



WEYMOUTH NEIGHBOURHOOD PLAN

Regulation 16 Consultation

Friday 24 January 2025 until Thursday 10 April 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 Thursday 10 April 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	Professor	
First Name	Howard	
Last Name	Atkinson	

Job Title(if relevant)	Councillor, Melcombe Regis Ward, Weymouth Town Council	
Organisation (if relevant)		
Address	<div></div> <div></div>	
Postcode		
Tel. No.		
Email Address		

**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.*

	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	
Section	
Policy	W20
Page	94

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

✓	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: Policy W20: Land at Wyke Oliver Farm North. I support strongly the housing proposal for this and all the other allocated sites There is a well-documented housing need in Weymouth (see supporting document HNA 2024). Affordable houses are urgently needed to home key workers and young families with particular community support for those with a local connection. New homes are needed to support the reversal of the town's current economic decline ([Forgotten Towns: Weymouth, Portland and the Coastal Economy](#)). More homes for workers underpin current Dorset Council plans to develop Weymouth which is its principal conurbation. Opportunities are being developed in the health and green energy sectors (servicing turbines from offshore wind farms, a mega battery farm with planning permission, and the proposed hydrogen storage under chalk at the northern edge of the town; (further information is available from Dorset Council). Development at Wyke Oliver North is opposed by some residents centred on some post units within the post code sector D3 6. This is just one of about 9 post code sectors within the neighbourhood area and does not harmonise with the views of either many residents or the Town Councillors from other wards. The land at Wyke Oliver North is grade 3 agricultural land and already has abundant housing developed in the last 60 years on the slopes of the valley. Drainage and flooding are matters for the LPA to consider when a developer seeks planning permission. There is limited land available in Weymouth to meet housing need except in the north of the town. Distinctive constraints to development on land nearer the town centre are two large SSSI sites which are nationally important reed beds and bird reserves. They are Lodmoor and Radipole. They rank first and second respectively in bird species recorded in Dorset behind the sea watching and migration sites at Portland Bill ([Hotspots - Dorset, England, United Kingdom - eBird](#)). A second partial constraint is limitations to development on Flood Zone 3 land in the Town. Dorset Council has identified increasing risk in coming decades due to the consequences of climate change. Land is limited for substantial housing development in the southern half of the town. Additionally, Chickerell Town with a made Neighbourhood Plan limits development to the West and the sea lies to the East.

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	
Section	
Policy	W23A
Page	103

	Support :
✓	Object :
	Make an observation

OBJECT: Policy W23A: Lodmoor Old Tip – North Section: I oppose the designation for small light industrial units or workshops because it is adjacent to Lodmoor SSSI including its reed bed which is listed in the priority habitat inventory. The site is well within the impact risk zone for an SSSI. Its return to small light industrial units or workshops is likely to disturb ground known to be polluted from former use as a municipal tip. Any new activity will unavoidably cause surface or underground pollutant seepage into the water system of the reserve. The reed bed is classified as being in an unfavourable but recovering condition (Dorset Explorer) and the risk of reversal in its condition to unfavourable and declining is unacceptable.

5. Please give details of any suggested modifications in the box below.
Continue on a separate sheet if necessary

Suggested Change: Delete Policy W23A with no future development on this small area.

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.*

	Yes
✓	No

Signature:  Date: 10/04/2025
If submitting the form electronically, no signature is required.