

**From:** Alex Bailey [REDACTED]  
**Sent:** 09 April 2025 13:50  
**To:** NeighbourhoodPlanning  
**Subject:** Formal Objection to Policy W20 – Weymouth Neighbourhood Plan (09.04.25)  
**Attachments:** Follow-Up\_ Weymouth Town Council Meeting and Housing Concerns (25.11.24).eml; Interim Report on Weymouth Neighbourhood Plan Housing Needs (22.12.24).eml; Call for Reassessment\_ Housing Plan Missteps and Viability Challenges (29.01.25).eml

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from [REDACTED] [Learn why this is important](#)

**Caution - Attachments:**

Do not open attachments in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

**Caution - External links:**

Do not click on links in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

Dear Neighbourhood Planning Team,

I am writing to submit a formal objection to **Policy W20** in the Weymouth Neighbourhood Plan, and to urge **Dorset Council to pause its progression** until key issues around housing mix and development viability are properly addressed. This submission should be considered part of the current public consultation, and I have attached previous representations I submitted to Weymouth Town Council for your reference and context.

Policy W20 proposes the allocation of 250 dwellings on greenfield land at Wyke Oliver Farm North. While I fully acknowledge the urgent need for genuinely affordable housing in Weymouth, this policy fails to reflect the **actual housing needs of the community**. The proposed housing mix is deeply unbalanced and risks delivering larger homes that do not meet the needs of local people—particularly single-person households, young adults, and older residents wishing to downsize.

The **Weymouth Housing Needs Assessment (November 2024)** clearly demonstrates rising demand for **smaller, more affordable one-bedroom homes**. Yet Policy W20, as currently presented, provides no assurances that these will be prioritised. Instead, the site appears skewed towards satisfying numerical housing targets rather than addressing the specific types of homes the community needs. As such, **W20 is being used to meet housing targets rather than to satisfy housing need**—and that undermines the purpose and integrity of the Plan.

I therefore urge Dorset Council to **re-run the viability assessment for W20**, modelling a housing mix that includes **at least 60% one-bedroom dwellings**, as supported by local evidence. This will provide a more realistic understanding of

whether the site can truly deliver affordable housing in a meaningful and sustainable way. If such a mix proves unviable, then the policy should be reconsidered altogether. **Viability must not become a justification for delivering the wrong homes in the wrong way.**

Please find my full objection and supporting evidence below. I would appreciate confirmation of receipt and inclusion in the consultation process.

Kind regards,

Alex Bailey

[Redacted]

[Redacted]

-

**P9 2,16**

*"Weymouth has a significant housing affordability problem. Two Housing Needs Assessments (HNA) have been undertaken, the first in 2021 [link to 2021 HNA] and the second in 2024 [link to 2024 HNA]. The former used data from 2011 and 2015 whilst the latter uses data from 2021 Census and the Local Housing Needs Assessment produced by BCP and Dorset in 2021 [link to BCP & Dorset LHNA in Submission folder]. The latest report indicates a need for 134 affordable rented homes and 108 affordable homes to own per annum in Weymouth. This is significantly higher than the number reflected in the extant Local Plan which set a requirement for 3,225 homes, over 17 years, with 35% affordable or 66 per annum. House prices increased relatively steadily in Weymouth between 2013 and 2024.*

*The median house price increased by 39.0% in this time, peaking in 2023 at £271,000. The lower quartile house price increased to a slightly lesser extent, by 37.3%, peaking in 2023 at £210,000. Local households mean on average incomes, around £42,000 as recorded by ONS in 2020, are unable to access even entry level homes unless they have the advantage of a very large deposit. Private renting is generally only affordable to higher earners. Households on mean incomes can only afford entry-level rental affordability thresholds. Households on below average incomes, including those receiving lower quartile earnings, around £20,000 for LQ full time earnings in 2023 at the level of Dorset as a whole, have limited choice within the market."*

I agree that Weymouth faces a significant housing affordability issue. To address this, we should prioritise the construction of starter homes—one- and two-bedroom properties—under the First Home or Shared Ownership models, which are slightly more affordable. These should account for at least the 35% Affordable Housing requirement set by the Government, as evidenced on page 24 of the **HNA 2021 (94)** and page 13 of the **HNA 2024 (Table 4-4)**.

