assessment, detailed drainage proposals, a transport impact assessment and travel plan, a noise assessment and an archaeological assessment, to demonstrate that the development is acceptable or to provide appropriate mitigation measures.
 4. A Drainage Impact Assessment will be required for all new development with potentially significant surface run off implications.
 5. *Proposals should demonstrate, where relevant, how they respect nearby conservation areas and heritage assets and their setting, and how any harm will be avoided, minimised, or mitigated. Wherever appropriate, development should take opportunities within the setting of any heritage assets to better reveal their significance.*

Policy WNP21: Housing Mix

Pre-Submission Draft Text:

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

Proposed Amendments:

No Change.

Policy WNP22: Affordable Housing

Pre-Submission Draft Text:

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

value to the cost of on-site provision. Developers' contributions for affordable housing should be committed to specific schemes within the neighbourhood area and secured through a planning obligation.

3. Any proposals for dwellings, on sites outside the defined development boundaries, other than replacement dwellings, will be classed as an exception to residential development policies in the development plan and subject to policy WNP34 of the Neighbourhood Plan.
4. Any affordable housing provision should demonstrate the following;
 - i. a tenure target of approximately 70% affordable rented homes and 30% intermediate housing for sale, which should include 25% First Homes in accordance with Government requirements;
 - ii. the type and size mix of affordable dwellings must reflect identified local needs as evidenced through the Dorset housing register or other specific local surveys;
 - iii. affordable homes should not be readily differentiated from the open market homes by their design, quality, location, and distribution within a site.
5. Affordable housing should be provided in perpetuity, (in accordance with the most up-to date Government policy), for example, through a Community Land Trust, section 106 agreements, other community housing scheme or Registered Provider which retains stock for the benefit of the local community at an accessible cost.

Proposed Amendments with inclusions shown as changes from Column 5 agreed 26/09/2024:

1. Weymouth Town Council is committed to maximising the provision of dwellings that are affordable and accessible to local people over the plan period.
2. Proposals for housing and mixed-use developments, other than replacement dwellings, within the defined development area boundaries that result in a net increase of ten or more units or sites greater than 0.5 ha will be subject to the following criteria:
 - i. the proposals meet the minimum target of **at least 35% affordable housing on brownfield sites** and at least 50% on greenfield sites **unless a Financial Viability Assessment or other material consideration demonstrates a robust justification for a different percentage.**
 - ii. affordable housing should be provided on the same site as any open market housing which is necessary to provide cross subsidy (except where clause iv. applies);
 - iii. the dwellings will be occupied by people with a local connection in housing need in accordance with a Weymouth Local Connections Policy;
 - iv. where the Local Planning Authority consider that the provision of affordable housing on the proposed site is not viable, deliverable, or practical, consideration may be given to accepting a financial contribution in lieu of on-site provision. Any off-site contributions will be broadly equivalent in value to the cost of on-site provision. Developers' contributions for affordable housing should be committed to specific schemes within the neighbourhood area and secured through a planning obligation.
3. Deleted
4. Any affordable housing provision should demonstrate the following;
 - i. a tenure target of approximately 70% affordable **and social** rented homes and 30% intermediate housing for sale, which should include 25% First Homes in accordance with Government requirements;
 - ii. the type and size mix of affordable dwellings must reflect identified local needs as evidenced through the Dorset housing register or other specific local surveys;
 - iii. affordable homes should not be readily differentiated from the open market homes by their design, quality, location, and distribution within a site.

5. Affordable housing should be provided in perpetuity, (in accordance with the most up-to date Government policy), for example, through a Community Land Trust, section 106 agreements, other community housing scheme or Registered Provider which retains stock for the benefit of the local community at an accessible cost.
6. Proposals for housing and mixed-use developments that result in less than 10 units on sites less than 0.5ha will contribute 10% of the Cost of Development to the Local Authority for development of Affordable Housing in the Weymouth area.

Policy WNP23: Residential Site Allocations

Pre-Submission Draft Text:

1. The following sites are allocation as affordable and/or mixed market housing sites, as defined on Map 20:
 - Land off Budmouth Avenue
 - Land at Wyke Oliver Farm North
 - Land at Redlands Farm
 - Land off Beverley Road
 - Land at St Nicholas Street (formerly Lakeside Superbowl)
 - Land at Lodmoor Tip
2. Support for development proposals on each of the allocated sites will be subject to them satisfying the criteria set out in their respective Neighbourhood Plan policy and conforming to other policies in the Neighbourhood Plan.

Proposed Amendments:

1. The following sites are allocated as located on Map 20 and defined in Table x and specified within the detailed Allocation Policies.

- WNP25 Land at Wyke Oliver Farm North	Mixed Residential
- WNP26 Land at Redlands Farm	Mixed Residential
- WNP27 Land off Beverley Road	Mixed Residential
- WNP29A Lodmoor Old Tip Mid	Leisure
- WNP29b Lodmoor Old Tip North	Employment
- WNP29c Lodmoor Old Tip South	Leisure
- WNP41 Land at Jubilee Sidings	Employment / Training and Housing
- WNP54 Mount Pleasant Old Tip	Transport
2. Support for development proposals on each of the allocated sites will be subject to them satisfying the criteria set out in their respective Neighbourhood Plan policy and conforming to other policies in the Neighbourhood Plan.

Policy WNP25: Land at Wyke Oliver Farm North

Pre-Submission Draft Text:

1. Land at Wyke Oliver Farm North as defined on Map 22 is allocated for residential development of approximately 250 dwellings
2. Development should be in accordance with a comprehensive masterplan, agreed with the local planning authority, which demonstrates a fully integrated and co-ordinated development of approximately 250 dwellings during the plan period that accords with the policies in the development plan.

3. Development proposals will be supported where the development conforms with other relevant policies in the Neighbourhood Plan and a comprehensive proposal addressing all the following criteria;
 - i. the retention of hedgerows and provision of landscaping including, tree-lined roads and pathways, to minimise any visual impact on the setting and local landscape character;
 - ii. suitable boundary treatment, consistent with the character of the area, to adequately screen the new dwellings from existing neighbouring residential properties;
 - iii. affordable housing provision should form 50% of every completed stage of the development and comprise a mix of sizes, types and tenures as agreed with Dorset Council;
 - iv. provision of a community focus agreed with the Local Planning Authority;
 - v. provision of appropriate safe vehicular and pedestrian access via Wyke Oliver Road to the satisfaction of the local highway authority;
 - vi. a legible street network, which links the residential properties with services and facilities such as community buildings, play spaces and allotments;
 - vii. safe footpaths and cycle routes throughout the development, with relevant links to the wider network and community facilities;
 - viii. improved public access to Lorton Valley Nature Park;
 - ix. a street lighting scheme designed with pedestrian safety and minimum light spillage and pollution in mind;
 - x. off-street resident and visitor vehicle parking provision with EV charging facilities that satisfy the requirements of the local planning authority;
 - xi. provision of play areas, public amenity space and community horticultural space as required to satisfy the LPA's standards of provision and integrated into the development to maximise passive surveillance, and
 - xii. alignment with the environmental objectives and targets of the Neighbourhood Plan.
4. The design and layout of roads should comply with the standards of Dorset Council and provide adequately for the safety of all road users as well as the amenity of residents
5. Proposals and layout of roads should comply with the standards of Dorset Council and provide adequately for the safety of all road users as well as the amenity of residents
6. The remaining area of land shown on Map 22 is allocated as land for nature conservation. An area of 23ha of land shall be transferred to Dorset Wildlife Trust to form part of the Lorton Vally Nature Park along with a commuted sum to cover future maintenance.

