



WEYMOUTH NEIGHBOURHOOD PLAN

Regulation 16 Consultation

Friday 24 January 2025 until Friday 7 March 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 Friday 7 March 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	Ian	
Last Name	Barnes	
Job Title(if relevant)	██████████	

Organisation (if relevant)		
Address	<div></div> <div></div>	
Postcode	<div></div>	
Tel. No.	<div></div>	
Email Address	<div></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.*

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	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	x
Policy	W20:Land at Wyke Oliver Farm North
Page	94/95
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.

It is within my knowledge that several attempts have been made, since Wyke Oliver Close was built in the 1970s, to develop the farm. Time and again these plans have not progressed, a fact which seems to have been missed, or ignored, by the Steering Group. In all the publicly available correspondence that I have seen it appears that this is being treated as though it's a new idea. There are multiple documents held at Dorset County Council, and on public record, such as the press, detailing issues around the proposed development of Wyke Oliver Farm.

The Close and Farm lie at the confluence of small valleys surrounded by hills, the same hills as Budmouth Avenue, (proposed development withdrawn due to site conditions), and sited on sedimentary rocks, - a mixture of sandstone, limestone, and clays. This combination has been responsible for considerable drainage problems over many years. It seems to me the most pressing and important issue is the risk of flooding.

Much of this part of Preston is low lying with higher land on three sides. The natural flow of drainage is to Preston Brook from north to south with a tributary culverted under Wyke Oliver Close to the Brook. The proposed development will increase runoff into the Close to a drainage basin which struggles to cope now. Any additional runoff could potentially affect existing property foundations. A site meeting with the LLFA Dorset Council Flooding Team has confirmed that recent changes to policy, brought on by climate change, now mandate that sites must show that they can cope with rainfall 45% greater than today. The proposed developer has not mentioned how they will deal with this.

Houses on the south side of Wyke Oliver Close experience saturated gardens with water from springs moving downhill on the impermeable clay. Some residents have had to raise their sheds on stilts to avoid regular flooding. Two properties have in the past two months had their garden retaining walls replaced due to subsidence due to water ingress.

Bungalows in Melstock Avenue, close to Preston Brook, have already suffered severe flooding in the past due to overtopping, with input from the Wyke Oliver drainage basin a contributory factor.

The area is teeming with springs, (old maps show the area as Seven Springs), which appear and disappear according to the height of the water table. I have seen nothing in the proposed Plan that indicates that the risks above are less than before, nothing in the developer's proposal to mitigate the existing risk,

before even factoring in the enhanced risk associated with climate change and development.

In 2023 AECOM submitted a Site Options and Assessment Report. The report comments, "The site is located outside the development boundary and within land of local landscape importance and an important open gap. Unacceptable landscape impacts. An unsuitable site. Existing development is already intrusive; particularly areas on upper slopes". This flies in the face of the Steering Group citing the Farm as suitable for development.

Within the plan there is a Strategic Environmental Assessment covering the Wyke Oliver Farm proposal. This report bases ALL of its observations on a proposed development of between 112 -135 properties. The plan is for 250 properties, therefore I would submit that none of the observations/comments are valid, and are indeed understating the actual situation. Under the headings there is one red flag regarding Landscape. There are then six blue flags which mean 'uncertain effect'. Surely they are even more uncertain in the context of the above. So what effect will development have on Biodiversity, Community Wellbeing, Transport, Air Quality, Climate Change and Resources ?? All 'uncertain' !

An example of how misleading the above can be is ; Under 'Transport' where it states there is a bus stop within 75 m of the site. Not really there isn't. Yes, there is a bus stop on Preston Road to the north of the site across fields. It is possibly 75m from the very edge of the site but no building is happening there. The nearest bus stop to the proposed development will be at least ½ a mile if not more.

Figures published by Morrish Homes show a £100 profit from a £72 million project - hardly viable. The Viability Report published shows that 50% Affordable Housing has to be achieved (Policy). The report concluded that anything over 43% Affordable makes the development NOT viable.