**Table 4-4: Affordability thresholds in Weymouth (income required, £)**

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £42,143	Affordable on LQ earnings (single earner)? £20,020	Affordable on LQ earnings (2 earners)? £40,040
<b>Market Housing</b>						
Median House Price	£243,900	-	£69,686	No	No	No
NA New Build Entry-Level House Price	£177,880	-	£50,823	No	No	No
LQ/Entry-level House Price	£189,000	-	£54,000	No	No	No
LA New Build Median House Price	£333,000	-	£95,143	No	No	No
Average Market Rent	-	£13,740	£45,800	No	No	No
Entry-level Market Rent	-	£12,600	£42,000	Yes	No	No
<b>Affordable Home Ownership</b>						
First Homes (-30%)	£124,516	-	£35,576	Yes	No	Yes
First Homes (-40%)	£106,728	-	£30,494	Yes	No	Yes
First Homes (-50%)	£88,940	-	£25,411	Yes	No	Yes
Shared Ownership (50%)	£88,940	£2,471	£33,647	Yes	No	Yes
Shared Ownership (25%)	£44,470	£3,706	£25,058	Yes	No	Yes
Shared Ownership (10%)	£17,788	£4,447	£19,906	Yes	Yes	Yes
<b>Affordable Rented Housing</b>						
Affordable Rent	-	£7,222	£24,073	Yes	No	Yes
Social Rent	-	£5,209	£17,363	Yes	Yes	Yes

Source: AECOM Calculations

Despite a **14.49% increase in the cost of one- and two-bedroom flats between 2020 and 2023** (HNA 2023, Table 4-3, p.11), these remain the most affordable option for households with combined incomes, as shown in **Table 4-4** of the 2024 HNA.

**Table 4-3: Median house prices by type in Weymouth, 2014-2023**

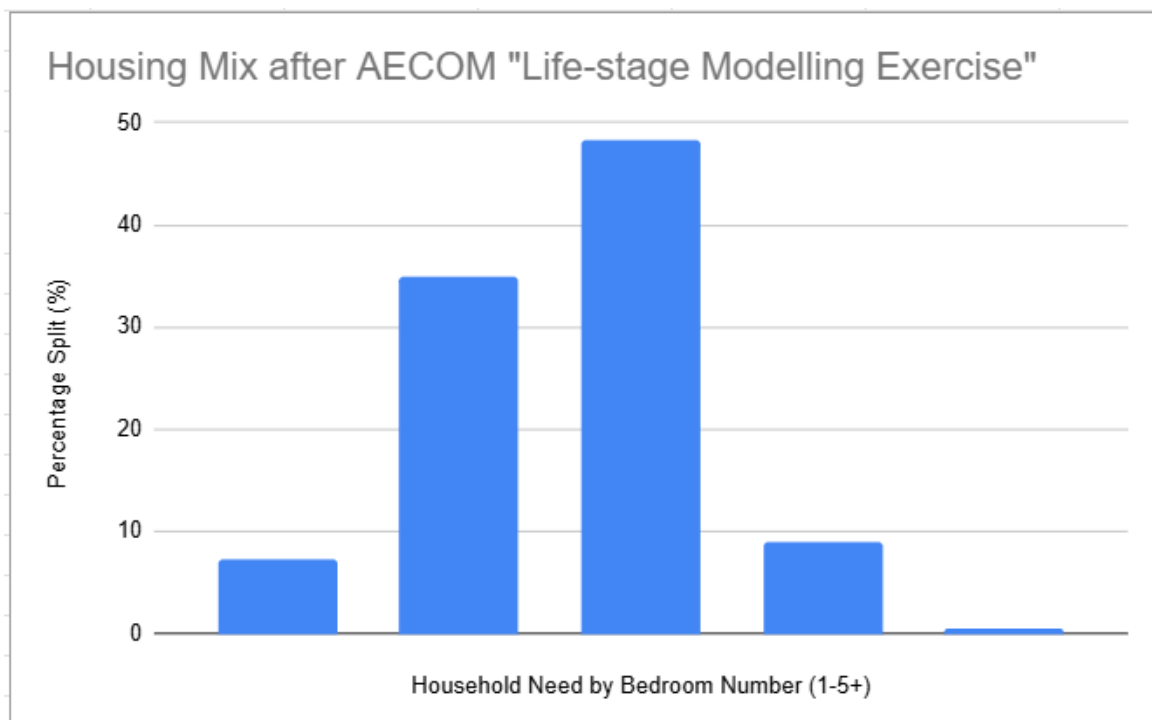
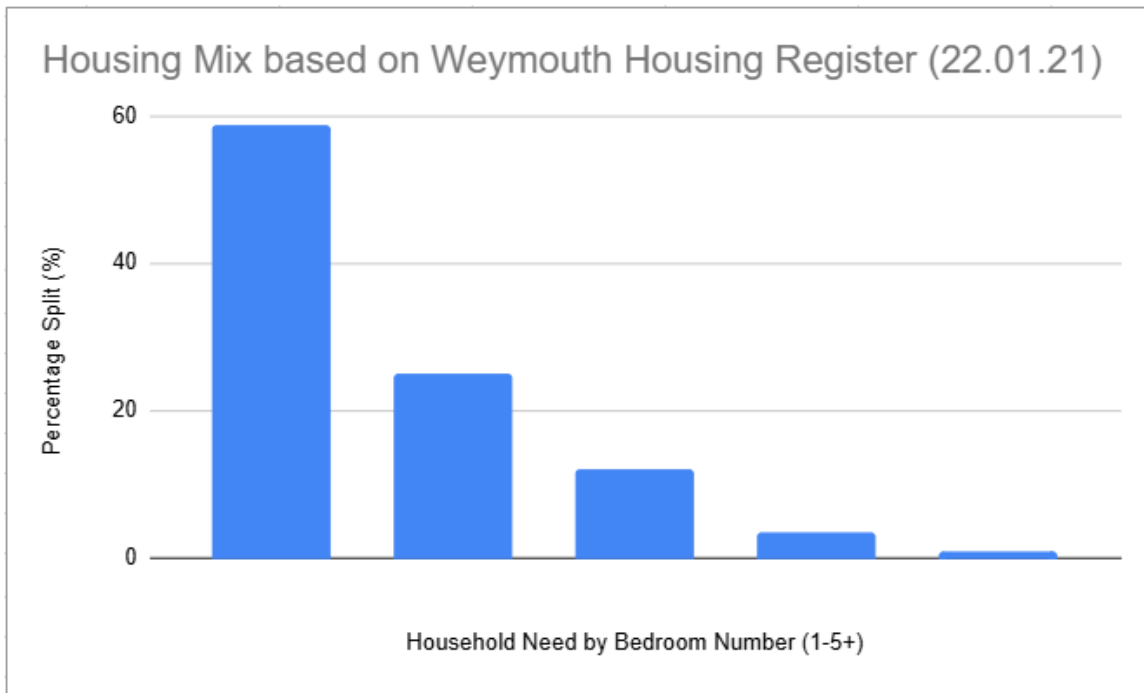
Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Growth
Detached	£279,950	£310,000	£319,625	£337,250	£345,000	£342,500	£354,500	£380,000	£425,000	£425,000	51.8%
Semi-detached	£220,000	£220,000	£232,500	£240,000	£260,000	£250,000	£254,250	£279,975	£300,000	£287,500	30.7%
Terraced	£170,000	£174,000	£185,000	£192,000	£202,000	£206,000	£212,000	£226,250	£250,000	£255,000	50.0%
Flats	£135,000	£154,975	£155,000	£145,500	£135,000	£145,000	£152,500	£160,000	£166,625	£185,000	37.0%
<b>All Types</b>	<b>£195,000</b>	<b>£206,500</b>	<b>£210,000</b>	<b>£220,000</b>	<b>£227,250</b>	<b>£227,500</b>	<b>£238,000</b>	<b>£244,995</b>	<b>£270,000</b>	<b>£271,000</b>	<b>39.0%</b>

