



WEYMOUTH NEIGHBOURHOOD PLAN

Regulation 16 Consultation

Friday 24 January 2025 until Friday 7 March 2025

Response Form

The proposed Weymouth Neighbourhood Plan has been submitted to Dorset Council for examination. The neighbourhood plan and supporting documentation can be viewed on Dorset Council's website: <https://www.dorsetcouncil.gov.uk/w/weymouth-neighbourhood-plan>

Please return completed forms to:

Email: NeighbourhoodPlanning@dorsetcouncil.gov.uk

Post: Spatial Planning, Dorset Council, County Hall, Colliton Park,
Dorchester, DT1 1XJ

Deadline: **End of Friday 7 March 2025.** Representations received after this date will not be accepted.

Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy (www.dorsetcouncil.gov.uk/privacypolicy). Your data will be destroyed when the plan becomes redundant.

	Personal Details *	Agent's Details *
Title	Mr	
First Name	Richard	
Last Name	Mitchell	

Job Title(if relevant)	Associate Director	
Organisation (if relevant)	Chapman Lily Planning Ltd	
Address	<div style="background-color: black; width: 100%; height: 15px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>	
Postcode	<div style="background-color: black; width: 100%; height: 15px;"></div>	
Tel. No.	<div style="background-color: black; width: 100%; height: 15px;"></div>	
Email Address	<div style="background-color: black; width: 100%; height: 15px;"></div>	

**If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

Part B – Representation

1. To which document does the comment relate? *Please tick one box only.*

x	Submission Plan
	Consultation Statement
	Basic Conditions Statement
	Other – please specify:-

2. To which part of the document does the comment relate? *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	x
Section	
Policy	
Page	

Appendix	
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3. Do you wish to? *Please tick one box only.*

x	Support
	Object
	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

Support the identification of land off Beverley Road under Policy Allocation W22.

Please refer to the supporting covering letter for explanation.

Continue on a separate sheet if necessary

5. Please give details of any suggested modifications in the box below.

Please refer to the supporting covering letter.

Continue on a separate sheet if necessary

6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.

<input checked="checked" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: RMitchell Date: 21/02/2025

If submitting the form electronically, no signature is required.



Planning Policy
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Chapman Lily Planning Ltd
Unit 5 Designer House
Sandford Lane
Wareham
BH20 4DY

By email: neighbourhoodplanning@dorsetcouncil.gov.uk

Date: 21st February 2025
Our Reference: [REDACTED]

T: [REDACTED]
E: [REDACTED]
W: www.cplanning.co.uk

Dear Sir or Madam,

Weymouth Neighbourhood Plan Submission Version: Regulation 16 Consultation Response

On behalf of our client, Cobra House Ltd, I herein write to provide comments on the Weymouth Neighbourhood Plan Submission Version Plan. Cobra House Ltd has an interest in land off Beverley Road which currently forms a draft residential allocation for around 25 dwellings identified under draft Policy Allocation W22. Cobra House Ltd also has an interest in a scheme north of Beverley Road which benefits from outline planning permission (ref: WP/19/00993/OUT) and is presently the subject of a reserved matters planning application (ref: P/RES/2024/06887).

This covering letter highlights the inherent sustainability of delivering residential development at land off Beverley Road (draft Policy Allocation W22) and how any development can successfully help deliver green infrastructure and a high-quality residential development capable of contributing towards the housing and the affordable housing need of Weymouth and the wider area of Dorset. This covering letter is accompanied by a completed comments form.

Policy W22: Land off Beverley Road, Littlemoor

Land off Beverley Road is identified as a proposed allocation for residential development under Policy W22 (set out below) of the Neighbourhood Plan (submission version, December 2024). My client supports Policy W22 and believes land off Beverley Road would present a highly credible and suitable site for residential development. Full and detailed compliance with this policy will be demonstrated by my client upon submission of a planning application.

Policy W22: Land off Beverley Road, Littlemoor

1. Land off Beverley Road as defined on Map 22 is allocated for residential development of around 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.

The site is located just to the south of the A353 Littlemoor Road, within the defined settlement boundary of Weymouth. Accordingly, the site is situated in a highly sustainable location, neatly nestled amongst existing residential development. The site is well suited to meet a range of housing and affordable needs and being well located close to a large choice of convenience and comparison retail stores within Littlemoor, together with a Post Office, pharmacy, hot food takeaways, dental and doctors' surgeries. The library and church are situated to the northeast of the site. Playing fields, including children's equipment, a skate park and a multiuse games area are located just to the southeast on Louviers Road, adjacent to the Littlemoor Youth and Community Centre. Bincombe Valley School, Westfield Arts College and St Andrew's C of E primary school are situated just to the east of the site.

Numerous bus stops are located nearby, which afford easy access into Weymouth town centre, as well as beyond to Dorchester and Poole. Upwey train station, with its regular services on the Weymouth to Waterloo mainline, is approximately a one mile walk to the west. Cycle lanes and footpaths along the A353 connect to other paths that provide easy access to the town centre and to Dorchester.

Accordingly, any future residents at Policy W22: Land off Beverley Road, Littlemoor would have excellent access to local services, thus having a positive impact on their health, social and cultural well-being. Residents will be able to walk or cycle to a full range of facilities and services which will promote health benefits and environmental sustainability.

