

WEYMOUTH NEIGHBOURHOOD PLAN

BOARD 0—Welcome



Weymouth Neighbourhood Plan Steering Group welcome you to our 4th series of Public Engagements.

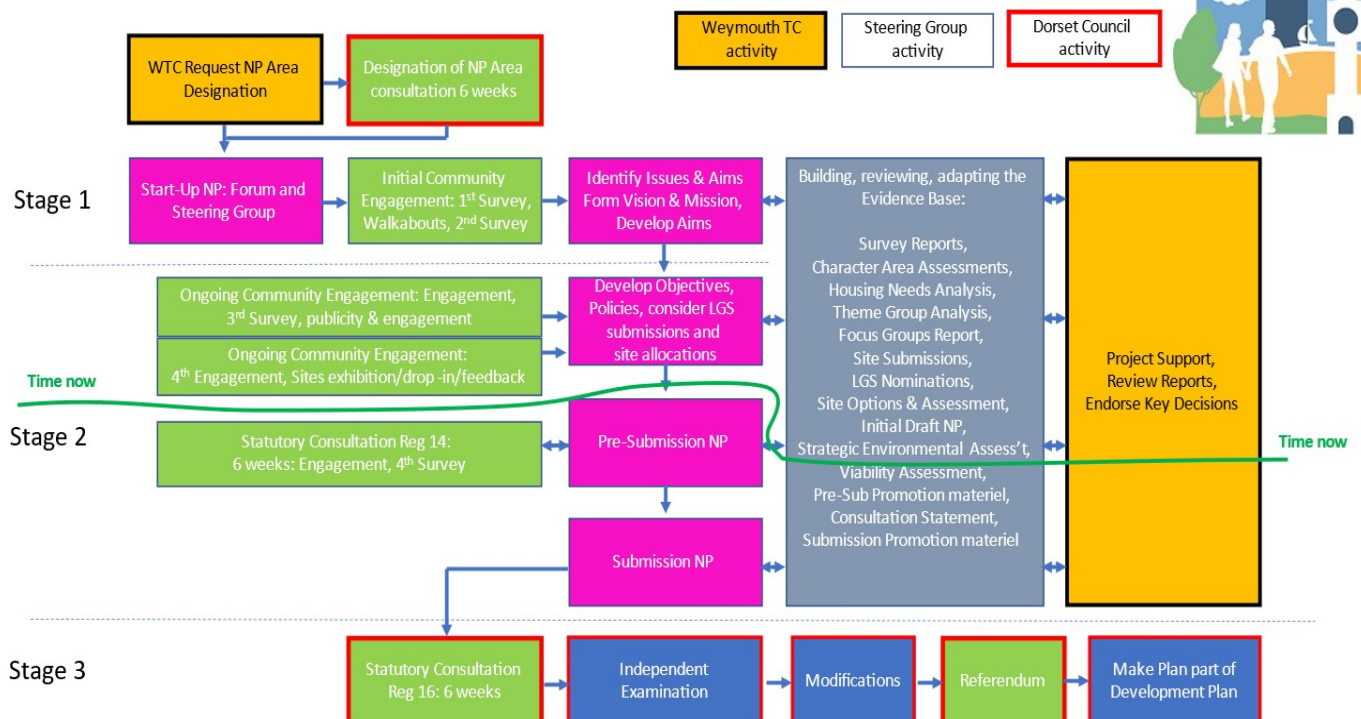
Weymouth Town Council has delegated management of the Neighbourhood Plan to a Steering Group comprising of 7 residents and 4 town councillors.

What process are we following?

The regulations for Neighbourhood Plans were introduced in the Localism Act 2012. Our Process follows the Guidelines for Neighbourhood Plan produced by Locality, the government funded body supporting Neighbourhood Plans:

- **Stage 1:** Getting Established – Designating the Neighbourhood Plan Area. Publicity and public engagements. Building an evidence base.
- **Stage 2:** Preparing the Plan – Drafting the Plan Policies and Allocations. Meeting the basic conditions. Carrying out the Pre-Submission Consultation.
- **Stage 3:** Bringing the Plan into force. Plan Submission. Publicity. Formal

Weymouth Neighbourhood Plan: Process Diagram



Progress

- Stage 1 completed in January 2023.
- Stage 2 underway. Pre-submission Consultation October 2023.
- Stage 3 Starts January 2024. Dorset Council arrange this stage finishing with a Referendum.

If the Referendum supports the Neighbourhood Plan, then it will come into force in Summer 2024.

As part of Stage 2 we have commissioned a Strategic Environmental Assessment of all the potential sites assessing the following themes; Air Quality, Bio and Geo Diversity, Climate Change, Community Wellbeing, Historic Environment, Land/Soil/Water Resources, Landscape and Transportation.

The assessment identifies whether development of the site will have a:-

Likely positive effect	Neutral / no effect	Likely negative effect (without mitigation)	Uncertain effect
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It is important that any proposed development addresses any likely adverse or uncertain effects.

These assessments are shown in the Site Descriptions on Boards 2 and 3.

The purpose of the 4th series of Public Engagements

This engagement is focussed on development of key sites to address the Plan Aims:

- present the rationale for considering sites
- present potential key site options, addressing the opportunities and considerations, and seek objective feedback on a site-by-site basis.
- In addition, we take an opportunity to provide an update on the valued local green space sites to be designated within the plan to protect them from inappropriate development.