Proposed Amendments:

1. Land at Wyke Oliver Farm North as defined on Map 22 is allocated for residential development of **around 270 dwellings.**
2. Affordable housing provision should form 50% of every completed stage of the development and comprise a mix of sizes, types and tenures as agreed with Dorset Council.
3. Development should be in accordance with a comprehensive masterplan, agreed with the local planning authority, which demonstrates a fully integrated and co-ordinated development that accords with the policies in the development plan.
4. Development proposals should conform with relevant policies in the Neighbourhood Plan and **satisfactorily address** the following criteria:
 - i. the retention of hedgerows and provision of landscaping including, tree-lined roads and pathways, to minimise any visual impact on the setting and local landscape character;
 - ii. suitable **site** boundary treatment, consistent with the character of the area, to adequately screen the new dwellings from existing neighbouring residential properties;
 - iii. **measures to ensure the development does not contribute to, or suffer from, adverse impacts arising from land instability;**

- iv. a drainage regime that minimises flood risk and the impact of the development on local water courses;
 - v. provision of appropriate safe vehicular and pedestrian access via Wyke Oliver Road to the satisfaction of the local highway authority;
 - vi. provision of a community focus agreed with the Local Planning Authority;
 - vii. improved public access to Lorton Valley Nature Park; and
 - viii. alignment with the environmental objectives and targets of the Neighbourhood Plan.
- ix. Demonstrate through a Transport Assessment and Plan that the surrounding roads and the main road has capacity for an additional 250 homes.
5. The remaining area of land shown on Map 22 is allocated as land for nature conservation. Ownership of an area of 23ha of land shall be transferred to a suitable organisation, such as Dorset Wildlife Trust, which will manage the site to enhance its ecological value and for recreational access as part of the Lorton Valley Nature Park. The transfer of land will be accompanied with a commuted sum to cover initial capital costs and long-term future maintenance.

WNP26: Land at Redland Farm

Pre-Submission Draft Text:

1. Land at Redlands Farm as defined on Map 23 is allocated for residential development of approximately 150 dwellings
2. Development should be in accordance with a comprehensive masterplan, agreed with the local planning authority, which demonstrates a fully integrated and co-ordinated development of approximately 150 dwellings during the plan period that accords with the policies in the development plan.
3. Development proposals will be supported where the development conforms with other relevant policies in the Neighbourhood Plan and a comprehensive proposal addressing all the following criteria;
 - i. the retention of hedgerows and provision of landscaping including, tree-lined roads and pathways, to minimise any visual impact on the setting and local landscape character;
 - ii. suitable boundary treatment, consistent with the character of the area, to adequately screen the new dwellings from existing neighbouring residential properties;
 - iii. the height of the development is sufficiently lower than the western ridge line, so as not to be visible from the Wey Valley;
 - iv. affordable housing provision should form 50% of every completed stage of the development and comprise a mix of sizes, types and tenures as agreed with Dorset Council;
 - v. provision of appropriate safe vehicular and pedestrian access to the satisfaction of the local highway authority;
 - vi. provision of positive frontages onto the adjoining road network;
 - vii. a legible street network, which links the residential properties with services and facilities such as community buildings, play spaces and allotments;
 - viii. the retention of public rights of way across the site;
 - ix. safe footpaths and cycle routes throughout the development, with relevant links to the wider network and community facilities;
 - x. a street lighting scheme designed with pedestrian safety and minimum light spillage and pollution in mind;
 - xi. off-street resident and visitor vehicle parking provision with EV charging facilities that satisfy the requirements of the local planning authority;
 - xii. provision of play areas, public amenity space and community horticultural space as required to satisfy the LPA's standards of provision and integrated into the development to maximise passive surveillance;

- xiii. a new major public open space linked to the development to the west of the site,
 - xiv. any necessary attenuation ponds should form part of the habitat enrichment alongside broad leaf woodland comparable with the nearby coppices, and
 - xv. alignment with the environmental objectives and targets of the Neighbourhood Plan.
4. The design and layout of roads should comply with the standards of Dorset Council and provide adequately for the safety of all road users as well as the amenity of residents.
 5. Proposals and layout of roads should comply with the standards of Dorset Council and provide adequately for the safety of all road users as well as the amenity of residents.
 6. The remaining area of land shown on Map 23 is allocated as open space. An area of 9.1 ha of land shall be transferred to an appropriate body to provide for public use and nature conservation, along with a commuted sum to cover future maintenance.

Proposed Amendments:

1. Land at Redlands Farm as defined on Map 23 is allocated for residential development of **around 150 dwellings**
2. **Affordable housing provision should form 50% of every completed stage of the development and comprise a mix of sizes, types and tenures as agreed with Dorset Council;**
3. Development should be in accordance with a comprehensive masterplan, agreed with the local planning authority, which demonstrates a fully integrated and co-ordinated development **of approximately 150 dwellings during the plan period** that accords with the policies in the development plan.
4. Development proposals should conform with relevant policies in the Neighbourhood Plan and **satisfactorily address** the following criteria:
 - i. the retention of hedgerows and provision of landscaping including, tree-lined roads and pathways, to minimise any visual impact on the setting and local landscape character;
 - ii. suitable boundary treatment, consistent with the character of the area, to adequately screen the new dwellings from existing neighbouring residential properties;
 - iii. **the height of dwellings should mostly be no more than two storeys in height, rising to a maximum scale of three storeys only occasionally, and should protect and enhance the setting of the nearby conservation areas and be the height of the development is** sufficiently lower than the western ridge line, so as not to be visible from the Wey Valley;
 - iv. provision of appropriate safe vehicular and pedestrian access to the satisfaction of the local highway authority;
 - ~~v. provision of positive frontages onto the adjoining road network;~~
 - vi. a legible street network, which links the residential properties with services and facilities such as community buildings, play spaces and allotments;
 - vii. the retention of public rights of way across the site;
 - viii. safe footpaths and cycle routes throughout the development, with relevant links to the wider network and community facilities;
 - ix. a street lighting scheme designed with pedestrian safety and minimum light spillage and pollution in mind;
 - x. off-street resident and visitor vehicle parking provision with EV charging facilities that satisfy the requirements of the local planning authority;
 - xi. provision of play areas, public amenity space and community horticultural space as required to satisfy the LPA's standards of provision and integrated into the development to maximise passive surveillance;
 - xii. a new major public open space linked to the development to the west of the site,
 - xiii. **landscaping measures and a drainage regime that minimises flood risk and mitigates the impact of the development on local water courses;**

- xiv. any necessary attenuation ponds should form part of the habitat enrichment alongside broad leaf woodland comparable with the nearby coppices, and
 - xv. alignment with the environmental objectives and targets of the Neighbourhood Plan.
5. The design and layout of roads should comply with the standards of Dorset Council and provide adequately for the safety of all road users as well as the amenity of residents.
 6. The remaining area of land shown on Map 23 is allocated as open space. **Ownership of an** area of 9.1 ha of land shall be transferred to an appropriate body to provide for public use and nature conservation, along with a commuted sum to cover **long-term** future maintenance.

