

From: Stuart, David [REDACTED]
Sent: 19 February 2025 13:38
To: NeighbourhoodPlanning
Cc: Tobias Carleton-Prangnell
Subject: Weymouth - Submission Consultation (k)
Attachments: Weymouth Neighbourhood Plan Reg 14 Consultation Notification

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FAO Nick Cardnell, Community Planning Team

Dear Nick

Thank you for your Regulation 16 consultation on the submitted version of the Weymouth Neighbourhood Plan.

In our Regulation 14 consultation response detailed comments focused primarily on those policies proposing to allocate sites for development and the need to ensure that they could be delivered without causing harm to heritage assets. We recommended liaison with your authority's heritage officers to assist in that respect (see attached).

We note from the submitted version of the Plan that the schedule of site allocation policies has experienced deletions and amendments, some of which are in response to the further consideration of heritage assets. While the Consultation Statement refers to liaison having taken place it is not clear whether this has been with your authority's heritage officers and therefore the extent to which those policy changes are in response to heritage assets having been appropriately identified and their significance understood may need additional "evidencing" or confirmation.

We would therefore recommend that your authority involve its heritage officers in the assessment of the Plan to ensure that those policies with the potential to generate impact on heritage assets demonstrate conformity with overarching national and local policy for the protection and enhancement of the historic environment.

In terms of the emerging Masterplan for the town, we have been in liaison with your authority to understand more about its scope and preparation programme and look forward to more detailed involvement at the appropriate time.

There are no other issues associated with the Plan upon which we wish to comment.

Kind regards

David

David Stuart | Historic Places Adviser

I now work only 2 days a week, usually Tuesdays and Wednesdays

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From: NeighbourhoodPlanning <NeighbourhoodPlanning@dorsetcouncil.gov.uk>

Sent: 24 January 2025 13:40

Subject: Weymouth - Submission Consultation (k)

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Dear Sir/Madam

I am writing to let you know that a final version of the Weymouth Neighbourhood Plan has been submitted to Dorset Council for examination.

Dorset Council, as the local planning authority, is required to carry out a consultation on the submitted plan. The consultation is due to commence on **24 January** and run until **7 March 2025**. This will give individuals the opportunity to comment on the content of the plan or how it was produced.

The plan and supporting documents can be viewed online via the following link:

<https://www.dorsetcouncil.gov.uk/w/weymouth-neighbourhood-plan>

Kind regards

Community Planning Team
Spatial Planning

Dorset Council

County Hall, Colliton Park, Dorchester, DT1 1XJ

NeighbourhoodPlanning@dorsetcouncil.gov.uk

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[REDACTED]

From: Stuart, David [REDACTED]
Sent: 15 December 2023 12:25
To: neighbourhood@weymouthtowncouncil.gov.uk
Cc: [REDACTED]
Subject: Weymouth Neighbourhood Plan Reg 14 Consultation Notification

FAO Michelle Williams

Thank you for your Regulation 14 consultation on the emerging Weymouth Neighbourhood Plan.

Historic England has a long history of interest and involvement in Weymouth and its preservation and enhancement. It makes sense for the town to have a dedicated and detailed planning policy framework which has formal statutory status and can identify and respond to the particular and special issues associated with its social, economic and environmental wellbeing.

We are therefore pleased that the town's community has decided to prepare a Neighbourhood Plan, and impressed with the scope and detail of its policies, supporting text, and complementary aspirations, especially as they refer to the area's distinctive historic character.

Our role in relation to Neighbourhood Plans is not to duplicate or substitute for the expertise and resources available locally, especially from the local planning authority. We note that your Plan has been prepared with support from Dorset Council and we hope that this has included advice from its heritage team given the profile and significance of Weymouth as an historic place.

Our interest in such Plans is particularly attracted by proposed policies which allocate sites for development. Experience has shown that these can easily, and with the best of intentions nonetheless, commit sites for development which unwittingly will generate harmful impacts on heritage assets. It is therefore important that the evidence base for such policies is fully informed about the estate and significance of relevant heritage assets to ensure that such policies within a made Plan can be delivered as intended and without causing harm to the historic environment.

We note that the Plan proposes to allocate a number of sites for development, with varying degrees of prescription. Policies WNP28 (St Nicholas Street) and WNP41 (Jubilee Sidings) both advocate a height limit, the former of 6 storeys and the latter of 5. It will be important to the realisation of these development aspirations for the evidence base in each case to demonstrate that such height thresholds can be delivered without causing harm to heritage assets.

WNP28 in particular is identified as lying within the Conservation Area and in proximity to Grade II Listed Buildings nearby, while WNP45 lies within the principal approach and visual corridor to the town and therefore has strategic significance in terms of what development here can mean for the broader profile of the town. We would therefore encourage specific liaison with the Dorset Council heritage team on these (and the other) site allocation policies if this has not already taken place.

Elsewhere, we note policy WNP45 in its application to Weymouth Town Centre, and reference in the supporting text to the 2015 Weymouth Town Centre Masterplan needing a review. The Masterplan was very much a legacy product of the 2012 Olympics events held in the area and a review would certainly seem to be appropriate. We are therefore surprised that the Plan doesn't go beyond identifying acceptance criteria for any change proposed and make more provision in policy for this need, or indeed identify other aspects of a possible town centre agenda for which dedicated policy might be desirable on a pro-active basis.

This observation is made following a period in which the town centre has faced, and no doubt continues to face, significant challenges, not just due to the effects of covid and the changing face of high streets generally, which were responsible for the Conservation Area being on the national Heritage At Risk Register for some years until this summer. While much good work has been achieved collectively by public and private sector interests over recent years in tackling issues which were originally responsible for this status there remains an opportunity through the Plan to highlight and promote additional areas of need and intervention, such as shopfront design and signage, or public realm enhancement for example, or possibly even finesse aspirations for the peninsular site. Liaison with Dorset Council's heritage team would also help identify what these potential areas might be and how to accommodate them in the Plan.

Otherwise, it only remains for us to congratulate your community on its work to date and wish it well in the making of its Plan.

Kind regards

David Stuart

David Stuart | Historic Places Adviser

I now work only 2 days a week, usually Tuesdays and Wednesdays

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From: Michele Williams [REDACTED]

Sent: 19 October 2023 12:37

Subject: Weymouth Neighbourhood Plan Reg 14 Consultation Notification

Dear Colleague

This is to notify you that the Weymouth Neighbourhood Plan Reg 14 Consultation will from **9am Friday 17th October and until 5pm Friday 8th December**.

Please note all up to date information will be on our website: [Neighbourhood Plan update / next steps - Weymouth Town Council](#) | [Weymouth Town Council](#)

Many thanks

Michele Williams

Project Officer

Email: [REDACTED]

Main Office Line: [REDACTED]

Working Pattern: Monday to Friday 8am – 4pm



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