

From: Nick Cardnell

Sent: 31 May 2024 11:58

To: Michele Williams; Jane Biscombe; Cllr. Jon Orrell;
; David Northam

Cc: Andrew Billany; Tim Hulme; Matthew Piles; Sharon Attwater; Nick Webster; Jessica Maskrey; Paul Derrien; Gary Messenger; Keianna Grimes

Subject: RE: Weymouth Neighbourhood Plan Meeting - Friday 31 May

Dear Michele,

Thank you for circulating the meeting agenda for today (2pm on MS Teams) and the steering groups

supplementary questions.

Having now read through everything, we have drawn out a shortlist of our preferred discussion points focused on your questions relating specifically to Housing, Assets & Property.

I would like to reassure you that all other questions will be responded to either in writing or through up-coming meetings (for example, the SFRA2 briefing)

This list is intended as a series of 'prompts' for a more fluid discussion, but I think reflects what you wish to cover.

Housing, Assets & Policy Questions

1. How does Dorset Council intend to meet affordable housing need in the Weymouth area?

2. Buying properties for emergency accommodation is considered a short-term remedy rather than a

long-term solution.

Housing Questions

3. Will Dorset Council change its housing policy to build homes directly?

4. Have Dorset Council at any time investigated the option to self-develop social housing as a Registered Provider and if so, where is this documented?

5. Can Dorset Council use community land trust structure to ensure the homes are kept safe from being lost to "right to buy"?

Assets & Regeneration Questions

6. What is Dorset Councils approach to assets disposal in the Weymouth area?

7. How can we best ensure that Dorset Council Assets can be used for Affordable Homes?

8. Can we designate highways land in Weymouth as Local Green Spaces?

9. Regarding Lodmoor Old Tip and possible future uses.

a. Can we change Policy WEY8?

b. We would like to include low density housing with affordable homes, some low impact business use and café/visitor centre for the Bird Reserve?

c. What buffer around the HRC is needed?

d. We would like to allocate the northern section for light industrial, workshops requiring minimal

ground disturbance. The footpaths would need to be retained.

10. Should St Nicholas Street be all Affordable Homes? Our Viability Testing suggests St Nicholas Street has limited viability and would not support Affordable Homes without external funding or by making this a Home's England supported site?

From: Michele Williams < >

Sent: Tuesday, May 28, 2024 3:58 PM

To: Ed Gerry < >; Andrew Billany < >; Tim Hulme

< >; Matthew Piles < >; Nick Cardnell
< >

Cc: Rachel Noke < >; Steve Boyt < >; Sharon
Attwater < >; Nick Webster < >; Jessica
Maskrey < >; Paul Derrien < >; Terry Sneller
< >; Gary Messenger < >; Keianna Grimes

Subject: RE: Weymouth Neighbourhood Plan Meeting - Friday 31 May

Dear Ed

Thank you for forwarding to colleagues for me but can clarify our aim for this meeting is to discuss DC's comments on the NP in relationship to the use of DC assets to further the goals of the NP. DC Asset's comments were essentially assets should not be developed solely for Affordable Homes whilst DC Housing were supportive of the attempts to provide nearly 500 additional affordable homes over 17 years. We are looking for new thinking on how we can meet the Affordable home target by a combination of greenfield and brownfield sites.'

This is not a meeting with the Planning Policy Team to discuss the privately owned sites. Below is an agenda which will hopefully focus the meeting and identifies what we aim to get out of the meeting. We are not expecting a response to each question raised – we are aware that not everyone might be as knowledgeable and able to answer the questions raised within a matter of days so will be happy to receive responses to the questions in the next couple of weeks.

AGENDA

Welcome & Personal Introduction

Purpose of the Meeting – as above

Where are we - Quick update on where we in the NP Process.

The Housing Needs Analysis – 3,225 Housing Requirement (with 35% AH if met cf 14% achieved) will not provide the HNA need for between 1,775 and 2,649 Affordable Homes over the 17 years. Hence we focussed on bringing forward new larger sites with high proportions of AH outside the Defined Development Boundary.

This included privately owned greenfield sites Budmouth Ave 230, Wyke Oliver Farm 250 and Redlands 150 with 50 AH demonstrated in Viability Testing as feasible. Potentially providing 315 AH.

Also included DC-Assets on brownfield sites St Nicholas St, Lodmoor Old Tip, and possibly Jubilee Sidings (owned by Network Rail). The NP could not consider the sites allocated by the Local Plan which include The Peninsular, North Quay & Westwey Road which could also deliver Affordable Homes. But the Viability Testing shows the town centre brownfield sites are unviable for commercial led development but that they could be brought forward working with Homes England etc.