Policy WNP27: Land at Beverley Road

Pre-Submission Draft Text:

1. Land off Beverley Road as defined on Map 24 is allocated for residential development of approximately 25 dwellings.
2. Development proposals for residential use will be supported where the development conforms with other relevant policies in the Neighbourhood Plan and a comprehensive proposal addressing all the following criteria:
 - i. alignment with the height and form of the nearby housing;
 - ii. the development respects the topography of the site;
 - iii. the retention of the two through routes to Kestrel View, and the bridge over the Weymouth relief road;
 - iv. a landscaping scheme that retains existing trees and provides wildlife corridors across the site;
 - v. well-designed groups of dwellings, located in attractive, inclusive, and secure spaces;
 - vi. landscape planting through the site that connects with the open space to the north and south allowing nature to permeate through the development;
 - vii. the proportion of affordable homes should meet or exceed the requirements of the LPA;
 - viii. access to the site satisfying the standards required by Dorset Council, and
 - ix. alignment with the environmental objectives and targets.
3. The design and layout of roads should comply with the standards of Dorset Council and provide adequately for the safety of all road users as well as the amenity of residents.
4. Proposals should demonstrate, where relevant, that they respect and will cause no significant harm to the archaeology and heritage assets and their setting.

Proposed Amendments:

1. Land off Beverley Road as defined on Map 24 is allocated for residential development of approximately 25 dwellings.
2. Development proposals for residential use will be supported where the development conforms with other relevant policies in the Neighbourhood Plan and a comprehensive proposal addressing all the following criteria:
 - i. alignment with the height and form of the nearby housing;
 - ii. the development respects the topography of the site;
 - iii. the retention of the two through routes to Kestrel View, and the bridge over the Weymouth relief road;
 - iv. a landscaping scheme that retains existing trees and provides wildlife corridors across the site;
 - v. well-designed groups of dwellings, located in attractive, inclusive, and secure spaces;
 - vi. landscape planting through the site that connects with the open space to the north and south allowing nature to permeate through the development;
 - vii. the proportion of affordable homes **shall be 50% minimum as this is a greenfield site;**

- viii. access to the site satisfying the standards required by Dorset Council; and
 - ix. alignment with the environmental objectives and targets.
3. The design and layout of roads should comply with the standards of Dorset Council and provide adequately for the safety of all road users as well as the amenity of residents.
 4. Proposals should demonstrate, where relevant, that they respect and will cause no significant harm to the archaeology and heritage assets and their setting.

Policy WNP28: Land at St Nicholas Street – (delete policy and include in WNP45?)

Pre-Submission Draft Text:

1. Land at St Nicholas Street (Lakeside Superbowl) as defined on Map 25 is allocated for residential development of high density.
2. Development proposals for residential use will be supported where the development conforms with other relevant policies in the Neighbourhood Plan and a comprehensive proposal addressing all the following criteria;
 - i. the height of development should reflect the surrounding buildings and not exceed 6 storeys;
 - ii. ground floor development and use should recognise the flood risk associated with the site;
 - iii. the proportion of affordable homes should satisfy the requirements of this Plan;
 - iv. whilst high density development is appropriate, such development should provide areas for planting, such as roof top gardens or balconies;
 - v. the development should include private community space for the site residents; and
 - vi. alignment with the environmental objectives and targets of the Neighbourhood Plan.
3. The design and layout of access roads should comply with the standards of Dorset Council and provide adequately for the safety of all road users as well as the amenity of residents.
4. Proposals should demonstrate, where relevant, that they respect and will cause no significant harm to the Conservation Area, archaeology and nearby heritage assets and their setting.
5. Any application shall be accompanied by a site-specific Flood Risk Assessment to demonstrate that the development is acceptable and to provide appropriate mitigation measures.

Proposed Amendments:

1. Land at St Nicholas Street (Lakeside Superbowl) as defined on Map 25 is allocated for residential development of high density.
2. Development proposals for residential use will be supported where the development conforms with other relevant policies in the Neighbourhood Plan and a comprehensive proposal addressing all the following criteria:
 - i. **the scale, massing, height, density and design of a development should be appropriate to its context, including the architecture and materials of nearby buildings and sympathetic to the character of the Conservation Area;**
 - ii. ground floor development and use should recognise the flood risk associated with the site **and conform with the standing advice of the Environment Agency for Weymouth Town Centre;**
 - iii. whilst high density development is appropriate, such development should provide areas for planting, such as roof top gardens or balconies;
 - iv. the development should include private community space for the site residents; and
 - v. alignment with the environmental objectives and targets of the Neighbourhood Plan.
3. Proposals should demonstrate that they respect and **will positively conserve and enhance the character and appearance of the Conservation Area.**

Policy WNP29A: Lodmoor Old Tip – Mid Section

Pre-Submission Draft Text:

1. The land forming Lodmoor Old Tip mid-section as identified in blue on Map 26A is allocated for residential development of a minimum of 90 homes.
2. Any development should meet the following conditions:
 - i. The Household Recycling Centre is preferably relocated, or well-screened.
 - ii. Conduct appropriate land stability and ground contamination investigations.
 - iii. To reduce the visual impact the height of development should not exceed 2-storeys.
 - iv. To reduce the impact on the SSSI the whole development should be low density, utilising approximately 5 ha of the 13 ha and should be buffered by natural planting, including native trees, following the lines of the dykes and northern and southern boundary.
 - v. The development should include a public café overlooking the bird reserve, with some parking, and a pedestrian access across the dyke to the reserve.
 - vi. The remaining ground should be retained as a wildlife habitat area with public access, as at present.
 - vii. The development should include a compliant level of affordable housing including social housing.
 - viii. Access to the development should be improved, with appropriate approvals regarding the junction with the Preston Beach Road.
3. Such development should be accompanied by:
 - i. Flood Risk Assessment, SSSI Impact Assessment, Noise Assessment, Archaeological Assessment and Transport Assessment;
 - ii. Alignment is demonstrated with the strategic environmental objectives and targets of the Neighbourhood Plan.

