

Response ID [REDACTED]

Submitted to Weymouth Neighbourhood Plan 2021 to 2038
Submitted on 2025-04-10 21:34:06

Part 1: personal details

1 Are you responding on behalf of yourself or for someone else?

I'm responding on behalf of myself

2 What is your name?

Name:
David Berry

3 What is your email address?

Email:
[REDACTED]

4 What is your job title and organisation?

Organisation:

Job title:

5 What is your address?

Address:
[REDACTED]

Postcode:
[REDACTED]

6 What is your phone number?

Phone number:
[REDACTED]

Part 2: your representation

8 Please write your comments / representation in the box below

Comments:

Weymouth Neighbourhood Plan 2021 - 2038 Policy W21: Land at Redlands Farm

I object to the allocation of the W21: Land at Redlands Farm site in the WNP. Redlands Farm is proposed to build around 150 homes. This is next to 340 homes being built at the adjoining WEY12 Land at Wey Valley site to the north. This in total is too many homes for the area. In addition, W21 is an important open gap and landscape of local interest, the area is prone to flooding.

There is a lack of robust and up to date evidence required for allocation in the WNP across a number of areas. For a such a major site of 150 homes to be allocated in the WNP it should have been fully assessed and documented in a similar way as such a site is required for the allocation in the emerging Dorset Council Local Plan (the Redlands Farm site was identified as a preferred option in the January 2021 Consultation as WEY14). In addition, the 50% affordable housing proposed is highly unlikely to be viable and the evidence for this is inadequate and needs to be reviewed and updated.

Based on my FOI requests about the Redlands Farm site to Weymouth Town Council and Dorset Council (DC/8863) in February 2025, together with the Regulation 14 consultation feedback it is clear that Weymouth Town Council have not had the necessary engagement for site allocation with Dorset Council and the developer (CG Fry & Sons). A copy of the FOI request response from Weymouth Town Council and Dorset Council can be made available to the inspector as required. I am also happy to provide any other evidence to the inspector as required.

Further information is provided in the uploaded document.

9 Would you like to attach a file in relation to your response?

File upload:
David Berry WNP Response v1.0.pdf was uploaded

10 Do you wish to be notified of Dorset Council's decision to 'make' or refuse to 'make' the neighbourhood plan at the Regulation 19 stage?

Yes

Subject: Weymouth Town Neighbourhood Plan (WNP) Consultation - W21: Land at Redlands Farm

Name: David Berry

1.Summary of Objection to W21

I object to the allocation of the W21: Land at Redlands Farm site in the WNP. Redlands Farm is proposed to build around 150 homes. This is next to 340 homes being built at the adjoining WEY12 Land at Wey Valley site to the north. This in total is too many homes for the area. In addition, W21 is an important open gap and landscape of local interest, the area is prone to flooding.

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2.Redlands Farm Site Background Information

The Redlands Farm site is in fact an extension to the Wey Valley site (WEY12) and was removed by the Weymouth and Portland Borough Council from the West Dorset, Weymouth & Portland 2015 adopted Joint Local Plan and in the Local Plan preferred options consultation in July 2018 by a large majority.

The proposed building development boundaries cover all of the three eastern fields of W21. This includes a rectangular field next to houses on Dorchester Road and two fields that rising to a crest on the western boundary before falling away to the River Wey in fields to the west. It is not possible to build 150 homes on the three field without significantly adversely impact the visibility when viewed from the wider landscape.



Rising land to the crest viewed from the East that then slopes away to a valley means that houses will be easily viewed from within the local landscape and by local residents.

Unlike the 2018 Local Plan consultation option for 100 homes there is no indicative masterplan showing how on the rising land the 150 homes could be built without significant visual impact when viewed from the nearby landscape. There has been no assessment of how a typical 8m high two storey houses built on W21 would be visible from the Wey Valley surrounding landscape including the Nottingham and Radipole conservation areas.



Left Image: 2018 Local Plan consultation showing indicative layout for 100 homes at Redlands Farm, but no such plan has been produced for the WPN. Right Image: Adjoining WEY12 development masterplan to the north.

The building of 340 new homes at the adjacent WEY12 site to the north has not adequately taken into account when considering the Important Open Gap (IOG). The adjacent WEY12 is on land that was before the 2015 Local Plan part of the IOG and area of local landscape importance, so this has already been significantly eroded. The IOG is not only between Redlands and Chickerell to the west, it is between Nottingham to Redlands and Radipole to the south. Combined, the WEY12 and W21 backfield ribbon development erodes the important open gap between Nottingham conservation area, the Westmacott & Corfe Estates and the Radipole conservation area, creating urban sprawl and meaning they become more closely linked. It is just not possible to design a layout, form, scale and height of buildings for 150 homes that can avoid physical or visual convergence between the edge of the Weymouth urban area and Nottingham. For the development of 150 homes on Redlands Farm (W21) it will not be possible consider the setting of the conservation areas and ensure that the layout, design and landscaping responds accordingly.

