

Response ID [REDACTED]

Submitted to Weymouth Neighbourhood Plan 2021 to 2038
Submitted on 2025-03-30 18:02:36

Part 1: personal details

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

I'm responding on behalf of someone else

2 What is your name?

Name:
Timothy Spooner

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]
[REDACTED]

Postcode:

[REDACTED]

6 What is your phone number?

Phone number:

[REDACTED]

Part 1A: your client's details

7 Please provide details of the person or organisation you are representing

Name of person or organisation:
Friends of Greenhill Gardens

Address of person / organisation:

[REDACTED]
[REDACTED]

Part 2: your representation

8 Please write your comments / representation in the box below

Comments:

Reference:
Weymouth Neighbourhood Plan 2021 to 2038 (December 2024)
Policy W10. Pages 56 to 60.
Objection to this section of the grounds outlined below, with Recommended Actions

Point 1.
In the development of the Neighbourhood Plan, there was a failure of the communications process to relevant community groups concerning the submission of proposals for Local Green Spaces.
It was erroneously assumed by FOGG that WTC would be proposing their own key parks and open spaces for inclusion. It was only after the December 2024 version of the Neighbourhood Plan had been published that FOGG were informed by WTC that they could not propose their own parks for inclusion,

and that they had a policy of contacting various Friends Groups.

Regrettably the communication to Friends of Greenhill Gardens was not made, or lost, or misunderstood. The general public, who could also have acted, were not sufficiently aware to do so: neither were key Greenhill local community groups, i.e. Greenhill Community Trust, and Greenhill Bowling Club.

Point 1 Recommendation Action

That the proposal for the inclusion of Greenhill Local Green Space in the Neighbourhood Plan list under policy W10 should be permitted. It is of great importance to the community and for enhancement of the Neighbourhood Pan.

Point 2.

FOGG is most concerned about the rumoured possibility that the Examiner may decide that Public Parks owned by the Council are already protected and therefore do not need designating as Local Green Spaces.

NPPF Para 103 requires that "planning policies should be based on robust and up to date assessments of the need for open space, sport and recreation facilities." Provision of adequate new parks and open spaces should be thoroughly reviewed in the Neighbourhood Plan due to the increasing population of Weymouth.

If Council owned parks and gardens are excluded from policy W10, there is no other policy heading under which they can be considered. There is no updated list of Council Parks and Gardens, and no ability for public debate about ones that are included or not.

It is generally believed that the protection against development for Local Green Spaces listed in policy W10 is much more robust and enduring than other local planning policies which are subject to change of the longer term.

Point 2 Recommendation Action

That all relevant council owned parks and gardens to be considered for inclusion within planning policy W10

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

File upload:

No file 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

From: Timothy Spooner [REDACTED]
Sent: 04 April 2025 15:00
To: NeighbourhoodPlanning
Cc: Cllr. Jon Orrell; David Northam
Subject: Fwd: Neighbourhood Plan, Local Green Spaces, Greenhill
Attachments: local green spaces GREENHILL.docx

Follow Up Flag: Follow up
Flag Status: Completed

Caution - Attachments:

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

Hello

I have submitted a comment through the Regulation 16 consultation of the Weymouth Neighbourhood Plan. The response ID is [REDACTED]. I would be grateful if you could acknowledge this as being the correct address, as it was previously sent to the wrong address.

Begin forwarded message:

From: Timothy Spooner [REDACTED]
Subject: Neighbourhood Plan, Local Green Spaces, Greenhill
Date: 30 March 2025 at 18:22:11 BST
To: Neighbourhood@weymouthtowncouncil.gov.uk

Hello

I have submitted a comment through the Regulation 16 consultation of the Weymouth Neighbourhood Plan requesting that Greenhill should be included in the proposed list of Local Green Spaces.

Should this be accepted, I attach the application on behalf of Friends of Greenhill Gardens, and a site map. I have the agreement of Greenhill Community Trust, and the Greenhill Bowling Club.

Best Regards,
Tim Spooner
[REDACTED]
[REDACTED]



Weymouth Neighbourhood Plan

Request For Sites For Local Green Space

Background

Weymouth Neighbourhood Plan Group are preparing a Neighbourhood Plan, under the provisions of the Localism Act 2012. A Neighbourhood Plan is a mechanism for helping communities, including local residents and businesses to influence the planning of the area in which they live and work. It can be used to:

- Develop a shared vision for the neighbourhood.
- Propose where new homes, shops, offices, and other development should be built.
- Identify and seek protection of land for environmental and open space value.
- Influence what new buildings should look like and what should be protected or conserved
- Find new and innovative ways to address the climate and ecological emergency

We are calling upon landowners, businesses, community groups, residents, and others to identify land within the Weymouth Neighbourhood Plan boundary for designation as Local Green Space. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.