Highways sites – how can we move forward to achieve LGS designations, acceptable to the highways

department? Road traffic impact – in relation to site allocations WNP24 (site off Budmouth Avenue) and WNP25 (site off Wyke Oliver Road) is there in existence any technical reports of any kind that we can access?

Way forward - How can we, in the NP, best ensure that DC Assets can be used for Affordable Homes (or in the absence of that Community Benefit)

Should St Nicholas St be All Affordable Homes? If not what % would Homes England accept. If not Viability suggests Commercial Developers would say 0%?

Is there a way some Housing can be delivered on the Lodmoor Old Tip site (either by moving the HRC or by adjusting the allocated area?)

Should the NP conclude that meeting the Affordable Homes targets requires radical affordable homes development in Weymouth Town Centre?

We attach the latest Viability Testing report which covers both greenfield and brownfield sites for your information. Please note there are errors and this has not been approved by the steering group yet. A future meeting with Highways and Planning Policy is necessary so would appreciate the relevant teams to get in contact regarding a meeting in the near future.

Many thanks
Michele Williams

From: Ed Gerry <>
Sent: Tuesday, May 28, 2024 11:48 AM
To: Andrew Billany <>; Tim Hulme <>;
Matthew Piles <>
Cc: Nick Cardnell <>; Rachel Noke <; Steve
Boyt <>; Sharon Attwater <s>; Nick Webster
<>; Jessica Maskrey <>; Paul Derrien
<>; Terry Sneller <>; Gary Messenger
>; Keianna Grimes <>; Michele
Williams <>

Subject: Weymouth Neighbourhood Plan Meeting - Friday 31 May

Hello All,

In Nick's absence (he is due to return to work tomorrow), please see the questions below which he has received from Michele Williams at Weymouth Town Council in advance of the meeting this Friday (31 May). (Please note I have copied Michele into this email so she is aware who I have forwarded the questions to). It is my understanding that these questions have come from a number of different members of the Neighbourhood Plan Steering Group.

Given that colleagues from Highways are not attending the meeting this Friday, questions relating to highways matters will have to be dealt with at a later date.

Questions for Meeting with Highways, Assets and Enabling Teams:

1. Can Highways please identify the exact areas of land within the Weymouth Neighbourhood Area that they own or have jurisdiction over?
2. What will it take in policy terms for Highways to remove its opposition for 'highways reasons' to those sites proposed and supported by the public for designation as Local Green Space in the pre-submission version of the Weymouth Neighbourhood Plan ?
3. What reports exist on highways access resulting from any previous studies appertaining to proposed developments in proximity to Budmouth/Southdown Avenue and Wyke Oliver Road? How can any such reports be accessed?
4. Have Dorset Council at any time investigated the option to self-develop social housing as a Registered Provider and if so where is this documented?

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Thanks for the opportunity to meet.

The comments on the sites owned by DC are largely unresponsive of developing affordable homes or additional employment sites and it seems that Highways don't wish to lose any control of the miscellaneous sites they own. (Note all these sites are owned by DC on behalf of the people of Dorset Unitary Area).

We would ask Dorset Council how it proposes to meet the affordable housing need in Weymouth and what sites it suggests.

In particular we would like the Housing Enabling Team and Assets Team to comment on this. Buying properties for emergency accommodation is a short-term remedy rather than a long term solution.

The following are more detailed questions

Assets:

Our previous conversation have been very stilted with too often the answer being either 'we haven't decided the future usage yet or we can't reveal what we're thinking' We are anxious to avoid blighting a desirable development by a site allocation but also want to address the Weymouth specific needs of jobs, homes and indoor leisure.

1. WNP29 Lodmoor Old Tip. The response to the Reg 14 consultation says usage should be in accordance with the LP Policy WEY8. Is it possible to change this as it is well outside the existing tourist area. We wanted to include low density housing with affordable homes, some low impact business use and café/visitor centre for the Bird Reserve. Which of these would be most acceptable?

2. WNP29 Lodmoor Old Tip. Section WNP29A includes the Household Recycling Centre. This we appreciate is difficult to relocate but is in a prime location. What buffer around the HRC is needed.

3. WNP29 Lodmoor Old Tip. Part of the Northern Section WNP29B falls outside the boundary of WEY8. Note the access is from Weymouth Bay Avenue and there is already a pumping station and rubble collection yard in this area. We would like to allocate this element for light industrial, workshops requiring minimal ground disturbance. The footpaths would need to be retained.

