

## **Sarah Smith (Preston Against Flooding)**

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## 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>

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Dorchester, DT1 1XJ

**Deadline:** **End of Thursday 10 April 2025.** Representations received after this date will not be accepted.

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	Personal Details *	Agent's Details *
Title	Mrs	
First Name	Sarah	
Last Name	Smith	
Job Title(if relevant)		

Organisation (if relevant)	Preston Against Flooding	
Address	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 80px; height: 15px; margin-bottom: 5px;"></div>	
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## 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	7
Policy	Environmental Sustainability section 7.4
Page	23
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.**

**Page 23 para 7.4** “Wherever required, it also means physical flood protection and effective sustainable drainage systems”. In regards to Policy W20, none of this has been done. The Viability Report <https://www.weymouthtowncouncil.gov.uk/wp-content/uploads/2024/11/Weymouth-NP-Viability-Report-Compiled-Sept-2024.pdf> at page 11 states: “We cannot test the impact of flooding prevention costs. What we can do is identify the potential scale of spare capacity – or “headroom” into which such a policy might be inserted.” At around pages 79 (the page numbering of the report ceases at this stage in Appendix 3) it shows clearly that the budget for a turnover of £70,360,182 can only make a profit of £100 and so there is no “headroom” for SUDS and therefore this Allocated Site should be dropped. The developer has walked away from it. The housing mix is distorted with 7% of 1-bedroomed houses whereas the identified need is for 66% of 1-bedroomed and it is believed this unsuitable mix was chosen to make the site artificially “Viable”. These figures are shown on page 75 on the Plan in the tables.

*Continue on a separate sheet if necessary*

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

Please drop Policy W20 from the WNP

*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
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Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
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	<i>Location of Text</i>
Whole document	
Section	Introduction 1.1
Policy	
Page	1
Appendix	



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**Para 1.1.** “applies to the parished area”. In April 2024 the boundaries of Weymouth were changed to the north and west and, in particular, a very large area added to the north, shown in orange <https://acrobat.adobe.com/id/urn:aaid:sc:EU:4b9e096d-5725-4d9a-93c7-a1fef6dea893?locale=en-US&x-product=AdobeHome%2F1.0&guid=9b953cf7-f1d7-4fcb-a060-7915e69c40e3&mv2=ahome&viewer%21megaVerb=group-discover> . This now brings in the substantial 500+ new houses at the development Bincombe Park, who should not now be excluded from the WNP. There are no policies for this significant new area. It also leaves a substantial area adjoining Bincombe Park to the east which appears to be far more suitable for development than the W20 Policy site “Wyke Oliver” just to the south across Littlemoor Road. It would now be possible to both build within the WNP at W20 as well as apply to build to the north opposite because it would not be protected by NP policies. Indeed, there is already a prominent advertising board displayed by DJ Developments offering this land for speculation. It is also not disclosed in WNP that Dorset Council (officers Nick Cardnell and Ed Gerry) have agreed that housing needs do not need to be confined to Map 1. Therefore, the WNP is already obsolete and should be paused and re-considered under these new boundaries and all the development possibilities that come from that. At a Full Council meeting of WTC held on 26 February 2025 boundaries were again raised by the public but Councillors voted to proceed with the outdated boundaries. There was a crucial meeting held between WTC and DC on 31 May 2024. [https://docs.google.com/document/d/1-e1FZvlfjEwjkdPV0AsDQvx968PUvDGd?rtpof=true&usp=drive\\_fs](https://docs.google.com/document/d/1-e1FZvlfjEwjkdPV0AsDQvx968PUvDGd?rtpof=true&usp=drive_fs) This shows the concerns from WTC about boundaries prior to that meeting and in particular about the opportunities now possible on the northern boundary and the inclusion of the 500+ houses at Bincombe Park to be brought into the Plan. It reflects the difficulties WTC had had in identifying suitable development sites, the preponderance in the Preston area and the Party-Political difficulties between the LibDems controlling WTC and the Conservatives controlling Preston. The final agenda was drawn up to exclude these issues since it would have meant pausing the Plan whilst the

obsolete boundaries were sorted out. Nick Cardnell from DC has said that the agenda change was at the behest of WTC and not from the DC side.