Who can propose a site for designation as Local Green Space?

Anyone, you do not have to be the owner of the site or manage the site which may be in private or public ownership.

What are the implications of the designation?

The National Planning Policy Framework (NPPF, 2021) states in paragraph 103. *'Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'*

Please note that this does not change rights of access or the stewardship of the land.

What to do if you want a site to be considered?

Please submit the attached form, preferably via email to

Neighbourhood@weymouthtowncouncil.gov.uk or post it to Weymouth Town Council, Council Offices, Commercial Rd, Weymouth DT4 8NG

How will sites be assessed?

Evaluation of the suitability of sites will be in accordance with the National Planning Policy Framework and guidance provided by Locality and following initial verification will be subject to public consultation and a possible site visit.

There are set criteria that the land must be in accordance with in order to be designated.

Paragraph 102 of the National Planning Policy Framework (NPPF, 2021) outlines the criteria, shown below.

'The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.'*

Guidance on interpretation of the set criteria:

- *Reasonably close proximity* - Generally, 800m is considered reasonable walking distance however if a site is further distant justification outlining why it is considered to be local can be given.
- *Demonstrably special* - A Green Space can be special for many reasons for example because of a specific function for recreation or sport, if it has a local community group involved in it or if it is important for history, wildlife or flooding.
- *Extensive tract of land* - The size is down to the local context and character; it cannot simply be a large field it must function for the neighbourhood. Neighbourhood Plan examiners have not designated over 5Ha, but it is a matter of judgement.

A site will generally not be eligible for Local Green Space designation if it is subject to a planning permission for development or allocated for proposed development within the Dorset Council Local Plan.

Further information on Local Green Space including the assessment criteria can be found at <https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/>

<p>WEYMOUTH NEIGHBOURHOOD PLAN.</p> <p>REQUEST FOR SITES - LOCAL GREEN SPACE (Please provide as much information as possible and refer to Locality guidance)</p>	<p>Ref:</p> <p>(Office use only)</p>
<p>Name/Location of the site (e.g. Address, Postcode, Grid reference).</p> <p>If possible, attach a map showing the site boundary.</p>	<p>GREENHILL GREEN SPACE (GREENHILL GARDENS) GREENHILL, WEYMOUTH, DT4 7SN</p> <p>The area is as defined in the recent WTC Greenhill Gardens Management Plan</p> <p>“Greenhill Gardens are situated adjacent to the promenade in the centre of the built seafront, which borders the main Weymouth bay. They comprise formal carpet type bedding, annual bedding, perennial planting, a floral clock, lawns, hedges and shrub beds along with tennis, bowls and putting facilities.”</p> <p>See attached site map</p>
<p>Approximate size of site (Hectares)</p>	<p>1.27</p>
<p>Name and contact details of site owner</p>	<p>WTC</p>
<p>State existing known designations or protections (e.g. AONB, SSSI, Scheduled Monument)</p>	<p>Conservation Area English Heritage Grade 2 listing for Beach Chalets</p>
<p>Is the site allocated in the local plan or subject to a planning application?</p>	<p>No</p>
<p>The current use of the site? (E.g. Park, residential, woodland)</p>	<p>Public Gardens, Recreation Facilities</p>
<p>Reason for proposed designation as LGS. Must be based on one or more of -</p> <p>Beauty, Tranquility, Historical value, Recreational value, Wildlife value</p>	<p>HISTORY</p> <p>Greenhill Gardens was part gifted and part purchased by Weymouth in the early 1900s with the condition that it “shall at all times hereafter be kept and maintained for the benefit of the public as an ornamental garden and recreation ground.....”</p> <p>It contains several structures of historical value including the Beach Chalets (Grade 2 listed), Stainforth weathervane, 1920s Bennett armistice shelter, 1936 floral clock, and 1930s colourful wooden beach huts.</p> <p>BEAUTY</p> <p>The formal gardens at the South end are well maintained by WTC and the exceptional carpet bedding areas are highly regarded. Other areas of attraction are the sensory gardens and the wild flower areas. At the North end, the immaculate grass of the bowling green.</p> <p>RELAXATION AND WELL-BEING</p> <p>Many interlinked paths. Viewing area above the beach chalets, giving wide views over Weymouth Bay and the Jurassic Coast. Over 20 wooden benches. 2 cafes, (one open year round) with outside seating. Summer bandstand concerts of live music free to all. Wooden beach huts and chalets sharing the public space. Public toilets adjacent to the bowling clubhouse.</p> <p>RECREATIONAL VALUE</p> <p>Putting green, since the opening of the Gardens in 1906 4 all-weather tennis courts since 1923, occupying 19% of the total area. Bowling green since 1910.</p>