This feedback will be recorded and analysed, and together with the Strategic Environmental Assessment, the Viability Assessment and discussions with site owners used to select a preferred list of sites for inclusion in the Pre-Submission Draft Plan which best support the Aims and Objectives of the Weymouth Neighbourhood Plan. This will be subject to formal consultation with the public and statutory authorities in Autumn 2023.

WEYMOUTH NEIGHBOURHOOD PLAN

BOARD 1 - HOMES



What you told us about providing new homes in Weymouth:-

- Prioritise Brownfield Sites.
- Provide Truly Affordable Homes.
- Make it viable for families to stay and live locally.
- More homes are needed for rent.

What we confirmed:-

- Homes of all types are in short supply.
- Buying a home is out of reach for most residents.
- Both private and social rents are high.
- More than 50 % of private renters need housing benefit or housing allowance to pay their rent.
- Many young people have no choice but to live at home.
- An increasing proportion of new homes are not being lived in, but some are second homes or holiday lets.

How many affordable homes are needed?

- Analysis shows a need for between 1,775 and 2,649 affordable homes over 17 years.
- If all sites in the Local Plan came forward, there would still be a shortfall of at least 646 affordable homes.
- There are nearly 1000 households looking for Social Housing in Weymouth (July 2023).
- That's why the Neighbourhood Plan needs to maximise the number of Affordable Homes to rent.

How were these sites chosen?

- Landowners proposed sites and Dorset Council had previously identified sites giving a total of 61 sites.
- Our planning consultants undertook a detailed independent assessment and concluded (see map);
 - 30 sites were unsuitable (red),
 - 4 were suitable (green), and
 - 27 were potentially suitable subject to overcoming constraints, These were shortlisted using a set of published criteria.

Why are some proposed sites outside the development boundary?

- The sites inside the development boundary will not deliver enough Affordable Homes and so, reluctantly we have to consider sites outside.
- Development outside the development boundary is only allowed if they provide community benefit such as Affordable Homes.

What happens next?

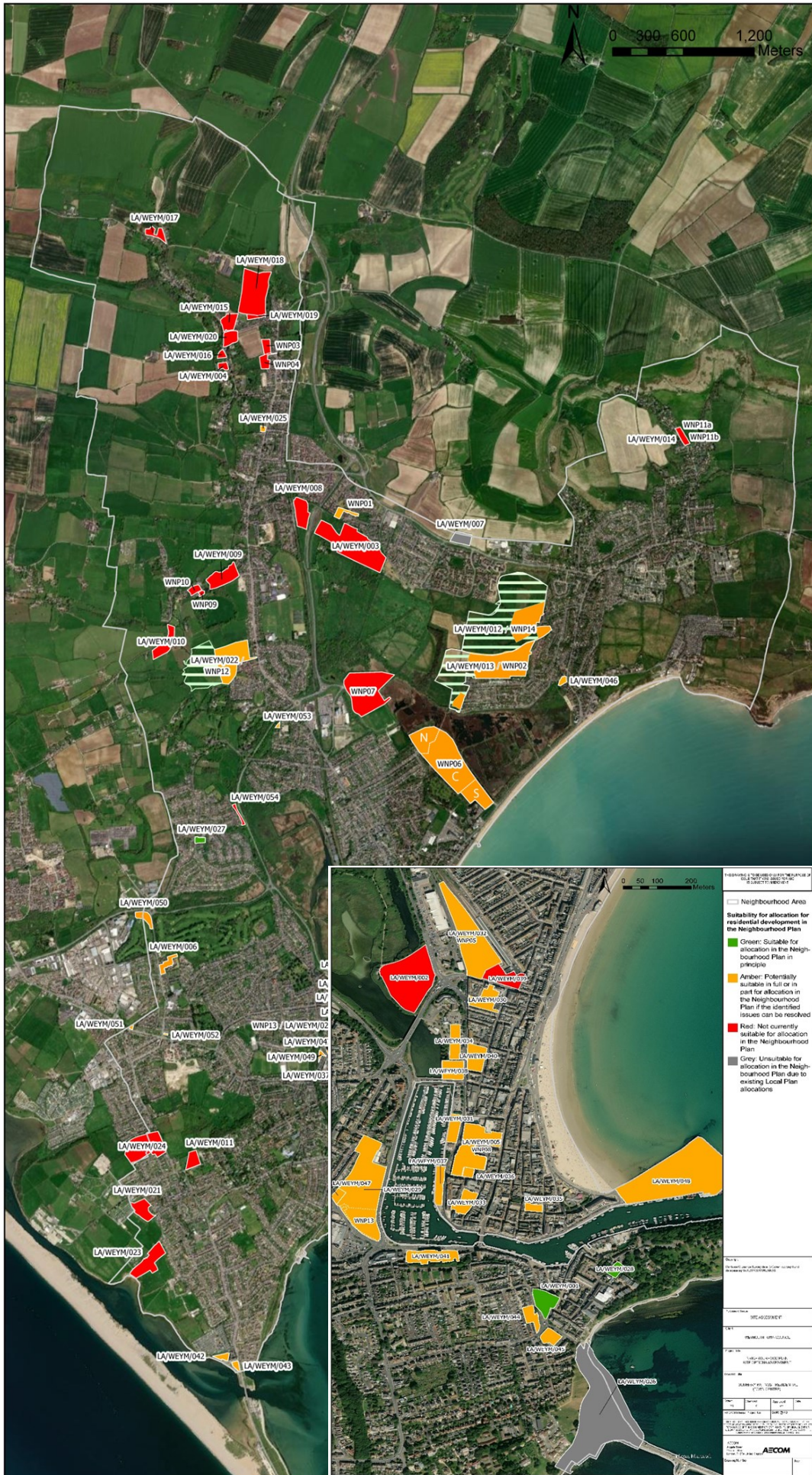
- An independent Strategic Environment Assessment (SEA) is underway.
- A Viability Assessment will be undertaken to ensure that the key sites are deliverable.
- Your feedback will help us identify preferred sites to best meet the Aims of the Neighbourhood Plan
- There will be a formal public consultation in Autumn 2023.