Source: Land Registry PPD

Additionally, data from **FOI response DC/8684** shows that new applications to the **Weymouth Housing Register average 20 to 40 per month**, with the majority classified as **Band D (Low Housing Need)** and primarily seeking **one-bedroom properties**. This further reinforces the need to focus on smaller, affordable homes.

Larger properties remain unaffordable, even with a **combined income of £40,040**, which suggests they **should not be prioritised in development plans**. However, **AECOM, commissioned by Locality (with strong developer ties)**, manipulated the demand model in the outdated **April 2021 Weymouth Housing Needs Assessment**. Their assumptions, particularly the idea that people will “grow into” larger homes as they age, are disconnected from Weymouth’s actual

housing needs. The reality is that **if people cannot afford to get on the housing ladder in the first place, they will never own these larger homes.**



AECOM's "life-stage modelling exercise" relied on **unsourced estimates** and misleading claims that **housing size data by Household Reference Person age was unavailable at the neighbourhood level.** In contrast, I was able to obtain **detailed 2001, 2011, and 2021 Census data by ward directly from the Office for National Statistics within a week.** See link below:

<https://www.ons.gov.uk/aboutus/transparencyandgovernance/freedomofinformationfoi/householdreferencepersondataforweymouthcensus20012011and2021>

The data from the **Housing Register, local house prices, and Census findings** reveal that **only 7–9% of proposed developments align with actual local demand**. This is a **blatant violation of policy W17**, which should prioritise genuinely affordable housing. Instead, the Local Plan pushes for an oversupply of **three- and four-bedroom homes**, a strategy that disproportionately benefits **developers' profits and Dorset Council's rate revenues** while failing to serve the people of Weymouth.

The focus must shift to delivering truly affordable homes that meet real local demand, not speculative developments that price residents out of the market.