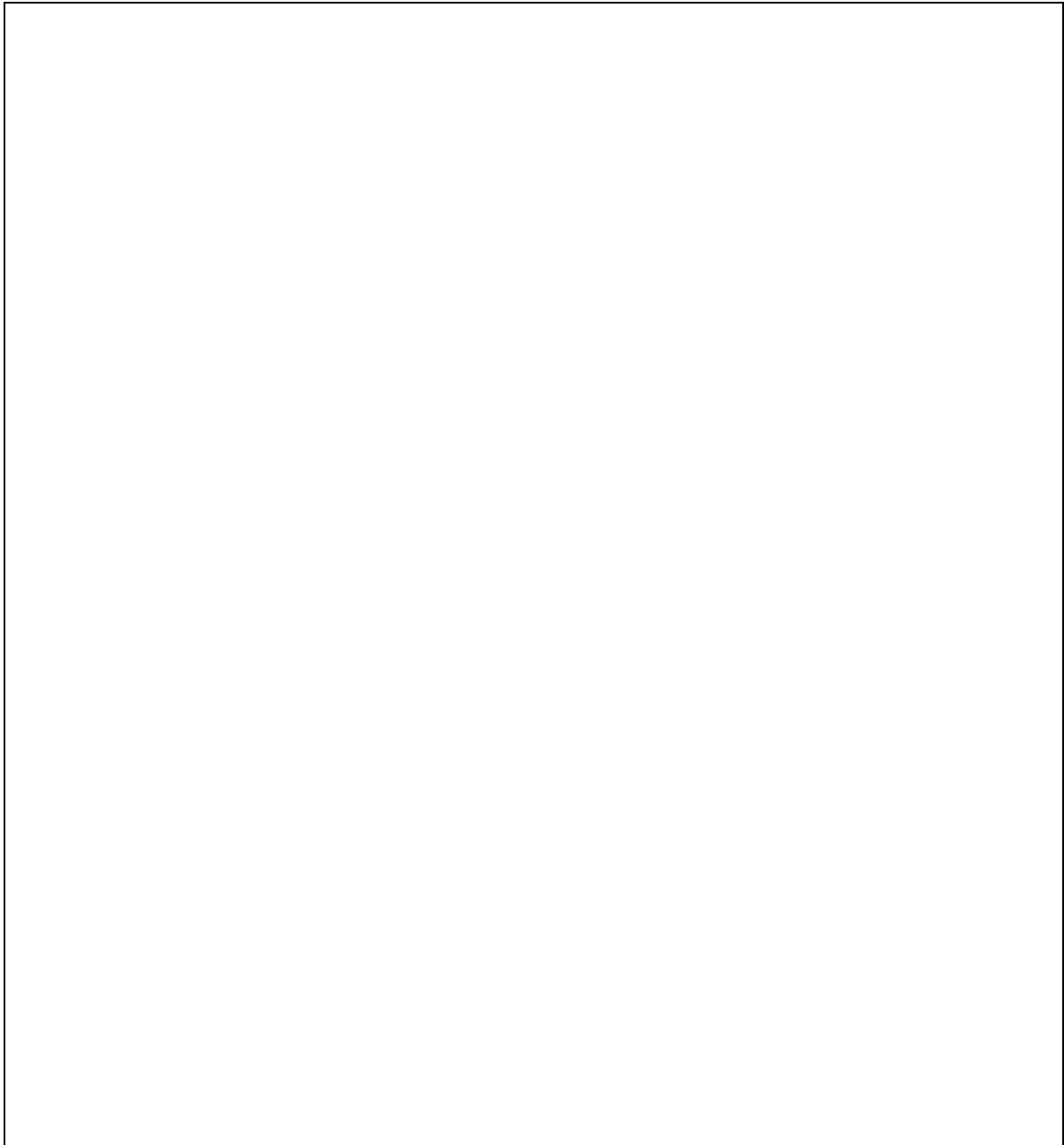
Access along Wyke Oliver Road is 'tight' at the best of times and adding 200/300 additional cars cannot be sensible or practical, especially at peak hours. Congestion at the junction with Preston Road will become a very real issue.

No real consideration has been given to amenities such as shops, - there is only one tiny corner shop within half a mile. The local Doctor's Surgery is oversubscribed with appointments currently taking about 10 days. Can they cope with circa 500 more patients?

Plan ideology is that new residents have local work. Where would that be? There is utterly no mention of employment opportunities.

The proposed development abuts sites of protected interest, is within 500m of Lodmoor Nature Reserve and is home to bats, (within the farm buildings), badgers, deer, foxes and bird life including owls. It is also only one mile from a 500 dwelling development at Littlemoor, (partially constructed).

In the light of all the above I would submit that this element of the Plan is flawed, with many reasons not to proceed with development at this location.



Continue on a separate sheet if necessary

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

Withdraw the proposed development at Wyke Oliver Farm north from the WNPlan.

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: _____
If submitting the form electronically, no signature is required.