	<p>TRANQUILITY The Greenhill roadway runs alongside, but traffic noise rarely intrudes. The gentle noise of the waves from Greenhill beach can be heard</p> <p>WILDLIFE Protected Seagulls looking for worms and bugs in the grass, as well as Wagtails, Green Finches, Sparrows that are constant visitors. Bees and pollinators in the flowers and shrubs. The location is noted for its exceptionally early flowering Organic gardening methods are used to permit slugs and snails their place in nature</p> <p>PUBLIC ACCESS The public gardens, walkways and viewing areas are open 24 hours a day. Residential population within 10 minutes walk of the nearest entry includes Melcombe Regis up to Lodmoor Hill (Tesco Express) and most of the Park District. No formal check of visitor footfall is available, but FOGG estimate it is 50 to 80,000 every year. Putting green and tennis courts are available to the public at a charge Greenhill Bowling Club has well attended public open days. At the Southern end, a small area for gardeners store is closed to the public</p> <p>GREENHILL WITHIN THE TOWNSCAPE Greenhill Open Space is a critical element to the Conservation Area. The Weymouth Town Centre Conservation Area Character Appraisal (page 85) “The Greenhill Gardens are the main space, effectively linking the Esplanade to the Greenhill roadway. The Gardens, with its shelters and chalets, carpet bedding, floral clock, structural planting and varying levels, is on the boundary of the sub-area, but is of prime importance in defining the “superior” character of the area.”</p> <p>ARRIVING VISITORS VIEW OF THE SEA For visitors arriving by car from the north, the view of the sea is obscured by the Preston Beach Road Sea wall and the backs of the houses at the north end of Greenhill. As the road rises, the view of the bay emerges beyond Greenhill Gardens</p> <p>IN SUMMARY Although covered by planning policies of Conservation Area, Open Space, and in part by planning policies for Recreation Facilities the whole area is held in high esteem by the community (and visitors) and is demonstrably special to the Weymouth community As an independent view, the <i>KMC Performance Management Professional Independent Audit Scores</i> showed Greenhill Gardens to be superior to national averages in all of the 12 criteria assessed. (see Greenhill Gardens Management Plan)</p>
<p>Other information in support of the proposal (e.g. are there any community groups involved in the site? what makes it local? Is it close to the community?)</p>	<p>Friends of Greenhill Gardens. Supporting the gardens since 2007 including projects to enhance its assets and usage. Major projects include the floral clock restoration, bandstand and “Music by the Sea” concerts, and entrance arch.</p> <p>Greenhill Community Trust CIC. Managing the beach chalets and beach huts, tennis courts, and putting green since 2018. Major repair and refurbishing activities have been achieved following years of W&PBC neglect. Particularly visible are the coloured wooden beach huts</p> <p>Greenhill Bowling Club, Established 1910, have maintained the area to the highest level, and provided the public with the spectacle of teams dressed in whites pursuing a traditional English sporting activity.</p>
<p>Your Name</p>	<p>Timothy Spooner</p>
<p>Status</p>	<p>Chair, Board of Trustees; and local resident</p>

(e.g. resident, organisation, landowner, etc.).	
Company or organisation name represented (if applicable)	Friends of Greenhill Gardens
Your email address	██
Other contact details (optional)	████████████████

By responding you are accepting that your response and the information within it will be in the public domain and that it may be disclosed if requested under the Freedom of Information Act. However, any published information will not contain personal details of individuals.

How else can you get involved?

This is just one of the many ways you can get Involved in the neighbourhood plan process. There is an opportunity for anyone to join get involved in the Neighbourhood Forum and join Theme groups which will collect evidence and develop policies based upon Homes, Jobs, Sustainable Environments, Landscape and Green Spaces, Neighbourhoods. If you want to get involved or require further information, please contact us Neighbourhood@weymouthtowncouncil.gov.uk