



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	Ian	
Last Name	Clark	
Job Title(if relevant)		

Organisation (if relevant)		
Address	<div style="background-color: black; width: 100px; height: 15px;"></div> <div style="background-color: black; width: 100px; height: 15px;"></div>	
Postcode	<div style="background-color: black; width: 50px; height: 15px;"></div>	
Tel. No.	<div style="background-color: black; width: 80px; height: 15px;"></div>	
Email Address	<div style="background-color: black; width: 100px; 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	
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.

I object to clauses (IV) and (V).

(iv) states that "A drainage regime to minimise flood risk and impact of the development on local water courses"

Wyke Oliver farm and the existing Close are situated at the confluence of small valleys surrounded by hills. The hills are made up of sedimentary rocks comprising of a mixture of sandstone, limestone and clays. This combination of substrates has been responsible for considerable drainage problems resulting in many instances of severe flooding.

This part of Preston is low lying surrounded on three sides by higher land. The natural flow of water is to Preston Brook from North to South via a tributary which is enclosed in a culvert running under Wyke Oliver Close to Preston Brook. This existing drainage is unable to cope with high rainfall events. Additional run off , which would be created by the proposed number of houses, could potentially affect existing property foundations.

A site meeting with the LLFA Dorset Council Flooding team has confirmed that recent changes to policy, resulting from climate change, stipulate that housing development sites must be able to contain rainfall events greater than 45% of existing severe rainfall events. There is a significant risk that with a greater flow of water a drainage system to cope would be an unsustainable cost for a housing developer.

The houses on the south side of Wyke Oliver Close have experienced flooding in their gardens from natural springs draining on the impermeable clay layer. These events have caused some residents to raise their sheds on stilts.

In recent severe rainfall events some garden retaining walls have subsided and have been replaced. These springs arise naturally according to the height of the water table. Another natural event which may make any drainage development unsustainable with additional houses.

AECOM submitted a Site Options and Assessment Report in 2023 for the Wyke Oliver farm North which stated the following.

"The site is located outside the development boundary and within land of local landscape importance and an important open gap. Additional housing Development would give rise to unacceptable landscape impacts . An unsuitable site. Existing development is already intrusive particularly areas on the on upper slopes"

This report is at odds with the recommendation from the steering group that Wyke Oliver farm north is a suitable site for housing development.

A Strategic Environmental Assessment report in the plan covering the Wyke Oliver farm north based all of its observations on a proposed development of between 112 – 135 houses. The plan is for 250 houses. Again a contradiction to the reports observations/comments.

(v) The provision of appropriate safe vehicular and pedestrian access via Wyke Oliver road to the satisfaction of local highway authority.

This statement again will give any developers cause for concern as the existing access is tight at the best of times. An additional 200-300 additional cars at peak times would lead to severe congestion at the junction with Preston Road.

My conclusion from the above issues is that the plan is flawed both from a practical and investment point of view.

Figures from Moorish Homes for a £72 million project gave rise to a profit of £100. The Viability report states that 50% affordable housing has to be constructed, but it concluded that a mix of 43% affordable houses makes the development unviable.

Continue on a separate sheet if necessary

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

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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: 10 April 2025 _____
If submitting the form electronically, no signature is required.