Proposed Amendments:

The land forming Lodmoor Old Tip mid-section as identified in blue on Map 26A is allocated for Leisure use in accordance with LP Policy WEY8.

Policy WNP29B: Lodmoor Old Tip – North Section

Pre-Submission Draft Text:

1. The land forming Lodmoor Old Tip north section as identified in blue on Map 26B is allocated for employment use comprising small industrial units or workshops.
2. Any development should meet the following conditions:
 - i. Retain or replace the existing pumping station.
 - ii. Retain or re-route the existing public dual use paths across the site.
 - iii. Conduct appropriate land stability and ground contamination investigations.
 - iv. To reduce the visual impact, the height of development should not exceed 2-storeys.
 - v. To reduce the impact on the SSSI, the whole development should be buffered by natural planting, including native trees, following the lines of the dykes and northern and eastern boundary.
 - vi. Access to the development should be improved, with appropriate approvals regarding the junction with the Weymouth Bay Avenue and the dual use paths crossing the site.
3. Such development should be accompanied by:
 - i. Flood Risk Assessment, SSSI Impact Assessment, Noise Assessment, Archaeological Assessment and Transport Assessment

- ii. Alignment is demonstrated with the strategic environmental objectives and targets of the Neighbourhood Plan.

Proposed Amendments:

1. The land forming Lodmoor Old Tip north section as identified in blue on Map 26B is allocated for employment use comprising small industrial units or workshops.
2. Any development should meet the following conditions:
 - i. Retain or replace the existing pumping station.
 - ii. Retain or re-route the existing public dual use paths across the site.
 - iii. Conduct appropriate land stability and ground contamination investigations.
 - iv. To reduce the visual impact, **and to avoid ground disturbance**, the height of the development should not exceed **one**-storey.
3. Such development should be accompanied by:
 - i. Flood Risk Assessment, SSSI Impact Assessment, Noise Assessment, Archaeological Assessment and Transport Assessment
 - ii. Alignment is demonstrated with the strategic environmental objectives and targets of the Neighbourhood Plan.

Policy WNP29C: Lodmoor Old Tip – South Section

Pre-Submission Draft Text:

1. The land forming Lodmoor Old Tip south section, as identified in blue on Map 26C, is allocated for leisure use with some residential use.
2. Any development should meet the following conditions:
 - i. Retain or re-route the existing public dual use paths across the site.
 - ii. Conduct appropriate land stability and ground contamination investigations.
 - iii. To reduce the visual impact, the height of development should not exceed 2 or 3-storeys.
 - iv. To reduce the potential flood risk, development on the ground floor should not include residential use but could include garages, access or amenities.
 - v. To reduce the impact on the SSSI, the whole development should be buffered by natural planting, including native trees, following the lines of the dykes and northern and eastern boundary.
 - vi. Access to the development should be improved, with appropriate approvals regarding the junction with the Preston Beach Road.
 - vii. Leisure use should be complementary to that provided by the Lodmoor Country Park attractions and the Skate Board Centre.
 - viii. The development should include a compliant level of affordable housing including social housing and provide a high quality of design and landscaping.
3. Such development should be accompanied by:
 - i. Flood Risk Assessment, SSSI Impact Assessment, Noise Assessment, Archaeological Assessment and Transport Assessment
 - ii. Alignment is demonstrated with the strategic environmental objectives and targets of the Neighbourhood Plan

Proposed Amendments:

1. The land forming Lodmoor Old Tip south section, as identified in blue on Map 26C, is allocated for leisure use **with some residential use which accords with LP Policy WEY8.**
2. Any development should meet the following conditions:
 - i. Retain or re-route the existing public dual use paths across the site;

- ii. Conduct appropriate land stability and ground contamination investigations;
 - iii. To reduce the visual impact, the height of development should not exceed 2 or 3-storeys;
 - iv. To reduce the impact on the SSSI, the whole development should be buffered by natural planting, including native trees, following the lines of the dykes and northern and eastern boundary;
 - v. Access to the development should be improved, with appropriate approvals regarding the junction with the Preston Beach Road;
 - vi. Leisure use should be complementary to that provided by the Lodmoor Country Park attractions and the Skate Board Centre **and can include Indoor Leisure**.
3. Such development should be accompanied by:
- i. Flood Risk Assessment, SSSI Impact Assessment, Noise Assessment, Archaeological Assessment and Transport Assessment
 - ii. Alignment is demonstrated with the strategic environmental objectives and targets of the Neighbourhood Plan

Policy WNP30: Self-Build and Custom-Build Housing

Pre-Submission Draft Text:

1. Self-build and custom-build housing schemes to meet the needs of local people on the Dorset Self-Build and Custom-Building Register will be supported on sites within the DDBs or on strategic housing allocation sites.
2. Outside the DDBs self-build and custom housebuilding schemes may be supported, if the proposal complies with the housing policies of the development plan;-
 - i. on an affordable housing exception site;
 - ii. through the replacement of an existing dwelling;
 - iii. through the sub-division of an existing home;
 - iv. through the conversion of an existing building, and
 - v. as a rural workers' dwelling.
3. A scheme for more than five self-build or custom-build dwellings on any site should be developed in accordance with an agreed design brief.
4. Innovative design and sustainability approaches will be supported where they enhance the character, function, and visual amenity of the local area.
5. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with other relevant policies in the development plan.

Proposed Amendments:

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

development plan.

Policy WNP31: Community Housing Schemes

Pre-Submission Draft Text:

1. Development proposals for community-owned housing developments (such as those delivered via Community Land Trusts) within DDBs, as part of a major housing scheme, or in accordance with policy WNP34 Exception Sites, which respond to demonstrated local housing needs and retain affordable housing for the benefit of local people in need, will be supported.
2. Innovative housing solutions that address a specific local housing need will be encouraged.
3. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with other relevant policies in the development plan.

Proposed Amendments:

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

Policy WNP32: Specialist Housing Provision

Pre-Submission Draft Text:

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

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

Proposed Amendments:

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

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

Policy WNP33: Houses in Multiple Occupation

Pre-Submission Draft Text:

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

- i. the proposal would not result in an over concentration of HMOs in any one area, to the extent that it would be to the detriment of, or represent an unacceptable change to, the character of the area or undermine the maintenance of a balanced and mixed local community;
 - ii. the proposal would not harm the character and appearance of the building, adjacent buildings, or streetscape
 - iii. the design, layout, and intensity of use of the building would not have an unacceptable impact on neighbouring residential amenities;
 - iv. there is adequate internal and external amenity space, refuse storage, and car and bicycle parking of appropriate quantity, and of sufficiently high standard of design, layout, and construction, so as not to harm visual amenity; and
 - v. the proposal would not cause unacceptable highway problems.
2. Change of use to a to a small HMO (use class 4) will require planning permission in parts of Weymouth where there is already a high incidence of HMOs.