Why not just say 'NO' to more housing?

- You told us 2-3 bedroom social housing is desperately needed.
- A Neighbourhood Plan means Weymouth people decide where new homes are built and what types rather than let others, including developers, decide for you.
- Dorset Council's draft Local Plan sets a target of 3,225 homes for Weymouth and that 35% should be Affordable Homes i.e. 1,129. This leaves a shortfall of at least 646, Affordable Homes.

What difference can a Neighbourhood Plan make?

- The NP can set a policy encouraging development of Affordable Homes outside the Defined Development Boundary, and identify potential sites.
- The NP can work with owners / developers to allocate sites for a higher proportion of Affordable Homes.



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

- Neighbourhood Area
- Suitability for allocation for residential development in the Neighbourhood Plan**
- Green: Suitable for allocation in the Neighbourhood Plan in principle
- Amber: Potentially suitable in full or in part for allocation in the Neighbourhood Plan if the identified issues can be resolved
- Red: Not currently suitable for allocation in the Neighbourhood Plan
- Grey: Unsuitable for allocation in the Neighbourhood Plan due to existing Local Plan allocations

■ * Area proposed as open space (WNP02) or extension of the Lorton Valley Nature Park as part of the comprehensive residential development (WNP12 and WNP14)

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Purpose of Issue	SITE ASSESSMENT
Client	WEYMOUTH TOWN COUNCIL
Project Title	NEIGHBOURHOOD PLAN SITE OPTIONS ASSESSMENT
Drawing Title	SUMMARY RATINGS - RESIDENTIAL

Drawn	Checked	Approved	Date
YT	YT	YT	
AECOM Internal Project No.		Scale @ A3	

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WEYMOUTH NEIGHBOURHOOD PLAN

BOARD 2 – KEY SITES: 6, 7 & 9



Site 6 – Land off Budmouth Avenue:

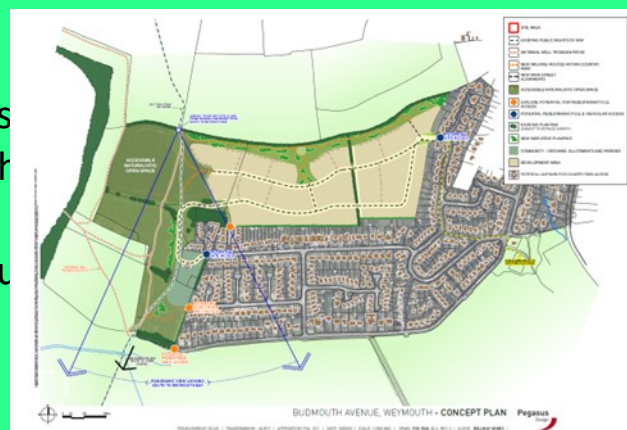
Site Description

- 19 hectare site N and W of the Southdown Estate. In arable use.

Air Quality	Biodiversity & Geodiversity	Climate Change	Community Wellbeing	Historic Environment	Resources	Landscape	Transportation
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Potential development:

- mixed development 230 1-4 bed homes 50% affordable to buy/rent to the North of current settlement.
- To the west added to Lorton Valley Nature Reserve.



Considerations and Opportunities:

Biodiversity: -

- Partly impacts wildlife corridor. But extends this with nature trail to the N of the RSPB Lodmoor site and path to new development.
- Will retain hedgerows with some new tree planting.
- Retains Old Orchard south of Southdown Farm.
- Retains and protects Important Open Gap. By granting 8 hectares of land to Lorton Valley Nature Reserve (LVNR).

Climate Change:

- Flooding Reduced & controlled Sustainable Drainage Systems (SuDS).
- Future Homes Standard.

Community Well-being:

- Large proportion of Affordable Homes.
- Pocket Park and Local Area of Play.
- Double size of Southdown Allotments.
- Car Park area for Nature Reserve.

Landscape:

- Visual impact minimised – development behind existing housing.

Transportation:

- Increased traffic on Budmouth Avenue. Poor access to buses.

Site 7 – Land at Wyke Oliver Farm North.

Site Description:

- 32 hectare site to W of Wyke Oliver Farm in mixed farm use. (WNP14)

Air Quality	Biodiversity & Geodiversity	Climate Change	Community Wellbeing	Historic Environment	Resources	Landscape	Transportation
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Potential development:

- mixed development 250 1-3 bed and smaller 4 bed homes, for younger generation, 50% secured affordable homes to buy or rent on land to the west of current settlement.
- Surrounding Land added to Lorton Valley Nature Reserve



Considerations and Opportunities:

Biodiversity

- Retain hedgerows and provides for new tree planting.
- The development will be bordered to the N, W and S by hedging.
- Increasing the size of LVNR by 23 hectares.

Climate Change:

- Biodiversity Net Gain will potentially exceed 10%.

Community Well-being:

- Large proportion of Affordable Homes for younger people.
Improved access to and increased size of Lorton Valley Nature Reserve.
- Potential for community focus in the middle of the site.
- Retains and protects Important Gap to the North and West.
- Pedestrian paths providing safe routes to local schools and amenities.

