

From: Peter Croad [REDACTED]
Sent: 03 March 2025 11:46
To: NeighbourhoodPlanning
Subject: Weymouth Neighbourhood Plan
Attachments: WNP response to Dorset Council.pdf

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Good Morning

Please find attached a document setting out my comments on the Weymouth Neighbourhood Plan submitted to you by the Weymouth Town Council.

I should be grateful if, as offered, you would kindly keep me informed of the plan progress.

I have a further point to raise if I may. At what stage in the Plan's progress do Dorset Council Members have any input or is it entirely dealt with by Officers?

Please acknowledge receipt of this email and confirm my document is acceptable.

Regards

Peter Croad

WEYMOUTH NEIGHBOURHOOD PLAN

SUBMISSION TO DORSET COUNCIL

BY PETER R CROAD

Following the submission of the Neighbourhood Plan, as prepared by the Weymouth Town Council, to the Planning Authority, Dorset Council, I set out below my comments/objections for the consideration of the Planning Authority.

I have carefully studied the Plan documents many times and as suggested in your introduction to the Consultation Process my submission is based both on Plan preparation process and its content.

Plan Preparation Process

I raise the following concerns regarding the processes adopted by the Town Council for the production of the Plan: -

1. There was no proper announcement of the proposal for the Town Council to produce a Neighbourhood Plan. I suggest that a flyer should have been delivered to every property in the Town explaining the objectives and how they would be achieved. There would then have been a much stronger response to the call for public representation on the Steering Group.
2. No procedures were in place that enabled the public to be kept informed of progress in the Plan development. It was kept secret. Some meetings were held for residents to comment but, for example, only a week's notice was given of a meeting to be held on a Friday evening before a Bank Holiday. Hardly surprising the attendance was very poor.
3. The Steering Group attempted to delete comments regarding the Preston developments but were then required to repeat the round of Consultation in a proper manner.

Plan Content

My main concern regarding the Plan content is the proposal to re-introduce the development of housing on the Wyke Oliver Farm site, despite it being declared unsuitable when the existing Weymouth & South Dorset Development Plan was prepared and approved. I submit nothing has changed to warrant the reversal of that policy.

I therefore set out below details of my objection to this proposal under the broad headings of Planning & Highways.

Planning

1. This proposal for the construction of approximately 270 homes, of which 50% are to be affordable, on a greenfield site outside the existing Development Area I is out of character with the area. In addition, previous experience would suggest that if 135, or so, of the homes are to be sold below the market price then that subsidy would need to be recovered by inflating the prices of the 133 “non affordable” properties. I cannot see any Developer taking that on.
2. The farm has an abundance of wildlife, in particular badgers, foxes and bats together with migrating swifts which the development would adversely affect.
3. The AECOM Environmental Report for this site, labelled Site E in the report, sets out its conclusions under 8 headings each of which is given a 1 of 4 ratings, namely Likely Adverse Effect, Uncertain Effect, Neutral Effect or Likely Positive Effect.

Set out below are the sub headings and their effect rating: -

Air quality	Uncertain effect
Biodiversity and geodiversity	Uncertain effect
Climate change	Uncertain effect
Community wellbeing	Uncertain effect
Historic environment	Neutral effect
Land, soil and water resources	Uncertain effect
Landscape	Adverse effect
Transportation	Uncertain effect

A summary of the allocation of ratings by effect: -

<u>Effect</u>	<u>Score</u>	<u>% of Total</u>
Adverse	1	12.5%
Uncertain	6	75%
Neutral	1	12.5%
Positive	0	0%
Totals	8	100%

It is quite clear that the proposed development offers no positive effects, only a 12.5% chance of no change, a 12.5% possibility of definite adverse effect and the remaining effects 75 % are rated as unknown. The conclusion on Landscaping is important and is copied below

“Overall, negative effects are considered likely if this site is allocated. This reflects the potential negative impacts on the AONB to the north, and the loss of open greenfield land that

forms a gap between development to the east and west. Development here has the potential to bring forward urban sprawl effects to the south. “

Highways

I reproduce below the commentary on the Transportation aspects in the report discussed above:-

“In conclusion, while the site holds reasonable active / sustainable travel opportunities, uncertain effects are concluded. This reflects issues with access as well as the likelihood of bringing forward of high private vehicle use. “

[REDACTED] I have carefully examined the highways aspect of this proposal and agree that it would bring forward additional vehicle use if permitted to use Wyke Oliver Road. In my estimation it would increase traffic flows by a factor of 5.

It is my view that Wyke Oliver Road is not capable of accommodating such a volume of traffic. It is of sub-standard width, on average 6.1 metres, as against the minimum requirement of 7.3 metres and of light construction that would not accommodate heavier axle loading during the construction period and thereafter. It must be borne in mind that over its section between Oakbury Drive and Preston Road the traffic flow is increased by traffic from Oakbury Drive.

At present there are often delays in turning out onto Preston Road and often the length of turning traffic into Wyke Oliver Road from Preston Road exceeds the length of the turning right lane thus blocking through traffic along Preston Road. Increasing this traffic by a factor of 5 would be totally unacceptable.

I object to the proposal to use Wyke Oliver Road as an access road to the proposed Wyke Oliver Farm development.

Other Comments

After the second World War the severe low-cost housing needs were met by the Local Authorities’ constructing Social Housing and the need was met. There were Central Government requirements applied as to minimum room and plot size.

It is regrettable that the private Housing Associations, now responsible for this service, have not met demand. Solutions such as Shared Ownership make much more sense than trying to build high density homes for sale at less than the market price.

Much has been made of the shortage of building land in the Plan Area. I consider this would have been remedied if the Plan has not been restricted to the Weymouth Town Area, thus preventing the inclusion of land alongside the Chickerell Link Road and the new Industrial Estate. This land is close to the Granby Industrial Estate, the proposed Littlemoor Industrial Units and the Town Centre.

Maybe a better result would have been achieved if the Dorset Council had been charged with the task of updating The Weymouth and South Dorset Local Plan.

Peter Croad

2 March 2025