Proposed Amendments:

1. Change in use to a house in multiple occupation (HMO), where planning permission is required, will be supported where;-
 - i. the proposal would not result in an over concentration of HMOs in any one area, to the extent that it would be to the detriment of, or represent an unacceptable change to, the character of the area or undermine the maintenance of a balanced and mixed local community;
 - ii. the proposal would not harm the character and appearance of the building, adjacent buildings, or streetscape
 - iii. the design, layout, and intensity of use of the building would not have an unacceptable impact on neighbouring residential amenities;
 - iv. there is adequate internal and external amenity space, refuse storage, and car and bicycle parking of appropriate quantity, and, **along with frontage, is** of sufficiently high standard of design, layout, and construction, so as not to harm visual amenity; and
 - v. the proposal would not cause unacceptable highway problems.
2. Change of use to a to a small HMO (use class 4) will require planning permission in parts of Weymouth where there is already a high incidence of HMOs.

Policy WNP34: Exception Site Development

Pre-Submission Draft Text:

1. Development proposals for affordable housing schemes outside the DDBs, where housing would not normally be permitted by other policies in the development plan, will be supported if the scheme:-
 - ii. comprises First Homes (as defined by the Government);
 - iii. is adjacent to existing settlements and proportionate in size to them;
 - iv. is outside the Dorset AONB and does not compromise the protection given to such areas by the NPPF; and
 - v. complies with the design and sustainable development policies and standards in the development plan.
2. Within the Dorset AONB area, rural exception site housing development schemes may be supported if they are small in scale and satisfy the requirements of Local Plan Policy HOUS2 or whatever supersedes it.
3. Exception site housing schemes should normally comprise 100% affordable housing, intended only for local people. First Home schemes can include a small quantity of other affordable housing products, if there is clear evidence of local need.

<p>4. The application of a local occupancy clause on all affordable homes will be expected in perpetuity, without the requirement for further justification, and</p> <p>5. A small proportion of open market homes with a permanent residency condition attached to them, may be acceptable within an exception site housing scheme, but only if it can be shown they are necessary in the interests of a viable scheme.</p>
<p>Proposed Amendments with inclusions shown as changes from Column 5 agreed 26/09/2024:</p>
<p>1. Development proposals for affordable housing schemes outside the DDBs, where housing would not normally be permitted by other policies in the development plan, will be supported if the scheme:</p> <ul style="list-style-type: none"> i. is an exception site for community-led development (in accordance with the NPPF definition), or a First Homes exception site (as defined by the Government); ii. is adjacent to existing settlements and in character and scale appropriate to its location; iii. is outside the Dorset National Landscape and does not compromise the protection given to such areas by the NPPF; and iv. complies with the design and sustainable development policies and standards in the development plan. <p>2. Rural exception site housing development schemes may be supported if they are small in scale and demonstrably meets a local need, which cannot otherwise be met.</p> <p>3. Exception site housing schemes should normally comprise 100% affordable housing, intended only for local people. First Home schemes can include a small quantity of other affordable housing products, if there is clear evidence of local need.</p> <p>4. The application of a local occupancy clause on all affordable homes will be expected in perpetuity, without the requirement for further justification, and</p> <p>5. A small proportion of open market homes with a permanent residency condition attached to them, may be acceptable within an exception site housing scheme, but only if it can be shown they are necessary in the interests of a viable scheme.</p>

<p>Policy WNP35: Principal Residence Requirement</p>
<p>Pre-Submission Draft Text:</p>
<p>Proposals for open market dwelling houses (excluding one for one replacements) will only be supported where first and future occupancy is restricted by a planning condition to ensure that each new dwelling-house is occupied only as a Principal Residence. A principal residence is defined as a dwelling occupied as the resident's sole or main residence, where the resident spends most of their time when not working away from home.</p>
<p>Proposed Amendments:</p>
<p>Within Weymouth Town Centre, proposals for open market development of houses (excluding one for one replacements) will only be supported where first and future occupancy is restricted by a planning condition to ensure that each new dwellinghouse is occupied only as a Principal Residence.</p>

<p>WNP36: Timing of Infrastructure</p>
<p>Pre-Submission Draft Text:</p>
<p>Major development should be phased logically and in tandem with the timely and co-ordinated provision of infrastructure to help support sustainable growth and ensure that an unacceptable strain is not placed on the existing infrastructure.</p>
<p>Proposed Amendments:</p>

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

Policy WNP37: Sustainable Development

Pre-Submission Draft Text:

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

Proposed Amendments:

1. New development should seek to achieve high standards of **sustainability**, and demonstrate that design, construction, and operation aligns with the strategic environmental objectives of the Neighbourhood Plan.
2. New development will be supported provided:
 - i. sustainable construction methods, water conservation measures, (full) SuDS and permeable surfaces are **fully** integrated into the development proposals;
 - ii. energy conservation measures and renewable energy technology predominate;
 - iii. development will not result in unacceptable levels of light, noise, air, or water pollution;
 - iv. provision is made for **access to** the fastest possible broadband and other communication connections to all new properties; and
 - v. adequate provision is made for the safe and secure parking and storage of bikes and electric vehicles consistent with the prevailing standard of the Local Planning Authority.

The retrofitting of energy conservation measures and renewable energy technology is supported. Where planning permission is required, measures and installations should be designed to minimise visual impact and nuisance to adjoining uses. The sensitive retrofitting of historic buildings and buildings in conservation areas should follow the guidance provide by Historic England.

Policy WNP38: Loss of Business Premises

Pre-Submission Draft Text:

Development proposals for change of use of employment land and premises to non-employment uses will be resisted unless it can be demonstrated that the existing use is no longer economically viable, and all reasonable steps have been taken to let or sell the site or building for employment purposes for a period of at 24 months.

Proposed Amendments:

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

Policy-WNP39: New-Business Development Combined with 43 Additional Development for Employment

Pre-Submission Draft Text:

1. The development of new businesses and the expansion of existing businesses for employment purposes, on brownfield sites or through the sympathetic conversion of redundant buildings, within the DDB will generally be supported subject to such development:
 - i. respecting the character of its surroundings;
 - ii. safeguarding residential amenity
 - iii. not having cumulative negative impacts on highway safety and the local transport network; and
 - iv. in the case of retail use, not resulting in an over-provision in the locality.
2. Proposals that involve the creation of new employment opportunities on greenfield land or outside the DDB will be supported so long as they accord with policies in the development plan.
3. Proposals in residential areas to provide live/work units or facilitate home working in association with existing dwellings, where planning permission is required, will be supported where:
 - i. the development is in keeping with the scale, form, and character of its surroundings; and
 - ii. the amenity and privacy of neighbouring residents is not adversely affected.
4. Development proposals for new business development should demonstrate alignment with the strategic environmental and targets objectives of the Neighbourhood Plan and conformity with other relevant policies in the development plan.