W21 is acknowledged to suffer from flooding issues. Corfehill Lane and part of the W21 farmland is subject to flooding every year, for which climate change will make this even worse. An assessment of the flooding risk and mitigation from both surface water and groundwater flooding is required for the W21 site before voting on the WPN.



Rectangular field next to Dorchester road housing flooding



Looking towards crest of square field

Flooding of hedge between rectangular and square field



Corfehill Lane Flooding

The WEY12 site of 340 homes to the north is also acknowledged to suffer from flooding issues and until the full impact of WEY12 can be assessed after completion of all three phases (including increased flood risk to W21 and the surrounding homes), the W21 should not be considered for development. The building of the Westmacott Estate has already resulted in an increase in surface run-off from the green space adjacent to the Westmacott Play Area. When there is heavy rain, water runs across the green area and runs into drains at the end of Corfe Road, and on occasions down the drive of 37 Corfe Road.

The development of W21 can do nothing but significantly adversely affect the amenity of many Dorchester Road residences, including building close to rear boundaries and building on rising land

which is higher than WEY12. It will also significantly adversely affect the amenity of residents in other areas including Corfe Estate and Westmacott Estate (former Redlands Caravan site). This includes the impact on amenity of residents when viewed from their gardens, ground floor, first floor and some second-floor levels. In addition, because of the rising land it will also affect the visually amenity viewed in all directions, including the adjoining Radipole Conservation Area and the Wey Valley. The cumulative effect on amenity of W21 and WEY12 has not been considered in the WNP.

The W21 road access is proposed from the adjoining WEY12 Land at Wey Valley site. There is uncertainty about suitable road access via WEY12 for an additional 150 homes. The nearby access via Dorchester Road is limited by its width and Dorset Council analysis of the effect of the W21 150 additional homes on transport access is required and be made public.

If the W21 is allocated for development in the WNP it should be required to be scaled down in area and number of homes, being limited to the eastern most field region next to the Dorchester Road houses. Any development of the W21 should not start until after the completion of all 3 phases of WEY12 and not until the WEY12 real world impact (including flooding) is fully understood. In addition, any housing development should meet strict design codes, be at the most two story high and not blocks of flats.

3.Lack of Robust and Up To Date Evidence

3.1 Strategic Environmental Assessment (SEA) Version 3.0 November 2024

Below is an extract from page xiii (17 out of 115) showing the summary of the assessment for 6 sites considered by the WNP.

Strategic Environmental Assessment for the Weymouth Neighbourhood Plan Environmental Report to accompany the submission version of the Neighbourhood Plan

Table NTS2: Summary of SEA site assessment findings

Site	Air Quality	Biodiversity and Geodiversity	Climate Change	Community Wellbeing	Historic Environment	Land, Soil, and Water Resources	Landscape	Transportation
A	Blue	Red	Blue	Red	Yellow	Yellow	Red	Red
B	Blue	Red	Blue	Green	Yellow	Blue	Blue	Yellow
C	Blue	Blue	Blue	Green	Yellow	Yellow	Yellow	Green
D	Blue	Red	Red	Blue	Blue	Blue	Red	Red
E	Blue	Blue	Blue	Blue	Yellow	Blue	Red	Blue
F	Blue	Red	Red	Red	Yellow	Yellow	Blue	Red

Key

Likely adverse effect (without mitigation measures)	Red	Likely positive effect	Green
Neutral/no effect	Yellow	Uncertain effect	Blue

The appraisal findings highlight that 'uncertain effects' and 'likely negative effects' are likely for all site options under one or more SEA themes. If the emerging WNP takes forward any of these site options, it will be important for new development areas to appropriately address any concerns or constraints associated with the sites.

Site D is W21: Land at Redlands Farm and has the following effects on the eight categories assessed:

- Four Likely adverse effects (red) – Biodiversity and Geodiversity, Climate Change, Landscape, Transportation

- Four uncertain effects (blue) – Air Quality, Community Wellbeing, Historic Environment, Land Soil and Water resources
- Zero likely positive effects (green)
- Zero neutral/no effects (yellow)

Out of the 6 sites considered by the SEA, this is the worst assessment (the greatest number of likely adverse effects/uncertain effects.). The SEA assessment markings and words for W21: Land at Redlands Farm have not been updated since the SEA issue 2.0 for the Regulation 14 consultation in October 2023. This is a major oversight in generating robust up to date evidence, including evidence of mitigation measures. The SEA assessment for W21 should be reviewed, updated and the results used to make any required W21 policy changes before the WNP is voted on by the Weymouth Residents.