4. WNP29 Lodmoor Old Tip. Section WNP29C might the overflow car park be developed for mixed housings and café to support RSPB.

5. WNP28 St Nicholas St. Our Viability Testing suggests this site has limited viability and would not support Affordable Homes without external funding or by making this a Homes England supported site. See additional under Planning Policy

Highways:

1. We would like to include a number of sites (Previously notified) that are DC Highways Assets as Local Green Spaces. This covers a number of sites most of which were acquired originally to support highways improvements. We believe all planned highway improvements on these sites have been completed. This follows residents making requests for such sites to be 'designated'. The intention being that the sites should be protected from unwanted development. The current use of the land does not need to change. We could include for these sites a condition which allows future changes to the site associated with highways improvements. Would this be an acceptable way forward.

2. We would again link to ask whether the area around sites WNP24 and WNP25 are able to support the number of homes and access roads indicated in the draft plan. If not we would like advice as to what might be a suitable number or whether an additional or alternate access would make the site deliverable.

Planning Policy

1. Ref WNP24 DC Comments Planning Policy recommend further work before site is allocated – is this necessary given work already done by Bellway?

a) 182 This recommends further work:

a) Floodrisk and SUDS statement – Bellway historic and groundwater survey work conducted

b) land stability – where is evidence of this risk?

c) visual impact

d) satisfactory access – Bellway have access rights from Budmouth Ave and Brackendown Ave and

previously submitted to DCC in 2018

e) impact of traffic

b) 183 recommends ecological survey but DC have already proposed this site in their Draft LP 2021.

c) 184 Urban Design Team would like to see more work to remedy site constraints – is this normal at this stage?

2. Ref WNP25 DC Comments 199/200 Planning Policy recommend further work before site is allocated – is this necessary given work already done by Bellway? This recommends further work:

a) visual impact - Morrish’s consultants report suggest no significant impact to AONB

b) satisfactory access – Morrish’s consultant i-Transport has looked at access and capacity and suggest ok. Further traffic survey planned in 2024.

e) impact of traffic

b) Morrish pushing for 270 not 250 but also offering higher higher energy standards

c) 183 recommends ecological survey but DC have already proposed this site in their Draft LP 2021.

d) 184 Urban Design Team would like to see more work to remedy site constraints – is this normal at this stage?

3. Ref WNP26 DC Comments

219. The Landscape and Urban Design team advise that many of these issues will have a bearing on the site layout and design. It is therefore recommended that these site constraints are investigated in advance of formal site allocation and co-ordinated through ‘initial’ master planning work reflecting an iterative process to site design.

4. Ref WNP28 General comment Where ought we address the loss of family night-time entertainment. Mitigation is that this should feature in Peninsular Development iaw TCMP. PW to advise.

28/7 DC

Assets 230 support provide it is not limited to solely affordable housing. Why this constraint – it’s a commercial decision not a NP comment.

231 Note George Venning has suggested non viable for Commercial Dev’t. But report being revised.

233 Settle for up to 5 storeys as more require lifts.

236 Retain iv and v as adding community value.

237 PW to advise I don’t think the NP needs to do a sequential test. This should be developer.

28/8 DC Again response is as if this were a PA – it is not. PW to advise.

I think it would be helpful to provide a copy of the VT report to DC noting that this report is still going through approval by the SG who have noted some errors.

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1) Would DC allow post-Reg 14 for WTC to identify housing sites close to its DDB in Chickerell?

Context (see my attached comments WP21 for full details)

a) I ask because Neighbourhood areas can also cross local authority administrative boundaries”

Neighbourhood Planning FAQs | Local Government Association and Chickerell NP identifies a site off

Radipole Lane adjoining Southill for some 350 dwellings. That plan accepts this site could be developed.

However, this is not a policy of the Chickerell NP in “the absence of any identified local need”. We can identify a local need! Would Dorset Council endorse this change if made?

b) I am concerned that due to the limited availability of land in the DDB to WTC that 75% of the housing allocation has been suggested for Preston and Littlemoor wards (Conservative councillors). The possibility of a positive referendum outcome may be reduced if the Conservatives mount a campaign for a no vote.

c) Clearly my hope is that reducing allocation for Preston, if the Southill site was accepted, might reduce the extent of the referendum no votes and possibly persuade the Conservatives, if necessary, not to campaign against a positive referendum outcome.