## **P16 5.8**

*"Several documents will accompany the submission version of the Neighbourhood Plan. We are obliged by Neighbourhood Planning Regulation 1521 to produce a Consultation Statement<sup>22</sup>, which "should reveal the quality and effectiveness of the consultation that has informed the plan proposals", and a Basic Conditions Statement<sup>23</sup>, setting out how the Neighbourhood Plan meets the basic conditions (see para. 4.4)."*

I'd like to highlight that the views of these **573 respondents were initially ignored** and only later incorporated. Additionally, the **limited engagement** in the consultation process—just **30 participants?**—raises serious concerns about the legitimacy of the pre-submission document.

Moreover, the use of **SurveyMonkey** for submissions was problematic, as it **failed to provide confirmation emails** upon receipt. I had to personally email **Councillor Northam** to verify that my response had been received.

It would also be worth mentioning the **delayed publication** of the final draft of the plan with **Weymouth Town Council (WTC)**, further limiting opportunities for proper scrutiny and public engagement.

## **P20 Aim 1**

*"Jobs and the Local Economy*

*Aim 1:- Protect and enhance employment provision*

*Objectives*

- safeguard existing employment spaces*
- support improvements and enhancements to existing business and industrial areas*
- support new employment uses in suitable locations"*

While the plan makes reasonable commitments to employment objectives, it remains **broad and lacks implementation details**. It does not clearly outline how it will prevent employment space loss, improve business districts, or attract new businesses. A more proactive approach with timelines, investment plans, and stronger policy enforcement mechanisms would make it more effective.

## **P75 9.6-9.10**

### **9.6**

"In August 2024, Dorset Council informed the Steering Group that there were 1,166 applications to the Housing Register for homes in Weymouth. This is an increase of 207 since September 2023. Of these applications, 513 have a local connection, and 653 do not. The figure for numbers in Temporary Accommodation has increased in the same period from 158 to 163. This includes 50 households with 99 children. There is movement on the figures, with only 1 household having been in Temporary Accommodation for more than 6 weeks. As can be seen in the table below, these are categorised in bands A-D according to urgency of need. The average waiting time on the housing register across Weymouth and Portland ranges from 289 days for Band A to 678 days for Band D, with an average across the bands of 366 days. Since 2021, 471 households have been found homes via the Housing Register process."

Households with a local connection to Weymouth						
Row Labels	1	2	3	4	5	Total
Band A - Urgent Housing Need	20	9	4	2	1	36
Band B - High Housing Need	65	19	13	3	1	101
Band C – Medium Housing Need	64	33	36	3	-	136
Band D – Low Housing Need	178	48	10	3	1	240
<b>Grand Total</b>	<b>327</b>	<b>109</b>	<b>63</b>	<b>11</b>	<b>3</b>	<b>513</b>

Households requesting to live in Weymouth						
Row Labels	1	2	3	4	5	Total
Band A - Urgent Housing Need	25	7	6	3	1	42
Band B - High Housing Need	83	16	8	2	2	111
Band C – Medium Housing Need	75	32	23	11	1	142
Band D – Low Housing Need	258	74	19	7	-	358
<b>Grand Total</b>	<b>441</b>	<b>129</b>	<b>56</b>	<b>23</b>	<b>4</b>	<b>653</b>

The FOI response (DC/8684) from Dorset Council states: "There are 546 applicants on the register in Weymouth and active on the Housing Register from 1 July 2023 until January 2025." In August 2024, the Steering Group and Councillor Northam, by extension, asserted that their data above on page 74 indicates 1,166 applicants, including both local (513) and non-local connections (653) that should not have been included, contradicting DC Housing Allocation Policy - link below. They also falsely claim this represents an increase of 207 from previously stated figures from September 2023, yet their table **shows a decrease of 30 local connections** on the Housing Register (down from 543 to 513)!

9.5 In **September 2023** there were **543 applications** to the Housing Register with a local connection. A further **416** applications have been made with Weymouth their preferred area. There are 158 households in Temporary Accommodation.

Weymouth – Local Connection Housing Need							
Count of Band	Bedrooms						Grand Total
Row Labels	1	2	3	4	5	7	Grand Total
Submitted Online	46	29	11	2		1	89
Band A – Urgent Housing Need	26	5	9	3	2		48
Band B – High Housing Need	70	13	11	3	1		98
Band C – Medium Housing Need	61	22	30	2			115
Band D – Low Housing Need	150	36	9	1			196
<b>Grand Total</b>	<b>353</b>	<b>105</b>	<b>70</b>	<b>11</b>	<b>3</b>	<b>1</b>	<b>543</b>

<https://www.dorsetcouncil.gov.uk/documents/35024/282001/Dorset%20Council%20Housing%20Allocation%20Policy.pdf/64df5103-bcc0-bc16-85db-6be2d1fd967>

Presenting the data in this way is highly misleading. According to the FOI response, the average number of new applications to the Weymouth Housing Register ranges between twenty and forty per month, with the majority classified as Band D or Low Housing Need.