The Site Assessment (January 2023) pointed out that the development constraints included there is

currently no existing access to the site; steeply rising land that may require earthworks the potential loss of ecologically valuable green space and mature trees. Notwithstanding, it does have a number of distinct advantages, namely being within the defined development boundary of Weymouth, therefore being conveniently close to schools, local shopping hub, dentist, and doctors, as set out above.

The site would make a contribution towards meeting the housing and affordable housing needs for Weymouth and the wider area. The proposed allocation would retain existing trees and provide wildlife corridors across the site, securing meaningful environmental enhancements and would provide landscape planting through the site that would connect with open space to the north and south. Dwellings would be well-designed, attractive, inclusive, secure, sympathetic and environmentally sustainable. The proposed access to the site and the design and layout of roads would satisfy the standards required by Dorset Council. The development proposals for the site would demonstrate they respect and will cause no significant harm to archaeology and heritage assets and their setting.

It is recognised that following a robust analysis and selection process, which included community consultations, and discussions with the landowners and development partners, the draft allocation allocates residential development of around 25 dwellings in an area where additional dwellings are needed. This is welcomed but we suggest that (subject to other development management policies being adequately addressed, which we anticipate will be the case), the site has capacity to provide more dwellings than the 25 identified. To ensure that the most efficient use of the site for housing, we suggest that Policy W22 and the supporting text acknowledge that provision upwards of 25 units may be possible. An allocation of additional housing at Beverley Road would complement neighbouring development, making good use of urban land in this sustainable location.

Steering Group's Approach to Plan-Making

Cobra House Ltd, firstly, wishes to commend the Steering Group's approach to evidence gathering and consistent commitment to meaningful dialogue throughout the plan-making process. The Housing Needs Assessment stands as an especially impressive example of robust evidence collection, especially regarding affordable housing provision, resulting in clear and compelling documentation of local requirements.

The Steering Group's willingness to maintain open and proactive conversation with stakeholders through the process demonstrates their determination to creating an evidence-led plan that responds to local needs and opportunities.

The steering group has undertaken considerable work to identify these suitable and deliverable development sites, though we have specific concerns about whether identified and included sites are capable of meeting local housing need following the removal of previously identified sustainable development opportunities, especially in light of the rise in Dorset's housing requirement through the publication of the revised National Planning Policy Framework in December 2024.

Neighbourhood Plan Policies and Implementation

Cobra House Ltd, separate from matters relating to the allocation of land off Beverley Road for residential development and basic conditions, would like to express broad support for the

Neighbourhood Plan's policy framework while kindly suggesting amendments to enhance its effectiveness and deliverability.

Cobra House Ltd, are committed towards reducing carbon emissions in their development proposals and the site put forward provides a range of opportunities to deliver additional green infrastructure on site which provides opportunities for biodiversity enhancement. The 20% Biodiversity Net Gain requirement as outlined in the supporting text with respect to Policy W05 (paragraph 8.41) exceeds national standards and risks undermining development viability. While we fully support the principle of biodiversity enhancement, Cobra House Ltd suggest aligning with the statutory 10% requirement while encouraging higher gains where feasible.

Policy W33 regarding infrastructure delivery we suggest requires greater detail and would benefit from logical phasing and trigger points to ensure viable delivery while maintaining appropriate infrastructure provision without confusion.

Conclusion

Cobra House Ltd welcomed the opportunity to participate in the Weymouth Neighbourhood Plan consultation and considers land off Beverley Road should be allocated for residential development in the Neighbourhood Plan.

We consider that it is clear that the Neighbourhood Plan has been prepared in an aspirational manner. Our client wishes to commend the extensive work undertaken by the Steering Group in preparing the Neighbourhood Plan, however, wishes to highlight that the Weymouth Neighbourhood Plan, in its current form, fails to deliver fully on its objectives.

Land off Beverley Road as a residential allocation would make a meaningful contribution to meeting housing and affordable housing local needs in a sustainable manner. This site would assist Weymouth Town Council and in turn Dorset Council in delivering sound Plans and in turn the housing growth for Weymouth through the Neighbourhood Plan and would strengthen the Plan's alignment with both national policy and local strategic objectives.

Littlemoor possesses a wide range of services, employment opportunities and public transport connections which would support the residents of any future development. The site's excellent access to services and employment opportunities, coupled with its limited impact on neighbouring residential areas makes it a sustainable site worthy of allocation in the Neighbourhood Plan.

In light of the above, it is strongly considered that land off Beverley Road is a sustainable, available, deliverable and robust site in a suitable location to be identified as an allocated housing site in the Weymouth Neighbourhood Plan. We support and welcome the allocation of the site via proposed Policy W22, however request that the policy or supporting text be amended to acknowledge that upwards of 25 new homes may be achieved, subject to compliance with other development plan policies.

If you have any questions in any regard or require any further information in relation to the contents of this consultation response, please do not hesitate to contact me.

Yours sincerely,

A solid black rectangular box redacting the signature.

Richard Mitchell

Associate Director

BSc (Hons) MSc MPlan Cert MRTPI