Proposed Amendments:

1. **Development proposals that provide additional employment opportunities through new business start-ups, the expansion of existing businesses, and the creation of workshop units and business hubs for starter businesses and micro enterprises**, on brownfield sites or through the sympathetic conversion of redundant buildings, within the DDB will be supported subject to such development:
 - i. respecting the character of its surroundings;
 - ii. safeguarding residential amenity;
 - iii. not having cumulative negative impacts on highway safety and the local transport network; and
 - iv. in the case of retail use, not resulting in an over-provision in the locality.
2. Proposals that involve the creation of new employment opportunities on greenfield land or outside the DDB will be supported so long as **they are**:
 - i. **within or on the edge of a settlement;**
 - ii. **through the intensification or extension of existing premises;**
 - iii. **as part of a farm diversification scheme;**
 - iv. **through the re-use or replacement of an existing building; or**
 - v. **in a rural location where this is essential for that type of business.**
3. Proposals in residential areas to provide live/work units or facilitate home working in association with

existing dwellings, where planning permission is required, will be supported where;

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

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

Policy WNP40: Mixed-Use Employment Schemes

Pre-Submission Draft Text:

Development proposals for the appropriate conversion or redevelopment of buildings and sites for mixed use development (including residential) within the defined development boundary, will be supported providing;

- i. the mix and balance of uses is consistent with the needs and character of the locality;
- ii. the proposed uses would not cause unacceptable nuisance to nearby properties and uses;
- iii. they are not dominated by retail uses, nor will cause harm to existing businesses;
- iv. the design proposals enhance the character and appearance of the building/site and the character of the area;
- v. where appropriate, that they are capable of conversion without the need for complete reconstruction; and
- vi. the proposals demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with other relevant policies in the development plan.

Proposed Amendments:

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

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

Policy WNP41: Land at Jubilee Sidings

Pre-Submission Draft Text:

1. The land and buildings at Jubilee Sidings as identified on Map 28 is allocated for mixed use development.
2. The development shall provide:
 - i. residential particularly social housing;
 - ii. employment and/or training use by provision of a mixture of workshops, offices, a skills centre, and a limited amount of retail use.
3. Such development should ensure that:

- i. the height of such development should not exceed 5 storeys;
- ii. the approaches and walkways should be grassed and tree-lined; and
- iii. the proposals align with the strategic environmental objectives and targets of the Neighbourhood Plan.

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

Proposed Amendments:

1. The land and buildings at Jubilee Sidings as identified on Map 28 is allocated for mixed use development.
2. The development shall provide:
 - i. employment and/or training use by provision of a mixture of workshops, offices, or a skills centre; and/or ~~and a limited amount of retail use,~~
 - ii. **residential with 100% Affordable Homes.**
3. Development proposals will be supported where the development conforms with other relevant policies in the Neighbourhood Plan and a comprehensive proposal addressing all the following criteria:
 - i. **the scale, massing, height, density and design of a development should be appropriate to its context, including the architecture and materials of nearby buildings and sympathetic to the setting of the town centre;**
 - ii. ground floor development and use should recognise the flood risk associated with the site **and conform with the standing advice of the Environment Agency for Weymouth Town Centre;**
 - iii. the approaches and walkways should be grassed and tree-lined; and
 - iv. the proposals align with the strategic environmental objectives and targets of the Neighbourhood Plan.
4. Any application shall be accompanied by a Flood Risk Assessment and Contamination Report to demonstrate that the development is acceptable or to provide appropriate mitigation measures.

Policy WNP42: Town Centre Car Parks

Pre-Submission Draft Text:

Redevelopment proposals relating to car parks in or adjacent to the Town Centre will be supported where the proposed development conforms with other relevant policies in the Neighbourhood Plan and provide a comprehensive proposal addressing all the following criteria:

- i. adequate alternative off-road parking provision for residents and businesses is shown to be available in appropriate locations;
- ii. analysis demonstrates that peak parking demand will be adequately catered for by out-of-town 'park & ride' schemes;
- iii. the provision of sufficient parking and servicing space for the operational requirements of the new development is provided within its curtilage;
- iv. the development provides needed affordable homes and/or local employment and/or night time family leisure activities; and
- v. the proposed development does not create increased traffic flow in the area.

Proposed Amendments:

Redevelopment proposals relating to car parks in or adjacent to the Town Centre **will not** be supported **unless** the proposed development conforms with other relevant policies in the Neighbourhood Plan and provides a comprehensive proposal addressing all the following criteria:

- i. adequate alternative off-road parking provision for residents and businesses is shown to be available in appropriate locations;

- ii. analysis demonstrates that peak parking demand will be adequately catered for by **other car parks or** out-of-town 'park & ride' schemes;
- iii. the provision of sufficient parking and servicing space for the operational requirements of the new development is provided within its curtilage;
- iv. the development provides local employment and/or night time family leisure activities and/or homes **that demonstrably satisfy a local demand**; and
- v. the proposed development **would not result in an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.**

Policy WNP44: Higher & Further Education & Skills Provision

Pre-Submission Draft Text:

1. Development proposals for higher education provision and for skills training, especially associated with technical and green skills, shall be supported provided the development;
 - i. is of high quality and innovative design, commensurate with the function of the building and campus and responds to the landscape context;
 - ii. is safely accessible by pedestrians and cyclists and is well related to bus routes;
 - iii. includes appropriate and adequate provision for vehicle and cycle parking; and
 - iv. would not result in a significant loss of amenity to local residents or other adjacent uses.
2. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan.

Proposed Amendments:

1. Development proposals for higher **and further** education, **including university-level provision**, and for skills training, especially associated with technical and green skills, shall be supported provided the development;
 - v. is of high quality and innovative design, commensurate with the function of the building and campus and responds to the landscape context;
 - vi. is safely accessible by pedestrians and cyclists and is well related to bus routes;
 - vii. includes appropriate and adequate provision for vehicle and cycle parking; and
 - viii. would not result in a significant loss of amenity to local residents or other adjacent uses.
2. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan.

Policy WNP45: Weymouth Town Centre

Pre-Submission Draft Text:

1. Development proposals within the area defined as Weymouth Town Centre on Map 29 should generally conform with the Local Plan policy 'Weymouth Town Centre Strategy' and the latest Town Centre masterplan.
2. Development and change of use that contributes to a diverse range of uses in the Town Centre including new office, leisure, community, hotel, retail, and residential use, which can be shown to support the core retail offer and generate vitality and add viability to the Town Centre, whilst avoiding harm to existing businesses and residential properties, will be supported.
3. Proposals which seek to stimulate an appropriate evening economy in the town centre are strongly encouraged.
4. Proposals that make better use of upper floors and underused floorspace in the town centre will be supported.

5. Public realm improvement proposals, which will enhance the appeal of, and use of, the town centre by pedestrians, are strongly supported.
6. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan.