Landscape:

- Visually impact minimised – development hidden by Wyke Oliver Hill.

Transportation.

- Increased traffic along Wyke Oliver Road.

Site 9 – Land at Redlands Farm.

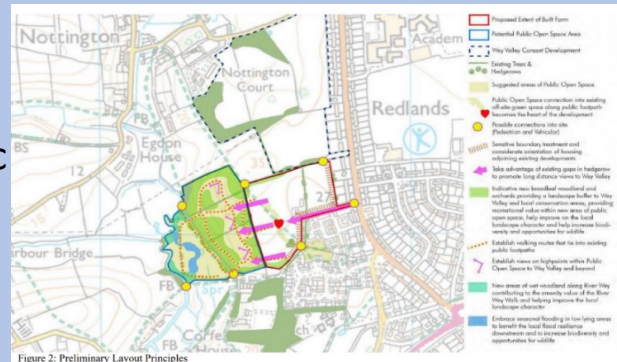
Site Description:

- 15.4-hectare site to the west of Dorchester Road. In arable use.

Air Quality	Biodiversity & Geodiversity	Climate Change	Community Wellbeing	Historic Environment	Resources	Landscape	Transportation
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Potential development:

- Up to 150 homes with at least 35% affordable homes.
- 4 western fields 9.1 hectare made Public Open Space with habitat improvement.
- Site WEY 12 in draft Local Plan.



Considerations and Opportunities:

Biodiversity:

- Preserves wildlife corridor to the west of the development.
- Habit improvement - new broadleaved woodland and orchards.

Climate Change:

- Western part exclusively for public open space, landscape planting, wildlife habitat creation and surface water control.

Community Well-being:

- Potential contribution to Redlands Leisure and Community Park.
- Potential to include a Community Land Trust.
- Close proximity to local services and schools, and buses.

Landscape:

- Development is in line with the built form. Not visible from R Wey.

Transportation:

- Provides safe walking routes to Radipole primary school.
- Main vehicle access through permitted development to the North.
- Pedestrian/cycle route provision adjacent to Corfe Hill Lane.
- Public Rights of Way cross the site and retained to form linkages for to the local primary schools, Wey Valley, Radipole and Nottingham.

WEYMOUTH NEIGHBOURHOOD PLAN

BOARD 3 – KEY SITES: 8, 10 & 11



Site 8 – Land South of Wessex roundabout.

Site Description:

- 0.98 hectare site located on a greenfield area bounded by roads, Weymouth Golf Club and Granby Industrial Estate.
- The site is owned by Dorset Council who intend seeking buyers. The western part of the site is in Chickerell.

Air Quality	Biodiversity & Geodiversity	Climate Change	Community Wellbeing	Historic Environment	Resources	Landscape	Transportation
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Potential Development:

Options:

- Small scale residential development of 50 homes with priority of maximising affordable homes to buy and rent
- Small employment use.
- Retain as part of a wildlife Corridor adjoining that part in the Chickerell neighbourhood area.



Considerations and Opportunities.

Biodiversity:

- Options A & B have likely negative impact on the wildlife corridor which extends to Chickerell. The site is close to Chaffey's Lake SSSI.

Climate Change:

- Options A & B have some impact but would be required to provide at least 10% Biodiversity Net Gain.

Community Well-being:

- Options A & B provide for affordable homes and employment respectively.

Landscape:

- The site is small in scale compared with the nearby Industrial Units and Football Stadium.

Transportation:

- Vehicular from Radipole Lane.
- Access likely to be difficult close to the Wessex Roundabout.

10 Lodmoor Tip Mid (yellow area below).

Site Description:

- 13 hectare site off Preston Beach Road owned by Dorset Council. Former Weymouth Household Tip.
- The centre part of the site is currently in use as the Household Recycling Centre and Grass Collection and Redistribution site.

Air Quality	Biodiversity & Geodiversity	Climate Change	Community Wellbeing	Historic Environment	Resources	Landscape	Transportation
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Potential Development:

- 5 hectares of the site could support 70-90 homes maximising affordable homes to buy and for rent.
- A community café to provide views over the bird reserve.



Considerations and Opportunities

Biodiversity:

- Outside the SSSI but within the SSSI Impact Zone.
- Close to the Lodmoor SSSI. Habitat Risk Assessment required.
- Able to maintain a defined broad boundary with the SSSI.

Climate Change:

- Almost surrounded by land in Flood Zone 3.
- Provide 10% Biodiversity Net Gain. Meet Future Homes Standard.

Community Well-being:

- Large enough to surround the homes with a wide buffer of land perhaps including a community café/viewing site and access to the adjacent RSPB reserve.

Landscape:

- The large 13ha area is raised above the surrounding low level ground.
- Contamination and land stability issues.

Transportation:

- Vehicle access via a lane leading off the Preston Beach Road.
- Dual-Use pedestrian cycle path to the west of the site.
- Permissive path running across the site.
- Can help improve access to the SSSI.

Site 11 Lodmoor Tip South (White Area below).

Site Description:

- A 2.17 hectare site formerly part of the Weymouth household waste tip owned by Dorset Council.
- The southern part forms the Preston Beach Car Park and the northern part is the overflow car park (unused in recent years)

Air Quality	Biodiversity & Geodiversity	Climate Change	Community Wellbeing	Historic Environment	Resources	Landscape	Transportation
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Potential Development:

- Independent assessment suggests suitability for 30 to 50 homes with priority for maximising affordable homes to buy and for rent.