**“Jurisdiction of Weymouth Town Council”.**

In 2024 the Weymouth town clerk wrote repeatedly that the WNP was not WTC, it was run by a “Steering Group” who were unaccountable, unelected, met in secret without any public scrutiny, changed membership by their own internal elections and people came and went. The wording used was: “The production of the Neighbourhood Plan is led by a steering group, not Weymouth Town Council”

*Continue on a separate sheet if necessary*

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

Please drop PolicyW20 from the WNP

*Continue on a separate sheet if necessary*

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x	Yes
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	<i>Location of Text</i>
Whole document	
Section	3.8
Policy	
Page	12
Appendix	

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x	Object
	Make an observation

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**Page 12 para 3.8.** The WNP does not consider other relevant documents because it runs counter to their plans for development. In particular, the SEA on Policy W20 limits itself to about one-half of the number of houses contemplated and ignores the conflicting work done in the years before: <https://www.dorsetcouncil.gov.uk/documents/35024/296265/Sustainability+Appraisal.pdf/86f627ea-0374-adf7-a5e3-a19101a23f50> as a combined Site G on page 48. February 2017  
<https://www.dorsetcouncil.gov.uk/documents/35024/296265/20180802+-+Sustainability+Appraisal+Preferred+Options+%28FINAL%29.pdf/4c515ee5-159c-4b10-d646-24ec390b9735> at page 80, August 2018  
<https://www.dorsetcouncil.gov.uk/documents/35024/307470/DCLP-Jan-2021-SA+reduced.pdf/00cdaaf8-87f8-e74e-0ac0-423383e50467> . Site WEY G had reappeared at page 180(pdf page 183). January 2021

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Please drop PolicyW20 from the WNP

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	<i>Location of Text</i>
Whole document	
Section	6
Policy	Environmental Sustainability AIM shown in blue
Page	19
Appendix	

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x	Object
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**Page 19 Blue Aim** "Climate Change Management" says "All new developments are expected to result in no increase in the risk of flooding and provide resilience to extreme weather events". This conflicts with Policy W20 where evidence has been provided (but not included in any part of the WNP) that shows present and historic flooding can only be exacerbated by flooding through reducing infiltration land with buildings and taking no account of the LLFA advice that provision must be made for a 45% increase in surface water run off caused by Climate Change. No attempt on W20 has been made to address water for this development which lies in a Flood 3 Area and can only disgorge to other Flood 3 areas.

*Continue on a separate sheet if necessary*

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

Please drop PolicyW20 from the WNP

*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: \_\_\_\_\_  
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	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	Target 26
Policy	Climate Change Management
Page	219
Appendix	A

**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.**

The Plan does not consider historical data and that Policy W20 can only discharge into a Flood 3 area. This Section only refers to flooding tangentially but should consider the published data to give the context. No work has been done in the Plan to consider the risks east of Greenhill in Weymouth.

The Plan does not take into consideration specifically the formal Flood Warnings issued historically in the area of planned development in Weymouth and specifically for Policy W20 which can only discharge into these Flood 3 risk areas

Please see: <https://floodassist.co.uk/flood-warnings/flood-area-info/dorset/111wafweyr/weymouth-rivers-and-streams>

With 14 flood warnings for the past 5 years in the catchment basin for new development proposed at Preston and specifically the only possible outflow area for Policy W20 of the Plan and

The 93 flood warnings over the past 5 years for Weymouth overall <https://floodassist.co.uk/flood-warnings/flood-area-info/dorset/111wafweyr/weymouth-rivers-and-streams>

which relates to page 65 of the WNP.

It is inevitable that Policy W20 will increase the risk of flooding

*Continue on a separate sheet if necessary*

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

Please drop Policy W20 from the WNP because of the flooding risks, which means Policy W20 is not sustainable. The Plan should be paused to allow the LLFA to carry out a formal assessment of future flood risk as they have done for Weymouth Town Centre

*Continue on a separate sheet if necessary*

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The Plan does not take into consideration specifically the formal Flood Warnings issued historically in the area of planned development in Weymouth and specifically for Policy W20 which can only discharge into these Flood 3 risk areas

Please see: <https://floodassist.co.uk/flood-warnings/flood-area-info/dorset/111fwcecd022/dorset-coast-at-preston-beach>

With 14 flood warnings for the past 5 years in the catchment basin for new development proposed at Preston and specifically the only possible outflow area for Policy W20 of the Plan and

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