## 9.7

*"Dwellings that are affordable to local households are much needed. The HNA 2024 reports a chronic need for affordable homes in Weymouth. It estimates that up to 134 new affordable homes for rent per annum plus 108 new affordable homes to buy per annum are needed, together totaling 242 new affordable homes per annum."*

I agree that affordable housing for local households is essential. To address this, we should prioritise building starter homes—one- and two-bedroom properties—under the First Home or Shared Ownership models, as they offer a more accessible route to homeownership.

The latest data (DC/8684) on new housing applicants in Weymouth for 2024 reveals a total of 340 new applications, with the majority requiring **1-bedroom properties (226 applicants)**, followed by **2-bedroom properties (78 applicants)**.

Prioritisation should be given to **Bands A and B**, which represent the most urgent housing needs. These bands account for **89 new applicants**, with **53 requiring 1-bedroom homes** and **16 needing 2-bedroom homes**. This contrasts with **Band D**, which, despite having the highest number of applicants (176), also has the longest waiting time (average **678 days**) and is classified as low housing need. Given that the overall average waiting time across all bands is **366 days**, the focus should remain on securing housing for the most urgent cases first.

AECOM’s assessment estimates that **134 new affordable rental homes** and **108 affordable homes for purchase** are needed annually, totaling **242 new homes per year**. However, the **new demand from Bands A and B alone is significantly lower**, indicating that Weymouth’s true immediate need for affordable rentals may not align with AECOM’s broader projections. If we assume **priority should be given to Bands A and B**, then fewer than **90 homes per year** may be necessary to meet critical housing needs, rather than the 134 rentals AECOM suggests. Additionally, the overwhelming demand for **1-bedroom properties** contradicts AECOM’s push for larger homes. This misalignment suggests that past housing assessments have relied on generalised models rather than **locally sourced data**, and future planning should reflect actual waiting list figures rather than broad regional estimates.

**9.8**

*"The most recent strategic housing requirement for Weymouth for the period 2021 to 2038, set by the LPA, is 3,118 dwellings over the remaining 15-year period. This figure was updated from 3,225 to take account of 314 homes built between April 2021 and March 2023, reducing the number of homes with extant planning permission to 1,396, the Large Windfall site estimate by 140, and the Small Windfall site estimate by 217. The site allocations without planning permission are based on 400 homes in the Town Centre WEY2 and 150 homes in WEY14 Land South of Wey Valley, recorded in the Dorset Local Plan Draft of 2021."*

Source of Supply	Number of Dwellings
Completions [1 April 2021 – 31 March 2023]	314
Sites with Planning Permission at April 2023	1,396
Site Allocations with Planning Permission [both current & proposed]	550
Large Site Windfall Allowance [ based on sites identified in the SHLAA]	150
Small Site Windfall Allowance [based on past completion rates]	708
<b>TOTAL</b>	<b>3,118</b>

**Paragraph 9.8** presents the updated strategic housing requirement for Weymouth as 3,118 dwellings from 2021 to 2038, reduced from the previous 3,225 to account for completions and revised site assumptions. However, while this paragraph offers a numerical update on housing targets, it fails to critically assess **how these numbers relate to the actual housing needs of local people**, particularly in terms of affordability, bedroom size, and accessibility.

Using the **AECOM estimate** (from the HNA 2024) that **242 new affordable homes per annum** are required—**134 for affordable rent and 108 for affordable ownership**—this equates to **3,630 affordable homes** over the same 15-year period. This figure alone **exceeds the entire strategic housing target** of 3,118 dwellings, implying that **100% of new development would need to be affordable** to even meet baseline need, which is clearly not being proposed.



Additionally, when factoring in that the **Local Plan only targets 35% of housing as affordable**, this equates to approximately **1,091 affordable homes (0.35 × 3,118)**—less than a third of what is needed. This is a **clear shortfall** and highlights that the current strategic requirement is disconnected from documented local need.

Your previous analysis further illustrates that the **demand is for one- and two-bedroom properties**, especially for **Bands A and B** on the housing register, who often face waits of **up to 289–366 days**. Larger properties remain **unaffordable to most local households**, particularly those with combined incomes under £40,000. The reliance on generalised, top-down figures without aligning them to **actual local demographic and economic data**, such as that presented in **Table 4-3 and Table 4-4 of the HNA 2024**, undermines the strategic relevance of these targets.

Furthermore, the inclusion of **large and small windfall sites** and strategic allocations like **WEY2 (400 units)** and **WEY14 (150 units)** does not address the **type or tenure** of housing needed. There is no clarity in this section about whether these allocations will contribute to affordable provision or whether they will replicate the existing imbalance in housing mix.