Considerations and Opportunities:

Biodiversity:

- Close to the Lodmoor SSSI and a Habitat Risk Assessment would be required before development.
- Outside the SSSI but within the SSSI Impact Zone.

Climate Change:

- Liable to surface water flooding and within Flood Zone 3.

Community Well-being:

- Would provide needed affordable homes.
- Good access to the coast and leisure facilities.
- Desirable location near the sea.

Landscape:

- Close to Lodmoor Nature Park and SSSI.

Transportation:

- Large enough to border the homes with a wide buffer of land and retain a public car park.
- Easy access by a lane leading off the Preston Beach Road.
- Dual-use pedestrian cycle along the western edge of the site.
- A permissive path crosses the site.

WEYMOUTH NEIGHBOURHOOD PLAN BOARD 4 – LOCAL PLAN STRATEGIC SITES



Within the Local Plan the Town Centre is expected to deliver 400 homes in addition to the 1600, across Weymouth, that had planning permission in 2021. The Policy Statements from the Local Plan are italicised.

WEY1. WEYMOUTH TOWN CENTRE STRATEGY

- Retain and enhance the area's local character and notable landmarks.
- Support a thriving town centre with national and independent traders, cultural offerings, a rich and varied cultural offer throughout the year and an active night-time economy.
- To fill the gap in activity between 5pm –9pm, with more family friendly activities.
- Make the main arrival points (the Swannery Car Park, Lodmoor Car Park, railway station), and the links from these to the main shopping and leisure areas more pedestrian friendly, safe and attractive environment, with positive and active frontage development;
- Manage residual flood risk.

Improve key sites:

- Town centre and Commercial Road area;
- Station area;
- Ferry peninsula;
- Westwey Road and North Quay area;
- Lodmoor

WEY2. TOWN CENTRE CORE AND COMMERCIAL ROAD AREA

The primary shopping area will continue to be the main retail core while balancing modern retail with the conservation of our heritage.

Land to the west of the primary shopping area developed for a mix of uses complementary to the primary shopping area.

Focus on:-

- An active waterside frontage with cafe and restaurant use on the ground floor and homes above.
- Reflect the historic building pattern of the waterfront;
- Link the shopping area and waterfront
- Minimise any increase of late-night entertainment use in the area.

Potential Site:

- Several car parks fronting the Inner harbour plus Park Street Car Park next to Commercial Road could be developed for homes if alternate car parking is found for peak summer parking.

New Bond Street

See WEY2 TOWN CENTRE CORE AND COMMERCIAL ROAD AREA

Potential site:

- The existing shopping precinct, multi-story car park, cinema complex, and post office sorting office could be redeveloped for mixed use including residential.

WEY6. FERRY PENINSULA

- The ferry peninsula should be re-developed for leisure tourist use, housing, and a continued ferry service.
- A prime seafront brownfield site overlooking Weymouth Harbour and Weymouth Bay.

Potential site:

Scope: Some work completed on the Harbour Walls. Further work is required to safeguard the site and build up the sea defences. The likelihood of there being a ferry is low. Potential for up to 30 dwellings.

WEY7 WESTWEY ROAD

- The Westwey Road area will be re-developed for mixed uses which may include residential, hotel, commercial and small-scale retail development so as to create an active street and waterfront. Redevelopment can proceed in phases.

Potential Site:

- This whole area could be redeveloped for mixed use taking advantage of the site fronting the Inner Harbour.

Location: Westwey House

Potential Site:

- Note part of the site falls under WEY7. This site is under-utilised and could be redeveloped for mixed use taking advantage of the site fronting the Inner Harbour.

