

Response ID [REDACTED]

Submitted to Weymouth Neighbourhood Plan 2021 to 2038

Submitted on 2025-02-20 14:18:55

## 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:

Paul Barber

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]

[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:

Policy: W20 Land at Wyke Oliver Farm & W21 Redlands Farm

Submission Plan: Pages 94-99

**OBJECTION**

I am a resident of Upwey and have been involved with the Weymouth Neighbourhood Plan as a member of the Home Theme Group since 2022 and a member of the Steering Group since July 2024.

Although there is much to commend in the draft Neighbourhood Plan, my principal objection to the Plan is the allocation of valuable greenspace for housing; notably at Wyke Oliver, where there are several issues, and Redlands. Proposing these sites was driven by the need to satisfy the expected housing levy for the Weymouth Area and the desire to deliver affordable homes. However, I do not believe it is the right solution.

The Plan is best described as 'Aspirational' rather than 'Intentional'; a simple but graphic example of this being the significantly greater use of the word 'Should' (274) than the use of the word 'Shall' (12)! However, I am mindful that the Neighbourhood Plan is subordinate to the Local Plan and as such, has limits to its powers. I am also aware that the Neighbourhood Plan should not stray into areas covered by the strategic policies of the Local Plan, but instead limit itself to adding detail to Local Plan strategic policies. Therein lies the problem: the Weymouth Neighbourhood Plan is attempting to publish before the update to the Dorset Council Local Plan, and as such is unable to provide that detail. The situation is also exacerbated by the fact that Dorset Council owns the majority of usable assets, largely brownfield sites, in Weymouth, so the council lacks any true power.

And yet the Neighbourhood Plan appears to be straying into strategic areas by redefining the Defined Development Boundary and allocating large areas of greenspace for large strategic sized housing developments, notably at Wyke Oliver and Redlands! In the case of Redlands, the SHLAA 2024 states 'Land is located outside the development boundary and with land local landscape interest and an important open gap. An unsuitable site'. In the case of Wyke Oliver, the SHLAA 2024 states: 'The site is located outside the development boundary and within land of local landscape importance and an important

open gap. Unacceptable landscape impacts. There is a Gas Pipeline Safeguarding Corridor located on the sites north eastern corner. An unsuitable site'. The Steering Group, made up of largely lay members with no formal planning experience, made the decision to include these area, admittedly under advice from consultants, with a very narrow margin of support, which in itself suggests that the process was questionable.

On reflection, the decision was made in isolation, without looking at Dorset's Strategic requirements in detail and with too little engagement with Dorset Council. Furthermore, there was insufficient consideration of adjacent housing developments, both currently underway and proposed; in particular, the 500 houses at Bincombe, the 400 houses at Southill under WEY 15 of the draft Local Plan and the extensive development that has taken place in Chickerell, along with other areas being considered in the Local Plan.

Finally: with only 288 returns from the Regulation 14 consultation from a population of 53,000, comprising 147 for the Plan and 141 against must raise questions of the overall support and whether it is truly representative.

Suggested Modifications:

The Draft Neighbourhood Plan is accepted but without the strategic land allocations of W20 Land at Wyke Oliver Farm & W21 Redlands Farm

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

File upload:

Weymouth NP consultation Response Form word\_P Barber.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



# 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](mailto: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.

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### 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](http://www.dorsetcouncil.gov.uk/privacypolicy)). Your data will be destroyed when the plan becomes redundant.

	Personal Details *	Agent's Details *
Title	Mr	
First Name	Paul	
Last Name	Barber	
Job Title(if relevant)		

Organisation (if relevant)		
Address	██████████ ██████ ██████████	
Postcode	████████	
Tel. No.	██████████	
Email Address	██████████	

*\*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	
Policy	W20 Land at Wyke Oliver Farm & W21 Redlands Farm
Page	Pages 94-99
Appendix	

**3. Do you wish to?** *Please tick one box only.*

	Support
✓	Object
	Make an observation

**4. Please use the box below to give reasons for your support or objection, or to make your observation.**

I am a resident of Upwey and have been involved with the Weymouth Neighbourhood Plan as a member of the Home Theme Group since 2022 and a member of the Steering Group since July 2024.

Although there is much to commend in the draft Neighbourhood Plan, my principal objection to the Plan is the allocation of valuable greenspace for housing; notably at Wyke Oliver, where there are several issues, and Redlands. Proposing these sites was driven by the need to satisfy the expected housing levy for the Weymouth Area and the desire to deliver affordable homes. However, I do not believe it is the right solution.

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Finally: with only 288 returns from the Regulation 14 consultation from a population of 53,000, comprising 147 for the Plan and 141 against must raise questions of the overall support and whether it is truly representative.

*Continue on a separate sheet if necessary*

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

The Draft Neighbourhood Plan is accepted but without the Strategic Land allocations of W20 Land at Wyke Oliver Farm & W21 Redlands Farm

*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:   20Feb 2025  
*If submitting the form electronically, no signature is required.*