In summary, Paragraph 9.8 offers a quantitative update but **lacks any qualitative evaluation** of the **suitability** of these housing numbers or types for Weymouth’s real housing crisis. Without a firmer commitment to **affordable, smaller-unit housing** and an analysis of **delivery mechanisms**, this plan risks continuing the historic underprovision of housing for those who need it most.

## 9.9

*"The Local Plan requires 35% of new homes, on sites of 10 dwellings or more, to be 'affordable'. If this proportion is viable, it would only deliver 1,091 affordable homes over the remaining plan period, or 72 per annum. Dorset Council's latest monitoring information, however, shows that in 2021 and 2022, only 13% of the homes built were 'affordable', which would only generate 27 affordable homes per annum. This is a significant shortfall on the estimated 242 per annum as identified in the latest Housing Needs Assessment (HNA) completed in November 2024."*

Paragraph 9.9 commendably acknowledges the severe shortfall between **the affordable housing policy target (35%)** and the **actual delivery rate (13%)** in 2021 and 2022. However, the paragraph largely reports this disparity **without offering a substantive critique or proposing corrective mechanisms**—despite the fact that this shortfall is **systemic, predictable, and policy-driven**.

The paragraph itself confirms that, **even if the 35% policy target were fully achieved** (which it has not been), it would only yield **1,091 affordable homes** across the 15-year period, or **72 per year**. This figure falls far short of the **242 affordable homes per annum** needed to meet local housing needs as established in the 2024 Housing Needs Assessment (HNA), creating a **deficit of 170 homes per year**. Over the plan period, this adds up to a **cumulative shortfall of 2,550 affordable homes**—a staggering figure that cannot be brushed aside by continuing with a business-as-usual approach.

The reality, however, is even more dire. **Dorset Council's own monitoring data** shows that **only 13% of new homes delivered in 2021–2022 were affordable**, equating to just **27 affordable homes per year**. At that rate, the **actual delivery over the remaining plan period would be only 405 affordable homes**, just **11% of the need** identified by AECOM (3,630 units over 15 years). This should trigger a serious policy response—not just a factual observation.

Yet, Paragraph 9.9 stops short of addressing **why delivery is so low**. There is no mention of **viability loopholes, developer negotiations, or planning exemptions** that routinely allow developers to reduce or sidestep affordable housing quotas altogether. Nor does it question whether the **housing mix promoted in AECOM's proposed developments**—often favouring 3- and 4-bedroom homes—is aligned with the **affordability thresholds and bedroom needs** for Bands A and B on the housing register, which prioritise smaller one- and two-bedroom homes.

In failing to include mechanisms to **enforce or improve compliance with the 35% target**, or **adjust the housing strategy to deliver more affordable, smaller units**, this paragraph reads more like a resigned acceptance of policy failure than a proactive planning tool. It also avoids the reality that without **public intervention or significant shifts in planning policy**, private market mechanisms will continue to **underserve the local population** and drive deeper inequality in Weymouth.

## 9.10

*"The Town Council has endorsed the Affordable Homes Paper produced by the Neighbourhood Plan Steering Group, which seeks to maximize the provision of affordable homes, giving primacy to the needs of the local community. The Town Council is also concerned that, unrestrained, open market housing development may increase the number of second homes and increase the number of people moving into the area whose buying power will force up local prices to the disadvantage of local people (Mar 2021). Seeking to prioritize and satisfy local housing need is consistent with the NPPF social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations."*

Paragraph 9.10 begins with a well-meaning endorsement of the **Affordable Homes Paper**, asserting that the Town Council aims to prioritise local housing need. However, this statement largely **reiterates aspiration without demonstrating effective implementation**, and it lacks the critical self-assessment needed in the face of repeated policy failures outlined in previous paragraphs.

The **endorsement alone** of the Affordable Homes Paper does little to offset the fact that **actual delivery of affordable homes remains dismal**—just 13% of homes delivered in 2021 and 2022 were affordable, amounting to a mere **27 homes per year**, while the **identified need is 242 per annum**. Paragraph 9.10 makes **no reference to this shortfall**, nor does it provide any actionable strategy to reconcile stated goals with real-world outcomes.

Moreover, while the concern around **open market development, second homes, and incoming buyers inflating prices** is valid, the paragraph fails to address **how these trends are being concretely counteracted**. The plan introduces a **Primary**

**Residence policy in paragraph 9.157**, but even that is aimed at all new housing rather than being **targeted at large, high-value homes** which are the most likely to become second homes. Without aligning housing type and affordability restrictions, a blanket policy risks **over-regulating the few homes that could have met local needs**, while doing little to deter **larger, profit-maximising developments** by volume housebuilders.

