

From: steven dickens [REDACTED]
Sent: 09 April 2025 14:05
To: NeighbourhoodPlanning
Subject: Weymouth Neighbourhood Plan
Attachments: WNP W20 one.docx; Neighbourhood Plan Flooding.docx

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Caution - Attachments:

Do not open attachments in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

Sirs,

I am attaching two comments I have on the Neighbourhood Plan. whilst there are a lot of good items in the plan there are two things that I object to.

Regards

Cllr Steven Dickens

Preston and Sutton Pointz Ward



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	Mr	
First Name	Steven	
Last Name	Dickens	
Job Title(if relevant)	Weymouth Town Councillor	

Organisation (if relevant)	Weymouth Town Council	
Address	<div style="background-color: black; width: 150px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100px; height: 15px;"></div>	
Postcode	<div style="background-color: black; width: 80px; height: 15px;"></div>	
Tel. No.	<div style="background-color: black; width: 120px; height: 15px;"></div>	
Email Address	<div style="background-color: black; width: 250px; 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	
Policy	W20
Page	Page 223
Appendix	

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

	Support
x	Object
	Make an observation

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

Since this plan was conceived the boundaries of Weymouth Neighbourhood Area have been extended northwards to include the new estate at Bincombe and there are far more suitable sites available, other than the Wyke Oliver site, on that side of the Littlemoor Road.

At TARGET 31 “SUSTAINABLE TRANSPORT” on page 223 of the WNP it states: “ Promote walking- People are encouraged and supported to get walking. Reclaim places for communities - Green routes and spaces are designed with communities and open to all Local authorities have in recent years set a range of distance criteria for ‘walkability’ (10); the following distances from a neighbourhood centre are typical and provide a useful reference point. Key services e.g. Surgeries, Food Shops, Social Hubs - within 800 metres (10 minutes single journey); Bus stops – within 400 metres (5 minute single journey); Primary schools – within 800 metres; Green space over 2 Ha – within 1 kilometre (12 minutes journey); Play parks and small open spaces – within 400 metres”. Site W20 has been shown that most or all of the new homes planned do not meet this target. Whereas the land north of Littlemoor road is much closer to meeting this Target.

This site should be reconsidered bearing that in mind however asked to reconsider it the Steering declined.

Continue on a separate sheet if necessary

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

Please drop Policy W20 from the WNP

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

Signature: _____ Date: 9/4/2025
If submitting the form electronically, no signature is required.



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Regulation 16 Consultation

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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	Various sections of the whole document
Policy	
Page	
Appendix	

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

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x	Object
	Make an observation

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Flooding is a serious problem in Weymouth as we are all aware and whilst the neighbourhood plan addresses some of the problem in the town centre. There is very little concern shown for the effect W20 will have on Wyke Oliver Road or The B3155 area at all. The SEA Environmental Report was written based on 112 to 137 buildings not the 250 to 270 it has since become.

There is a small area of Flood Zone 3 on the site (where the 2 slopes drain together) and Map 14 on page 65 of WNP makes this clear, along with the stretches of Wyke Oliver Road which are Flood Zone 3 and then the whole of the transit down to the marshes. This area has flooded before and no doubt will again as conditions worsen.

Whereas the area north of Littlemoor road has not got anywhere near the potential to flood and therefore should be considered!

Continue on a separate sheet if necessary

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

Please drop Policy W20 from the WNP and reconsider including more flood prevention measures for the B3155 along its entire length.

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.

x	Yes
	No

Signature: _____

Date: 9/4/2025

If submitting the form electronically, no signature is required.