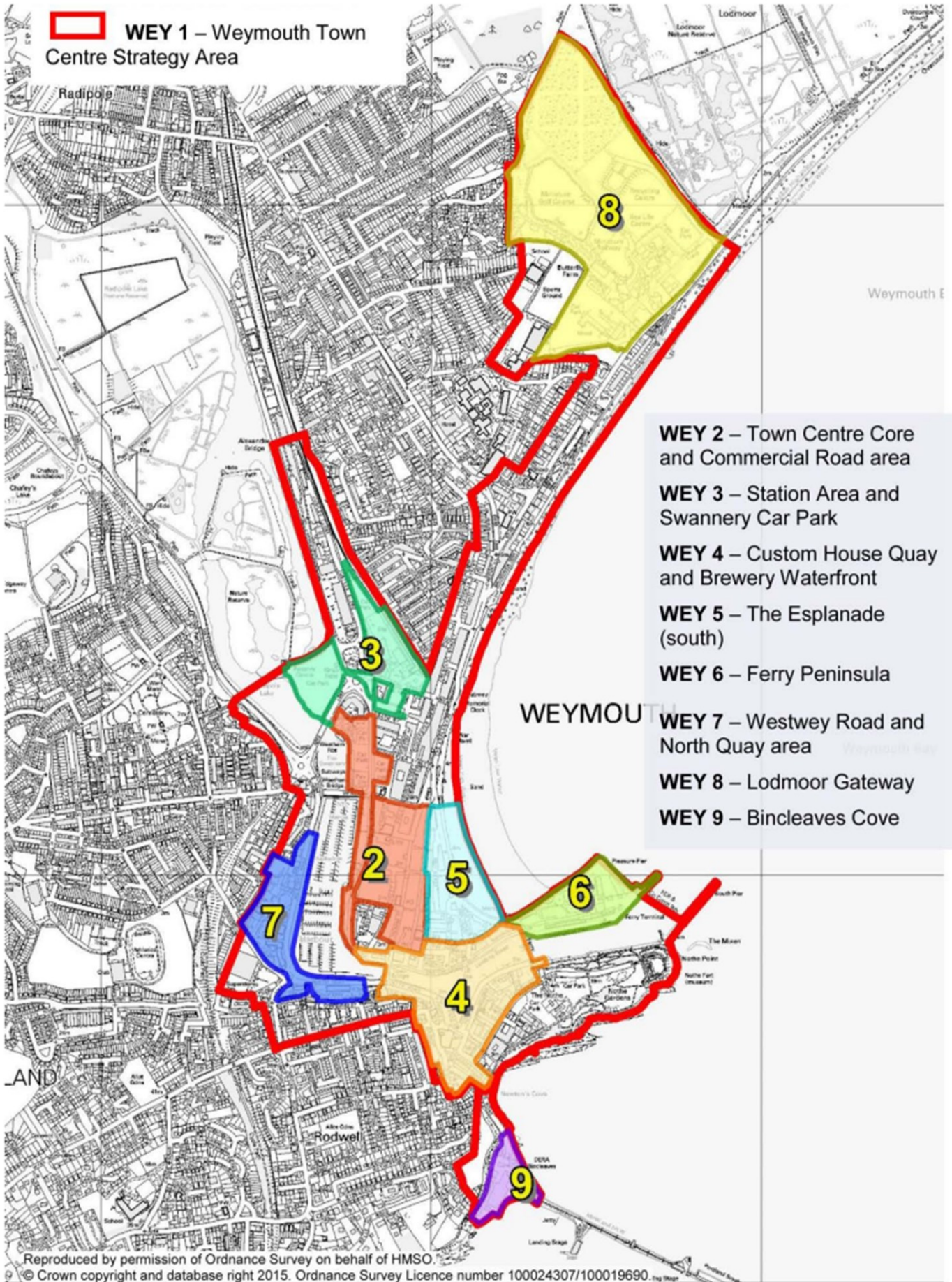
Location: Commercial Road

WEY7. NORTH QUAY.

- The North Quay area will be re-developed for mixed uses which may include residential, hotel, commercial and small-scale retail development so as to create an active street and water front. It must complement buildings in Trinity Road and High West Street to present an attractive frontage to the harbour and respect the historic buildings of the old High Street.

Potential Site:

- A prime seafront brownfield site overlooking Weymouth inner Harbour that has been vacant for some time



WEYMOUTH NEIGHBOURHOOD PLAN BOARD 5 – OTHER SITES



Site 1 - Between Beverley Road and Kestrel View.

Site Description:

- This 1.25 hectare site is open land between Beverley Road & Kestrel View. The land crossed by two pathways used by community and the area to the north is crossed by a brook which drains the land.
- The site is split into separately owned plots.

Potential Development:

Two alternatives submitted:

A. The total area shown (bordered in green) has been submitted for designation as a Local Green Space. The principal landowner will object to this.

B. The principal landowner has proposed a development of around 26 new homes, 18 apartments and a terrace of 8 two storey dwellinghouses (illustrated in 1st map)



- Potential development follows the lines of the existing developments and topography.
- Enhancement undertaken to create a more welcoming space;
- New landscape planting to connect open space to the north & south allowing nature to permeate through the development.
- Areas of potential Local Green Space could be designated to the north and south.

Two Options exist

- Submission for designation of whole area as a Local Green Space.
- A residential development in the central part. No objection to the remainder of the land being designated as LGS.

Which Option do you favour?

Site 5 - Jubilee Siding:

Site Description:

- A 2-hectare former rail site owned by Network Rail sited adjacent to Jubilee Sidings. A sustainable brownfield site close to the town centre and transport links.

Potential Development:

- No current plans for the site.

Options:-

- Employment use or skills training
- Up to 80 homes with priority to maximising affordable homes to buy and rent.
- Mixed use, mainly employment with some residential.

Considerations and Opportunities:

Climate Change:

- Sustainable brownfield site

Community Well-being:

- Close to Radipole Lake and Gardens.
- Close to Town Centre shops and services.
- Close to Jubilee retail and business park.

Landscape:

- The site has little landscape value.

Transportation:

- Easy access to Swannery Car Park and Rail Station.
- Vehicular access from Jubilee Close.
- Pedestrian/Cycle access via the Alexandra bridge to the north of the site and linking to Jubilee Close.
- Road access can become congested with cars queuing for fast food.



Site 12 - Lodmoor Tip North. (in blue below)

Site Description:

- A 3.35 hectare brownfield site outside the SSSI and to east of Weymouth Bay Avenue.
- The site has a pumping station, storage area and disused liquid waste disposal area. Paths run through the site.

Potential Development:

- Small industrial units or workshops with road access.
- Development would retain paths through the site, surrounding hedges and trees to reduce visual impact.



Considerations and Opportunities

Biodiversity:

- The fenced off area is no longer used and is returning to nature.
- Close to the Lodmoor SSSI and nearby SNCI.
- Within the SSSI Impact Zone requiring a Habitat Risk Assessment

Climate Change:

- To provide at least 10% Biodiversity Net Gain.

Community Well-being:

- Area for small scale employment with limited alternative use.

Landscape:

- The site is likely to have ground contamination.
- Surrounded by numerous native trees and hedges.