Additionally, the **Town Council's stated concern** about affordability doesn't seem to shape the actual **housing mix proposed by AECOM**, which heavily favours **three- and four-bedroom homes**, despite all evidence from the **Weymouth Housing Register FOI data** that demand is overwhelmingly for **one-bedroom properties**, particularly from Bands A and B—the most urgent need categories.

There is also no interrogation of the mechanisms by which “maximising affordable homes” will occur. Without firm **requirements in allocation policies, section 106 agreements, or public-private partnerships** to deliver First Homes or Shared Ownership properties, the paragraph reads as **well-intentioned but unenforceable**.

Lastly, while the reference to the **NPPF's social objective** is appropriate, the Plan could better demonstrate how it intends to **balance affordability, housing mix, and community cohesion** in practical terms—especially when the available land is so constrained and should be used efficiently for **one- and two-bedroom units** rather than large executive homes that do little to meet local need.

## **P84 W17**

### *"Policy W17: Housing Mix*

*New residential development should provide or contribute to a mix of housing tenure types and sizes to help maintain mixed, balanced, and inclusive communities within the neighbourhood plan area. The proposed housing mixes on major sites should be based on an up-to-date local housing needs analysis."*

At face value, **Policy W17** sets out a broadly acceptable goal: to encourage a mix of housing tenures and sizes that support inclusive communities and respond to local needs. However, this policy is **too vague and lacks enforceable obligations**, making it difficult to see how it will effectively shape development or address Weymouth's acute housing issues.

The policy's requirement that “housing mixes on major sites should be based on an up-to-date local housing needs analysis” appears to be forward-looking. However, in practice, the **most recent Housing Needs Assessment (HNA 2024)**—which clearly demonstrates that the overwhelming demand is for **one- and two-bedroom affordable homes**—has **not been adequately reflected in the housing mix proposed by AECOM**. AECOM's modelling favours larger homes (three- and four-bedroom), ignoring evidence such as:

- FOI data showing consistent monthly demand for **Band A and B one-bedroom homes** in 2024;

- **Table 4-4 (HNA 2024)** confirming that lower-income local households can only afford **starter homes**, not large family homes;
- HNA 2024's own projection of a need for **242 affordable homes per annum**, of which many must be one- or two-bedroom.

The **language of W17**—"should provide or contribute to" and "based on"—is **non-committal and unenforceable**, offering too much flexibility to developers who may prioritise profitability over community need. Without minimum thresholds or required proportions by tenure/size type, developers can still push forward schemes that are **heavily skewed toward market-rate, larger properties** under the guise of "balanced communities," while failing to meet the real demand evidenced by housing register data and local affordability metrics.

Furthermore, W17 does not appear to **directly reference or bind development proposals to the specific findings** in the HNA. This leaves room for subjective interpretation and **risks diluting the influence of the housing needs data altogether**, especially if viability arguments are used to bypass affordable and small-unit provision.

The **Weymouth Housing Register** shows that the most urgent need is for **smaller, affordable rented properties**, and average waiting times for Bands A–D are long (289–678 days). With **very limited land for development in Weymouth**, it is inefficient and counterproductive to allow under-regulated policies like W17 to enable the construction of homes that will **not be occupied by local people** or **won't sell without being offloaded to out-of-county housing associations**.

## **P85 W18**

### *"Policy W18: Affordable Housing*

1. *Weymouth Town Council is committed to maximizing the provision of dwellings that are affordable and accessible to local people over the plan period.*
2. *Proposals for housing and mixed-use developments, other than replacement dwellings, within the defined development area boundaries that result in a net increase of ten or more units or sites greater than 0.5 ha will be subject to the following criteria:*
  - i. The proposals meet the minimum target of at least 35% affordable housing on brownfield sites and at least 50% on greenfield sites unless a Financial Viability Assessment or other material consideration demonstrates a robust justification for a different percentage.*
  - ii. Affordable housing should be provided on the same site as any open market housing which is necessary to provide cross subsidy (except where clause iv. applies).*
  - iii. The dwellings will be occupied by people with a local connection, in housing need, in accordance with the Dorset Council Housing Allocations Policy.*
  - iv. Where the Local Planning Authority considers that the provision of affordable housing on the proposed site is not viable, deliverable, or practical, consideration may be given to accepting a financial contribution in lieu of on-site provision. Any off-site contributions will be broadly equivalent in value to the cost of on-site provision. Developers' contributions for affordable housing should be committed to specific schemes within the neighbourhood area and secured through a planning obligation.*

3. Any affordable housing provision should demonstrate the following:
  - i. A tenure target of approximately 70% affordable and social rented homes and 30% intermediate housing for sale, which should include 25% First Homes in accordance with Government requirements.
  - ii. The type and size mix of affordable dwellings must reflect identified local needs as evidenced through the Dorset housing register or other specific local surveys.
  - iii. Affordable homes should not be readily differentiated from the open market homes by their design, quality, location, and distribution within a site.
4. Affordable housing should be provided in perpetuity (in accordance with the most up-to-date Government policy), for example, through a Community Land Trust, section 106 agreements, other community housing scheme, or Registered Provider which retains stock for the benefit of the local community at an accessible cost.
5. Proposals for housing and mixed-use developments that result in between 2 and 9 units on sites less than 0.5ha will commute a sum, proportionate to 35% Affordable Homes, to the Local Authority for development of Affordable Housing in the Weymouth area.”

