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Date: 16th July 2025
Our Reference: BS-4581

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Dear Mr Mead

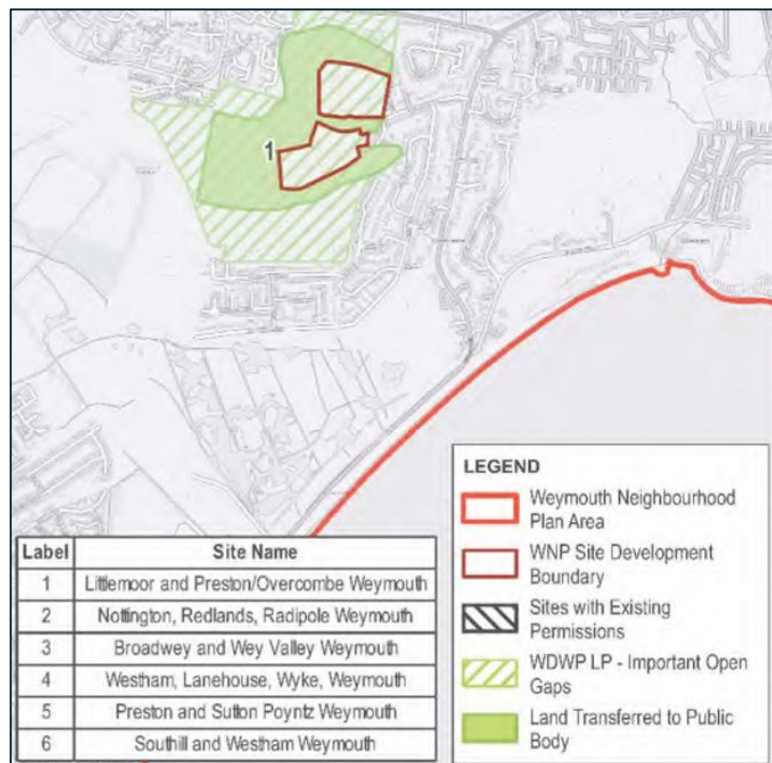
WEYMOUTH NEIGHBOURHOOD PLAN: EXAMINATION

On behalf of Bellway (Wessex) Limited, I herein write pursuant to your letter of 2nd June 2025 addressed to the Weymouth Neighbourhood Plan Steering Group and Dorset Council.

I appreciate that the letter did not invite wider comment, but as a party that has actively engaged in all stages of plan preparation, Bellway wish to proffer comment in relation to point 7(a) and (b) relating to Policy W09: Green Gaps.

Bellway Homes note the responses of the Steering Group and Dorset Council dated 20th June and is concerned by the suggestion that the Green Gaps shown on maps 11A and 11B could be unilaterally modified to exclude sites 1, 2 and 4. I note that Dorset Council has indicated that they will provide assistance to the Steering Group to 'update' the maps.

The Neighbourhood Plan does not designate Green Gaps per se, rather it transcribes the designated area shown on the proposals map accompanying the West Dorset, Weymouth and Portland Neighbourhood Plan. This is explicitly acknowledged in the key on Maps 11A (see inset extract) and 11B. It has always been explained as such during our extensive past discussions with members of the Steering Group.





Bellway respectfully suggest that, unless there has been an error in transcribing the designated areas onto the maps, it is not within the Neighbourhood Plan Steering Groups gift to amend the designation in the Local Plan. Indeed, to do so would contradict the annotation in the key.

It is entirely possible that in due course the Green Gaps designation may be amended or fall away through the preparation of the Dorset Local Plan.

Again, we reiterate our understanding that the Neighbourhood Plan does not identify Green Gaps in its own right, it merely recognises those designated in the current Local Plan and introduces additional criteria through Policy W09.

Should the Neighbourhood Plan have sought to designate Green Gaps in its own right, Bellway Homes would have raised objection. Any modification to the extent of the Green Gap shown on Maps 11A and 11B (beyond factual corrections) would, in our opinion, constitute present a significant departure from the submission Plan. In order to avoid prejudice to Bellway Homes, any such proposed modification would need to be subject to further consultation.

Yours Sincerely,

Brett Spiller

Director MRTPI MCIWM BTP BA (Hons)

CC. Weymouth Neighbourhood Plan Steering Group
Dorset Council