Transportation:

- Vehicular access from Weymouth Bay Avenue.
- Pedestrian access along dual-use path from Park & Ride to Lodmoor Country Park and Seafront and from Weymouth Bay Avenue to Southdown Avenue.

Mount Pleasant Old Tip

Site Description:

- A 11.3 hectare brownfield site to the east of Harriers Roundabout.
- The central part has a hard surface, toilets, electric sub-station, is lit and constitutes the Mount Pleasant Park & Ride.
- Adjacent to this is an overflow car park which now has temporary planning permission for pods for homeless people.
- The site is raised and outside the Lodmoor and Lorton SSSIs.

Potential Development:

- Transport Eco hub, including Park & Ride, EV hire, camping and motorhome parking.
- Solar panels to power the site or provide pop-up camping outside the Park & Ride.
- The overflow car park could provide an out-of-town bus depot.



Considerations and Opportunities

Biodiversity:

- Close to Lodmoor SSSI & nearby SNCI. Habitat Risk Assessment.
- The site is likely to have ground contamination.

Climate Change:

- Would need to provide at least 10% Biological Net Gain.

Community Well-being:

- Relieve pressure on town-centre parking provide some employment opportunities.

Landscape:

- Great attention needed to reduce visual impact through improving hedges and tree planting.

Transportation:

- Good vehicle access from Weymouth Relief Road.

WEYMOUTH NEIGHBOURHOOD PLAN BOARD 6 – REMAINING SITES



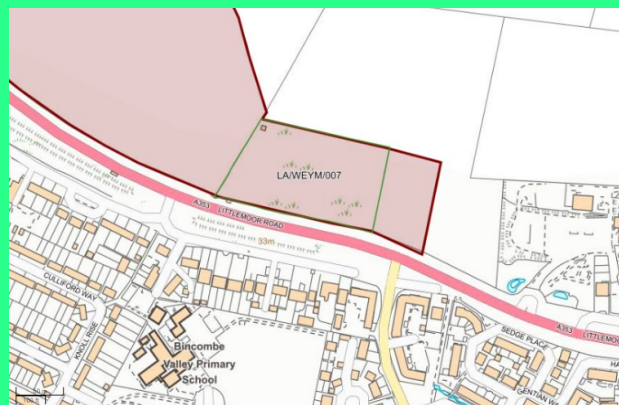
LA/WEYM/007 – Land north of Littlemoor Road.

Site Description:

- 1.43 hectare site located on a greenfield area north of Littlemoor Road within the bounds of Littlemoor Northern Extension.
- The site is privately owned. The site is allocated within the Local Plan as part of the Littlemoor Northern Extension.
- Potential for mixed use. But also states priority should be given to bringing forward employment land.

Potential Development:

- Primarily employment use. But could be 35 affordable homes if this does not proceed.
- The site is near to both Littlemoor and Chalbury Corner.



Considerations and Opportunities

Biodiversity:

- At least 10% biodiversity gain required.

Climate Change:

- The site is not in a flood zone but experiences surface water flooding. A SUDS scheme is required.

Community Well-being:

- Close to Littlemoor and Chalbury Corner shops, services and schools. Provides needed local jobs and/or affordable homes.

Landscape

- Currently agricultural land bordered by hedges and trees, within the AONB. Tree and coppice planting required on the northern boundary.

Transportation

- The site has frontage to Littlemoor Road.

LA/WEYM027 Land Adj Southill Shopping Centre

Site Description:

- 0.4 hectare site comprising greenspace and car park is listed as a brownfield site suitable for development.
- The site is owned by Dorset Council.

Potential Development:

- No development is currently planned.
- The site is included in the Dorset Council justification for setting a target of 3,225 homes one of the Major Windfall Sites



Considerations and Opportunities:

Biodiversity:

- The western part of the site is an undeveloped green space with a number of mature trees. Hedging running across the site, and along its southern side, screens views from Radipole Lane.

Climate Change:

- Retain trees and green space on the sites western frontage which contribute toward local amenity.

Community Well-Being:

- Loss of the Car Park would affect the local businesses and access to the community facilities to the south of the site.

Landscape:

- The site is screened from the road by a fringe of trees the site sits within a built-up area.

Transportation:

- The site is accessible from Radipole Lane.

Miscellaneous Sites

A number of other sites were included in the short list of sites but have not been discussed or progressed with the landowners.

These include:

- **LA/WEYM/001:** Brewers Quay outline planning permission in place including Newton's Road Car Park.
- **LA/WEYM/026:** Bincleaves planning permission lapsed but reapplication in process – no affordable homes being proposed.
- **LA/WEYM/043:** Ferrybridge Inn planning permission in place – no affordable homes.
- **LA/WEYM/002:** Swannery Car Park is owned by Dorset Council who are progressing work for a new pedestrian & cycle access at Swannery Bridge to improve the active travel route to the station. Development would retain car parking but additional uses could include employment, leisure or transport.
- **LA/WEYM/025:** Dorset Vehicle Rentals – employment use.
- **LA/WEYM/042:** Land at Ferrymans Way – application for conversion to residential recently refused - employment use.
- **LA/WEYM/006:** Westhaven Hospital. The site has some unused land within it but is still in use. Redevelopment without alternate provision is not supported.

Summary of Site Identification and Assessment

Most of the 61 sites considered were already within the Dorset Council Strategic Housing Land Availability Assessment. From these sites and the allocations made in the extant Local Plan, Dorset Council determined that the Neighbourhood Plan Area should support the delivery of 3,225 homes across the plan period of 17 years.

