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Attachments: Weymouth Neighbourhood Plan type up.docx

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Good Afternoon

I wish to submit this document in my opposition to the Weymouth Neighbourhood Plan. This in regards as to why Wyke Oliver farm is an unsuitable site for building homes, because the strategic environment assessment does not support building and also the assessment was only completed to support the building of 100 houses where as in fact they want to build 250 homes. This shows that the current process is flawed.

Kind Regards

Peter Dickenson

Weymouth Neighbourhood Plan

The **Strategic Environment Assessment (SEA)** for the Weymouth Neighbourhood Plan outlines several reasons why housing development at **Wyke Oliver Farm** (North) is not considered suitable. These reasons are rooted in environmental, social and infrastructure concerns:

1. BIODIVERSITY AND GEODIVERSITY

- **Proximity to the Lodmoor Site of Special Scientific Interest (SSSI):** This site is located within 500 metres of a nationally important ecological site. Development could disrupt sensitive habitats and threaten the biodiversity of this protected area.
- **Protected species and habitats:** Any disturbance in this area could have a significant adverse impact on the local ecology, including wildlife corridors that extend into the surrounding landscape.

2. LANDSCAPE IMPACT

- **Dorset National Landscape:** This site is near an Area of Outstanding Natural Beauty (AONB), meaning development could harm the visual character and natural beauty of the landscape. This is a key concern for maintaining the area's rural identity and tourism value.
- **Visual impact:** The farm's elevated position makes it highly visible, so housing here could significantly detract from the area's scenic quality.

3. TRANSPORTATION AND ACCESSIBILITY

- **Limited public transport options:** The site is poorly connected by public transport, which could lead to increased reliance on private vehicles. This raises concerns about:
 - Traffic congestion in surrounding areas
 - Increased greenhouse gas emissions
- **Road access challenges:** The existing road network may require significant upgrades to handle the increased traffic from housing development, which could impose additional costs on local authorities.

4. FLOOD RISK AND DRAINAGE

- **Potential surface water flooding:** Although the site itself is not in a floodplain, development could exacerbate surface water runoff and increase flood risk in nearby areas. Adequate drainage systems would need to be implemented to mitigate these issues, which could be costly and technically challenging.

5. ALIGNMENT WITH LOCAL POLICIES

- This site does not align well with local sustainability objectives outlined in the Weymouth Neighbourhood Plan:
 - **Focus on brownfield sites:** The plan prioritizes development on previously used land to minimize the environmental impact.
 - **Carbon neutrality goals:** The remote location of the site would likely lead to higher carbon emissions from increased vehicle use, which conflicts with local and national goals for carbon reduction.

6. INFRASTRUCTURE AND COMMUNITY FACILITIES

- **Lack of nearby amenities:** The site is not well-served by local facilities such as schools, healthcare and shops. This raises concerns about the sustainability of a new housing development.
- **Potential strain on existing services:** Adding housing in this area without improving infrastructure could strain local services and amenities.

7. HERITAGE AND CULTURAL VALUE

- While not explicitly listed in the SEA, development near historic rural landscapes often risks altering their cultural and heritage significance. The SEA emphasizes the importance of preserving the character of Weymouth's rural fringes.

CONCLUSION

The SEA concludes that **Wyke Oliver Farm (North)** is unsuitable for housing due to its environmental sensitivity, visual impact, poor accessibility and misalignment with sustainability goals. The assessment prioritizes development in areas with fewer ecological and landscape constraints and better infrastructure, ensuring that Weymouth's growth remains sustainable and balanced.