3.2 Dorset Council Regulation 14 Response

The Dorset Council Regulation 14 response (recommended additional evidence for all sites and specifically for Redlands Farm (Reg 14-Analysis-Final-28.02.2024.pdf 26/16 para 217,218,219 page 112) further work :

“217. Planning Policy Advice

218. If this site is to be taken forward it is recommended the following additional evidence is collected in support of any site allocation.

a) Further work to show the likely visual impact of development and how it could be satisfactorily accommodated within this sensitive landscape. Development will also need to consider the setting of the conservation areas.

b) Further work to show that satisfactory access could be delivered.

c) A drainage strategy will be required to manage flooding in this area and ensure that flood risk is not increased elsewhere.

219. The Landscape and Urban Design team advise that many of these issues will have a bearing on the site layout and design. It is therefore recommended that these site constraints are investigated in advance of formal site allocation and co-ordinated through ‘initial’ master planning work reflecting an iterative process to site design.”

These issues are important concerns for the local residents and on the 19th November 2024 Nick Cardnell, the Senior Planning Policy Officer at Dorset Council confirmed by email to me that the planning policy advice site recommendations were to be completed before the Neighbour plan is made. However, the WNP steering group decided to leave the production of this evidence until the later planning application stage. This is a very significant omission of evidence, and this information needs to be produced, and the results used to make any required W21 policy changes before the WNP is voted on by the Weymouth Residents.

3.3 Site Achievability

The adopted Local Plan includes SUS5 Neighbour Development Plans policy that needs to be met. One of its requirements is to demonstrate that the plan is **achievable**.

Locality advice states for a neighbour plan there are two aspects of achievability. The first is to ensure the necessary infrastructure will be in place to support the developments. Also, the 2021 Dorset

Council Local Plan consultation had a Neighbourhood Plan Policy, DEV9, where it says plans should identify the infrastructure needed to support it.

In the Weymouth plan there is no such infrastructure evidence, including that needed for the 400 total of new homes at Wyke Oliver (250 homes) and Redlands Farm (150 homes) outside the current development boundary. Also, to my knowledge there has not been a full audit of current Weymouth infrastructure. Nor the new infrastructure required to support the already approved developments in the plan area, such as the 340 homes being built by CG Fry & Sons at Nottingham Park (WEY12) of which W21 is an extension and will use the same access roads, as well as developments at the plan boundaries at Chickerell and Bincombe.

The second aspect is Viability. The Viability Report November 2024 identifies Redlands Farm as just about viable at 50% affordable housing. There has been no contact with the landowners and developer to validate these calculations as recommended by Locality. The viability report does not take account of any issues such as surface water flooding, sewage constraints and the sloping sites. Nor those identified by any site surveys, for example geotechnical investigations conducted by CG Fry & Sons in 2022.

CG Fry & Sons responses to the Regulation 14 consultation (Reg 14-Analysis-Final-28.02.2024.pdf 22/11 page 11 and 22/6 page 12) for Redland included:

- The 50% requirement could have serious implications for delivery of development sites,
- For many reasons they strongly disagreed with the 50% allocation of the 150 homes at Redlands Farm and wanted it changed to 35% as per the emerging local plan and that the likely level we will get.

The viability of meeting 50% affordable housing on the Redlands Farm site will be very difficult for the developer. The Viability Report and evidence annexes needs to be reviewed and updated based on the latest information in the W21: Land at Redlands Farm Policy, recent changes such as the new NPPF, the Building Safety Level and the viability feedback from the developers/landowners. Before the Weymouth residents vote on the Neighbour Plan the documents/policies and support evidence need to be robust, with up to date, justified and with balanced evidence to demonstrate 50% is achievable.

3.4 Site Options and Assessment Report v4

The WNP will be made before the new Dorset Local Plan is adopted. Therefore consideration needs to be given to the statement for Redlands Farm on page 187 of the WPN Site Options and Assessment Report v4 “The Neighbourhood Plan should not duplicate the allocation, and therefore it would only be suitable if it were not allocated in the adopted Local Plan”. As the Local Plan will not be adopted before the WNP is made, it states the Redlands Farm should not be allocated in this issue of the WNP.