2) What is DC planning’s stance to allowing development on an SSSI Impact Risk Zone and protected site for Great Crested Newts (see my attached comments WP02 for full details)

Context

a) WTC WP29 suggests development on such a designated risk zone adjacent to Dorset’s 2nd most important bird site (RSPB Lodmoor) and an additional SSSI ([Magic Map Application \(defra.gov.uk\)](#)).

b) The site is also a Great Crested Newt’s Strategic core or fringe Opportunity Area ([Magic Map Application \(defra.gov.uk\)](#)).

c) The land to be designated for nature conservation at Wyke Oliver Farm North, but not that on which development is planned, is also a Great Crested Newt’s Strategic core or fringe. The concern does not arise for that site.

3) Would DC agree post Reg 14, and enforce, a planning requirement for new builds in WTC that all rainwater collected from roofs etc. was sent to a garden soakaway (possibly via water butts) rather than entering the sewage system. This measure would reduce the risk of overflows by the sewage system.

Context

a) The view of Wessex Water on the value of this measure might be worth obtaining by DC.

b) This simple measure seems environmentally desirable to reduce the risk of overloading a sewage system. It seems a matter of good practice.

c) There are no storm overflows development sites in the locality of the proposed sites of WTC ([Coast and rivers watch map | Wessex Water](#)).

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Two questions:

1) Will Dorset Council change it’s housing policy to build homes directly? Houses that are available for social rent (40% of market rent, secure lifetime tenancy). Can DC use community land trust structure to ensure the homes are kept safe from being lost to “right to buy”?

2) How do DC ensure a balance of house building across Dorset so that all the homes are not built in

overdeveloped parts of Weymouth? There is a lot of scope around Chickerell and north of Littlemoor Road. How are the many new estates in Chickerell numbers included in the Weymouth conurbation total? One could argue that housing numbers for the conurbation south of the Ridgeway should be seen as one zone.

Kind regards,

Ed Gerry

Community Planning Manager

Economic Growth and Infrastructure

Dorset Council

Notes of Meeting between DC Assets and Weymouth Neighbourhood Plan Steering Group held 31st May 2024

Present:

Weymouth Neighbourhood Plan Steering Group:

Cllr David Northam (Chair), Cllr Howard Atkinson (Cllr Member), Jane Biscombe (Town Clerk), Michele Williams (Project Officer), Penny Quilter (Resident Member), Phil Watts (Resident Member), Rob Cheeseman (Resident Member) Colin Marsh (Deputy Chair / Resident member)

Dorset Council:

Andrew Billany (CD Housing & Community Safety), Gary Messenger (Head of Housing), Nick Cardnell (Planning Policy SO), Paul Derrien (Housing Enabling TL), Sharon Attwater (Service Mgr Housing Strategy), Tim Hulme (CD Property & Assets), Matt Piles (CD Economic Growth & Infrastructure (Incl Planning & Highways)) – arrived for item 8 onwards,

Welcome and Introductions:

Nick Cardnell agreed to chair the meeting. He welcomed everyone to the meeting and introductions were made.

DC expressed a desire that we should work together to progress the WNP.

Update from David Northam on “Where we are at now”:

Cllr Northam provided an update on the purpose of the meeting and the current situation as follows:

Purpose: To discuss DC’s comments on the NP in relationship to the use of DC assets to further the goals of the NP. DC Asset’s comments where essentially assets should not be developed solely for Affordable Homes whilst DC Housing were supportive of the attempts to provide nearly 500 additional affordable homes over 17 years. We are looking for new thinking on how we can meet the Affordable home target by a combination of greenfield and brownfield sites.’

Situation: The Weymouth Housing Needs Analysis – 3,225 Housing Requirement (with 35% AH if met cf 14% achieved) will not provide the HNA need for between 1,775 and 2,649 Affordable Homes (AH) over the 17 years. Hence, we focussed on bringing forward new larger sites with high proportions of AH outside the Defined Development Boundary.

This included privately owned greenfield sites Budmouth Ave 230, Wyke Oliver Farm 250 and Redlands 150 with 50 AH demonstrated in Viability Testing as feasible. Potentially providing 315 AH.

Also included DC-Assets on brownfield sites St Nicholas St, Lodmoor Old Tip, and possibly Jubilee Sidings (owned by Network Rail). The NP could not consider the sites allocated by the Local Plan which include The Peninsular, North Quay & Westway Road which could also deliver Affordable Homes. But The Viability Testing shows the town centre brownfield sites are unviable for commercial led development but that they could be brought forward working with Homes England etc.