Proposed Amendments:

1. Development proposals within the area defined as Weymouth Town Centre on Map 29 should generally conform with the Local Plan policy 'Weymouth Town Centre Strategy' and the latest Town Centre masterplan.
2. Development and change of use that contributes to a diverse range of uses in the Town Centre including new office, leisure, community, hotel, retail, and residential use, will be supported if they:
 - i) are compatible with the core retail offer;
 - ii) will generate vitality and add viability to the Town Centre; and
 - iii) will not harm existing businesses and residential properties;
 - iv) Provide housing to meet the local needs including a significant proportion of affordable homes.
3. Proposals which seek to stimulate an appropriate evening economy in the town centre are strongly encouraged.
4. Proposals that make better use of upper floors and underused floorspace in the town centre will be supported.
5. Public realm improvement proposals, which will enhance the appeal of, and use of, the town centre by pedestrians, are strongly supported.
6. To protect the historic environment, proposals must ensure that any impact upon designated or non-designated heritage assets (including assets of archaeological importance) and their settings have been assessed in accordance with national policy and guidance and will only be supported where they meet the relevant requirements of the NPPF and Development Plan.
7. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan.

Policy WNP46: Temporary Activities and Uses

Pre-Submission Draft Text:

1. The temporary use of buildings and open spaces for organised events and activities, which require planning permission, will be supported provided that the proposed temporary use:
 - i. does not cause any significant adverse environmental problems;
 - ii. would not result in loss or damage to the area's natural resources
 - iii. would not have significant harmful impacts on the amenities of neighbouring residents;
 - iv. would not have significant harmful impacts on the wider visitor experience; and
 - v. there is a clear community and neighbour support for the period of use proposed.
2. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan.

Proposed Amendments:

No changes

Policy WNP47: Sustainable Tourism Development

Pre-Submission Draft Text:

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

Proposed Amendments:

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

Policy WNP49: Facilitating Offshore Renewable Energy Projects

Pre-Submission Draft Text:

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

- i. the natural and undeveloped coast, geodiversity and biodiversity is protected;
- ii. it is demonstrated, through a coastal landscape and seascape impact assessment (where required), that there will be no significant adverse impact on the natural undeveloped coast; and
- iii. in all other ways, it conforms with the policies in the Neighbourhood Plan. **Delete criteria iii**

Proposed Amendments:

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

- i. the natural and undeveloped coast, geodiversity and biodiversity is protected; and

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

Policy WNP50: Community Energy Schemes

Pre-Submission Draft Text:

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

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

Proposed Amendments:

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

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

Policy WNP51: Transport & Travel

Pre-Submission Draft Text:

1. Development proposals should:
 - i. identify the realistic level of traffic it is likely to generate. Schemes that generate ‘significant amounts of traffic movements’ should provide a transport assessment, statement, or travel plan as required by the Local Planning Authority;
 - ii. Development that would give rise to unacceptable highway dangers and/or air pollution will not be supported;
 - iii. maximise opportunities to walk and cycle and connect safely with existing walking and cycling routes; and
 - iv. support public transport schemes and infrastructure wherever possible.

Proposed Amendments:

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

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

Policy WNP52: Public Transport

Pre-Submission Draft Text:

Development proposals in association with improvements to the public transport infrastructure and network will generally be supported.

Proposed Amendments:

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

Policy WNP53: Off-Street Parking

Pre-Submission Draft Text:

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

Proposed Amendments:

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

Policy WNP54: Mount Pleasant Old Tip – Transport Interchange

Pre-Submission Draft Text:

1. Land at Mount Pleasant as identified on Map 30 is allocated for a transport interchange facility, leisure use and renewable energy generation.
2. The central part of the site (identified on Map 30) is allocated for a transport interchange hub, including ancillary functions to encourage out-of-town parking, particularly in the peak summer period.
3. Development proposals should ensure:
 - i. the height of any development is no more than single storey to reduce visibility impact, and
 - ii. buildings and structures should feature solar PV panels which can power the services and, potentially, the EV recharging points.
4. Any business operations should be in keeping with the transport hub use and might include, café, cycle hire, PEV hire, bus depot, vehicle re-charging, over-night camper vans.
5. The surrounding area is allocated for leisure use and renewable energy generation.
6. Development proposals should ensure:
 - i. landscaping is sufficient to minimise the visual impact;
 - ii. the nearby SSSI is protected and enhanced;
 - iii. wherever possible, buildings and structures feature solar PV panels; and

- iv. leisure facilities should enhance all-year round tourism in the area.
- 7. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with other relevant policies in the development plan.

Proposed Amendments:

- 1. Land at Mount Pleasant as identified on Map 30 is allocated for a transport interchange facility, leisure use and renewable energy generation.
- 2. The central part of the site (identified on Map 30) is allocated for a transport interchange hub, including ancillary functions to encourage out-of-town parking, particularly in the peak summer period.
- 3. Development proposals should ensure:
 - i. the height of any development is no more than single storey to reduce visibility impact, and
 - ii. buildings and structures should feature solar PV panels which can power the services and, potentially, the EV recharging points.
- 4. Any business operations should be in keeping with the transport hub use and might include, café, cycle hire, PEV hire, bus depot, vehicle re-charging, over-night camper vans.
- 5. The surrounding area **is a Habitat Restoration Area and** is allocated for **limited** leisure use and renewable energy generation.
- 6. Development proposals should ensure:
 - i. landscaping is sufficient to minimise the visual impact **on its setting**;
 - ii. the character and biodiversity of the nearby **Lodmoor** SSSI is protected and enhanced;
 - iii. wherever possible, buildings and structures feature solar PV panels; and
 - iv. leisure facilities should enhance all-year round tourism in the area.
 - v. **Development in the surrounding area is agreed with the managers of the Habitat Restoration Area (Dorset Wildlife Trust)**
 - vi. **The running track in the overflow car park is retained or an equivalent capability is provided nearby.**
- 7. Development proposals should demonstrate alignment with the strategic environmental objectives and targets of the Neighbourhood Plan and conformity with other relevant policies in the development plan.

Policy WNP55: Vehicle Charging Facilities

Pre-Submission Draft Text:

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

Proposed Amendments:

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

Changes to Policy WNP56: Cycling Routes

Pre-Submission Draft Text:
Development proposals to improve and extend existing cycle routes, to effect better segregation from motor traffic, and to link them to the wider network of walking and cycling routes will be supported.
Proposed Amendments:
No change.