These sites will at most deliver 35% Affordable Homes or 1,129 which is a shortfall of, **at least 646**, on the number of affordable homes identified in the Weymouth Housing Needs Analysis 2021 which assesses the need as between 1,775 and 2,649.

The sites outside the Defined Development Boundary provided an opportunity to deliver additional Affordable Homes (mostly Social Housing for rent).

Site	50% Affordable Homes
Budmouth Avenue	115
Wyke Oliver Farm North	125
Redlands Farm	53
S of Wessex Roundabout	25
Lodmoor Tip – Mid	45
Lodmoor Tip - South	25

Taken together these would provide 388 Affordable Homes which would reduce the shortfall to **247**.

It is hoped that that the Levelling Up Fund investment on brownfield sites around the in the town centre will enable the Town Centre sites to deliver a greater proportion of Affordable Homes than the 35% stated in the extant Local Plan.

WEYMOUTH NEIGHBOURHOOD PLAN BOARD 7 – LOCAL GREEN SPACE



Neighbourhood Planning needs to achieve the right balance between land we need to develop for affordable homes, jobs, shops and services and those areas that we need to protect for future generations. The latter includes areas for recreation and wildlife and is described by planners as 'Green Space'

How will the Neighbourhood Plan help to protect Green Space in Weymouth?

- Support existing protections – Sites of Special Scientific Interest (e.g. Lodmoor), Local Nature Reserves (e.g. Radipole Gardens), Sites of Nature Conservation Importance (e.g. Lorton Valley).
- Protect areas of importance to local communities from inappropriate development by designating them as **Local Green Space** (providing they meet national criteria).
- Develop specific policies to protect open spaces where they either do not meet national criteria or are considered borderline for example Coastal Recreation Sites.
- Develop general policies to improve recreational facilities, provision of allotments, community space on new developments, walking and cycling access.

What you have done to help?

- Identified recreational and wildlife areas that you particularly value.
- Made over 50 submissions for Local Green Space designation (most of which we believe will pass the test against national criteria) and which represent an area of over 60 hectares - the size of almost 85 professional football pitches – see Map Identified areas for new allotments, cycle paths and key views.

Relative Merits of Protection by POLICY

Favourable

- Broad scope and flexibility and can specify future use e.g. allotments, play area.
- Greater certainty of achieving some level of protection.
- Can be used as a protection alongside Local Green Space i.e. multiple protection.

Less Favourable

- More open to interpretation.
- Generally less robust protection than Local Green Space.
- May weaken Local Green Space approval by the Examiner – a policy alone may be deemed sufficient.

Relative Merits of Protection by Local Green Space Designation

Favourable

- Very High level of protection equivalent to Green Belt
- Prevents development not aligned to the reason for protection.
- Lasts for the lifetime of the plan.
- May be acceptable where other protection already exists.

Less Favourable

- Many areas will not qualify size, location – reasons for protection.
- Does not permit rights of public access unless this already exists.
- Only affects use requiring planning permission.
- Dismissal by Examiner could result in loss of all protection.
- Could prevent desirable development in the future
- More difficult if similar protection already exists i.e. SSSI, open gap.

List of Local Green Space submissions

Strongly comply – based upon independent evaluation		Borderline compliance - independent evaluation recommends protection by Policy	
Ref	Site Location	Ref	Site Location
1.	Land adj. Castle Cove Beach	2	Hurdlemead off Elwell Street, Upwey
3.	Woodland btwn Grove Ave & Beaumont Ave	4	Field adj to Hurdlemead off Ellwell Street, Upwey
9.	Elm Close Recreational Area incl. Oakbury Drive Play Area	5A	Wey Valley Water Meadows Field A
14	Telford Close Recreational Area	5B	Wey Valley Water Meadows Field B
17	Community Orchard & Pond adj. to Littlemoor Road	12	All Green Space within Southill Garden Village
18	Radipole Park & Gardens	13	Field adj to Southill Garden Drive
19	Links Road Open Space	20	Bowleaze Cove Open Space
21	Green strip btwn The Finches & A354	26	Nothe Gardens
22	Green space btwn Sanderling Close & Reedling Close	27	Bincleaves Green Open Space
23	Green space btwn Kestrel View, Beverley Rd and Fieldfare Close	39	Wyke Playing Field
26A	Peace / Nothe Gardens		
28	Chapelhay Open Spaces		
29	Land adj. to 19-42 Larkspur Close, Lodmoor		
30	Westmacott Rd Play Area & surrounding green space		
31	Land off Corfe Road & Tyneham Close	50	Grassland (Area 1) West of Southdown Avenue
32	St Johns Gardens	51	Grassland (Area 2) West of Southdown Avenue
33	Land btwn Enkworth Rd & Oakbury Drive	52	Grassland (Area 3) West of Southdown Avenue
34	Woodland area off Oakbury Drive	53	Grassland (Area 4) West of Southdown Avenue
36	Bradford Road Green		
37	Bradford Road Woodland Area		
38	Tennyson Road Green		
40	Open Space, Ryemead Lane, Wyke Regis		
41	Douglas Road Play Area & Open Space, Wyke Regis		
42	Wyke Gardens, Wyke Regis		
43	Purbeck Close Green		
44	Hillbourne Road Green		
45	Down Close Green		
46	Maple Close Recreational Area		
47	Verge & Copse at Springfield Road		
48	Orchard off Brackendown Ave		
49	Community Orchard west of Brackendown Ave		
		Non-compliant - independent evaluation suggest these do not meet the relevant criteria	
		Ref	Location