Housing, Assets & Policy Questions

1. How does Dorset Council intend to meet affordable housing need in the Weymouth area?

Tim Hulme stated we needed to establish a delivery plan rather than piecemeal developments. He reported that under the new administration they had commissioned a review of Industry & Business Parks (August), Brownfield Sites, Hotels on Weymouth Seafront (condition surveys July), Dorset Farms, and Leisure Centres. Reference was made to updating the Weymouth Town Centre Masterplan. There is also an opportunity around Weymouth College.

2. [Buying properties for emergency accommodation is considered a short-term remedy rather than a long-term solution.](#)

This was treated as a comment, but it was pointed out that buying empty properties was sensible and DC are duty bound to provide emergency accommodation. DC have halved the number of homeless in emergency accommodation.

[Housing Questions](#)

3. [Will Dorset Council change its housing policy to build homes directly?](#)

Reference was made to Cllr Gill Taylor the new Portfolio Holder for Housing. There will be a review of how best to improve the supply of Affordable Housing this will include using DC Assets for this purpose and will need to determine the best delivery method.

4. [Have Dorset Council at any time investigated the option to self-develop social housing as a Registered Provider and if so, where is this documented?](#)

Andrew Billaney confirmed that DC could act as a RP but it was currently envisaged that the existing approach of working through other RP's should continue unless a new policy emerged under the new administration.

5. [Can Dorset Council use community land trust structure to ensure the homes are kept safe from being lost to "right to buy"?](#)

There is a desire to support CLT in Weymouth but the difficulty is finding a site.

[Assets & Regeneration Questions](#)

6. [What is Dorset Councils approach to assets disposal in the Weymouth area?](#)

Tim Hulme responded that this is under review and that DC is duty bound to achieve best value.

Andrew Billaney highlighted that would now include Community Value through provision of Affordable Homes etc.

7. [How can we best ensure that Dorset Council Assets can be used for Affordable Homes?](#)

It was not clear what target there was for AH in Weymouth. David Northam said that the Weymouth

HNA of 2021 was the most up to date assessment and that should be used. (He mentioned that this

would be update to include Census 2021 data).

Action: MW Send copy of HNA to Andrew Billaney and Sharon Attwater.

8. [Can we designate highways land in Weymouth as Local Green Spaces?](#)

Matt Piles responded that a number of these sites were part of the network water run-off collection

areas and served as SANGS and as such were already protected from development. Colin Marsh

commented that there were a number of sites where the reasons for the objections to the sites

becoming LGS was not clearly stated.

Action: CM send email detailing which sites to MP.

9. Regarding Lodmoor Old Tip and possible future uses.

a. Can we change Policy WEY8?

No.

b. We would like to include low density housing with affordable homes, some low impact business

use and café/visitor centre for the Bird Reserve?

This was considered contrary to WEY8. Cllr Atkinson expressed surprise that this site had been

considered. Cllr Northam explained there were limited options for consideration.

c. What buffer around the HRC is needed?

Not discussed.

d. We would like to allocate the northern section for light industrial, workshops requiring minimal

ground disturbance. The footpaths would need to be retained.

Matt Piles responded that it was not clear what waste had been dumped there – the records were unclear. Cllr Northam raised better use of the land around the Pumping Station and Rubble storage area outside the site of liquid waste disposal highlighting it was outside WEY8.

Action: SG consider whether to persist with a reduced size allocation.

10. Should St Nicholas Street be all Affordable Homes? Our Viability Testing suggests St Nicholas Street has limited viability and would not support Affordable Homes without external funding or by making this a Home's England supported site?

Tim Hulme, reported that this site was one of a number of sites which DC was exploring development options for.

Matt Piles commented that the market was changing monthly and was pleased that the old Brewery

site was moving forward with Homes being sold off-plan.

Action: MW to send copy of Viability Testing report to DC.

Any Other Business:

Cllr Northam mentioned the Mount Pleasant site the support for this to become a transport hub, the

concerns expressed by Dorset Wildlife Trust. The SG believed there remained a way forward for this site that would satisfy the various stakeholders.

Cllr Northam had also requested the latest housing register figures to update the plan – Paul would

provide these to us.

David Northam related a positive conversation with Network Rail about the Jubilee Sidings site – which has been put forward as potential for a mixed-use site. Matt Piles commented that if we have managed to have positive conversations, he complimented us as they are struggling to undertake any conversation with Network Rail.”

Thanks were given for the more positive engagement and the commitment to undertake follow-on

discussions.