Policy WNP57: Traffic Impact
Pre-Submission Draft Text:
<ol style="list-style-type: none"> 1. Development proposals to reduce the volume and impact of motor vehicles including: <ol style="list-style-type: none"> i. traffic calming and gateway treatments to deter non-local traffic in residential streets and visitor areas; ii. extending the areas of pedestrian and cycling priority in town, village, and neighbourhood centres; iii. establishing functioning Park and Ride facilities in appropriate locations; iv. campervan / motorhome overnight parking areas, which do not harm the character of the area, and v. the provision dedicated cycle or public transport lanes. 2. Will be supported provided they have been subject to consultation with the community.
Proposed Amendments:
<ol style="list-style-type: none"> 1. Development proposals to reduce the volume and impact of motor vehicles including: <ol style="list-style-type: none"> i. traffic calming and gateway treatments to deter non-local traffic in residential streets and visitor areas; ii. extending the areas of pedestrian and cycling priority in town, village, and neighbourhood centres; iii. establishing functioning Park and Ride facilities in appropriate locations; iv. campervan / motorhome overnight parking areas, which do not harm the character of the area, and v. the provision dedicated cycle or public transport lanes will be supported provided they have been subject to consultation with the community.

Policy WNP58: Existing Community Buildings
Pre-Submission Draft Text:
<ol style="list-style-type: none"> 1. Development proposals, including change of use, which results in the permanent loss of local community buildings, hubs, or structures (including where the most recent lawful use was as a community use), will not be supported unless: <ol style="list-style-type: none"> i. it can be demonstrated that there is no local need for the facility, or it is no longer viable or practical to continue the existing use, or ii. a suitable replacement is provided in an equally accessible location to serve the local community.

2. Preference will be given to the change of use or redevelopment to appropriate alternative community uses.
3. Extensions and improvements to existing community buildings will be supported if they:
 - i. diversity and support the continuation of the existing community use (for example the change of part of the site to maintain the original use in a viable form); or
 - ii. help meet identified development needs through the more effective use of sites / premises while maintaining or improving the existing community service provision (for example through a community hub).

Proposed Amendments:

1. Development proposals, including change of use, which results in the permanent loss of local community buildings, hubs, or structures (including where the most recent lawful use was as a community use), will not be supported unless:
 - i. it can be demonstrated **following discussions with the community**, that there is no local need for the facility, or it is no longer viable or practical to continue the existing use, or
 - ii. **it is no longer viable or practical to continue the existing use; or**
 - iii. a suitable replacement is provided in an equally accessible location **and facility** to serve the local community; and
 - iv. **the community has been offered an opportunity at a realistic current use price, for its acquisition or operation.**
- ~~2. Preference will be given to the change of use or redevelopment to appropriate alternative community uses.~~
3. Extensions and improvements to existing community buildings will be supported **if they are intended to:**
 - i. **diversify** and support the continuation of the existing community use (for example the change of part of the site to maintain the original use in a viable form); or
 - ii. help meet identified **community development** needs through the more effective use of sites / premises, while maintaining or improving the existing community service provision (for example through a community hub); **or**
 - iii. **Improve accessibility.**

Policy WNP59: Public Houses

Pre-Submission Draft Text:

1. Development proposals that involve the loss of a public house with heritage, cultural, economic, or social value must demonstrate that its use as a public house is unviable, and its retention has been fully explored. A period of at least 12 months vacancy should precede any change of use application, which should be accompanied by authoritative evidence of continued marketing over at least a 24-month period and no market interest in the building as a public house forthcoming, nor interest from local communities for the space to be used for alternative community uses.
2. The loss of part of a public house, including cellar space, car parking or other facilities complementary to its operation as a public house, will be resisted where it would adversely affect such operation.
3. Development proposals having an adverse impact on the existing operation and/or viability of a public house will be strongly resisted.

Proposed Amendments:

1. Development proposals that involve the loss of a public house with heritage, cultural, economic, or social value must demonstrate that its use as a public house is unviable, and its retention has been fully explored. A period of at least 12 months vacancy should precede any change of use application, which should be accompanied by authoritative evidence of continued marketing over at least ~~a-24-~~

~~month~~ an 18-month period and no market interest in the building as a public house forthcoming, nor interest from local communities for the space to be used for alternative community uses.

2. The loss of part of a public house, including cellar space, car parking or other facilities complementary to its operation as a public house, will be resisted where it would adversely affect such operation.
3. Development proposals having an adverse impact on the existing operation and/or viability of a public house will be strongly resisted.

Policy WNP60: Sports & Recreation

Pre-Submission Draft Text:

1. The outdoor sports and recreation facilities and spaces identified in the table below will be protected.
2. Development proposals which would lead to a reduction in the size or quality of these facilities and spaces will only be supported where the existing facilities are re-provided to a better quality or quantity in an accessible location.
3. Development proposals for improved, new and/or additional sports and recreation facilities and spaces will be supported where they:
 - i. respond to a demonstrable need and demand for the proposed facility;
 - ii. meet up-to-date standards of design set by the appropriate agency or governing body;
 - iii. provide community access; and
 - iv. demonstrate how they will be effectively managed and maintained in perpetuity.
4. Development proposals should demonstrate engagement with the local community and Town Council to ensure proposals have taken into account the views and aspirations of the local community.

Proposed Amendments:

1. The outdoor sports and recreation facilities and spaces identified in the table X ~~below~~ will be protected **except in the following circumstances;**
 - i. **the applicant satisfactorily demonstrates that there is no continuing demand for the facility, and it is not possible to use the facility for other sports and recreation activities; or**
 - ii. **alternative provision of at least an equivalent quality, size, suitability and convenience within the neighbourhood area is made.**
2. Development proposals which would lead to a reduction in the size or quality of these facilities and spaces will only be supported where the existing facilities are re-provided to a better quality or quantity in an accessible location.
3. Development proposals for improved, new and/or additional sports and recreation facilities and spaces will be supported where they:
 - i. respond to a demonstrable need and demand for the proposed facility;
 - ii. meet up-to-date standards of design set by the appropriate agency or governing body;
 - iii. provide community access; and
 - iv. demonstrate how they will be effectively managed and maintained in perpetuity.
4. Development proposals should demonstrate engagement with the local community and Town Council to ensure proposals have taken into account the views and aspirations of the local community.

Policy WNP61: Public Spaces

Pre-Submission Draft Text:

1. Development proposals that will enhance the public realm, such as streets, squares, pavements, through the provision of street furniture, planting, and appropriate scale signage, will be supported

provided it is demonstrated through a design and access statement that the proposals will enhance the character, appearance, and sense of place in their immediate locality.

2. New or improved lighting should be limited, unobtrusive and energy efficient, and minimise light pollution.
3. Innovative design and art installations in the public realm is encouraged.

Proposed Amendments:

No Change.

Policy WNP62: Allotment & Community Gardening Provision

Pre-Submission Draft Text:

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

Proposed Amendments:

No change.

Policy WNP63: New Burial Grounds

Pre-Submission Draft Text:

- Proposals for new burial grounds will be supported in principle, providing they are:
- i. accessible and located reasonably close to the existing built-up area;
 - ii. in locations where local residential amenity can be protected; and
 - iii. meet the requirements of the Environment Agency.

Proposed Amendments:

No change.