Policy W18 presents a bold ambition to prioritise affordable housing in Weymouth, setting targets of 35% affordable homes on brownfield sites and 50% on greenfield sites. While this appears commendable, the policy falls short in addressing the actual needs of the community when scrutinised alongside available data and delivery trends.

### **Strengths of Policy W18:**

- **High targets:** The proposed 35–50% affordable housing thresholds exceed many national and local benchmarks.
- **Tenure mix:** A 70/30 split favouring affordable and social rent reflects housing needs assessments.
- **Local connection emphasis:** Prioritising local residents supports community stability.
- **On-site provision:** The policy discourages off-site contributions unless absolutely necessary.
- **In-perpetuity provision:** This ensures affordable homes remain accessible over the long term.

**However, several major weaknesses undermine these intentions:**

#### **1. Financial Viability Loopholes Risk Diluting the Targets**

- Developers may use **Financial Viability Assessments (FVAs)** to justify providing fewer affordable homes, particularly on costlier brownfield sites.
- In practice, this has already happened: **only 13% of homes delivered in 2021–2022 were affordable**, far below the policy’s target.
- Without stricter enforcement, the policy risks becoming **aspirational rather than impactful**.

#### **2. Policy Is Out of Step with Actual Housing Need**

- According to the 2024 Housing Needs Assessment (HNA), **Weymouth requires 242 new affordable homes per annum—134 for rent and 108 for ownership.**
- Even if W18's targets were fully met, the policy would yield **only 72 affordable homes per year**, meeting just **29.7% of identified need.**
- There is **no mention of bedroom size targets**, despite FOI data and HNA 2024 showing clear demand for one- and two-bedroom homes, especially for Bands A and B.

### 3. Oversupply of Larger Homes Is Not Addressed

- The AECOM-recommended housing mix encourages a **high proportion of three- and four-bedroom homes**, which are not in demand locally.
- These homes risk remaining **unsold or being offloaded to large housing associations**, potentially leading to an influx of social tenants from outside Dorset.
- This contradicts the stated aim of prioritising local housing needs and community cohesion.

### 4. Small Sites Exemptions Weaken Affordable Delivery

- Developments of **2–9 units are allowed to pay financial contributions instead of delivering on-site affordable housing.**
- This is problematic in a town like Weymouth, where **infill development and smaller sites make up a large proportion** of new housing.
- By not requiring on-site affordable homes in these cases, the policy misses an opportunity to provide the smaller, more affordable units actually needed.

### 5. Lack of Bedroom Size Requirements Is a Missed Opportunity

- Both HNA 2024 (Table 4-4) and FOI data show **overwhelming need for one-bedroom homes**, followed by two-bedrooms.
- Yet W18 provides no minimum percentage or emphasis on small dwellings, allowing developers to focus on larger, more profitable homes.
- This limits housing access for those most in need, including single-person and low-income households.

**In Summary:** While W18 is a step in the right direction, it is **insufficient to meet Weymouth's actual affordable housing needs.** Without stronger enforcement mechanisms, specific bedroom size requirements, and less reliance on viability assessments, the policy is unlikely to resolve the crisis it acknowledges. It must be revised using local data already available—such as FOI housing register data and the latest HNA—to ensure affordable housing delivery is realistic, enforceable, and tailored to the real needs of local residents.

## P90 9.54

*"To meet the local affordable housing need, 3 sites are allocated on Greenfield sites across 16.7ha, providing 425 homes with 212 affordable (70% to rent, 30% to buy). The loss of Greenfield land is compensated for by adjacent land, 31.9ha, being allocated for either Public Open Space or added to the Lorton Valley Nature Park. This preserves Green Gaps and wildlife corridors between Littlemoor and Preston and*

*between Radipole, Nottingham, and Redlands. The viability of developing the sites with 50% affordable homes has been demonstrated."*

The allocation of **425 homes on 16.7ha of Greenfield land**, with **212 designated as affordable housing**, is a bold move in response to Weymouth's housing need. However, several significant concerns undermine the policy's efficacy:

- While the **50% affordable housing** target is commendable and claimed to be viable, **previous delivery figures (13% affordable in 2021–22)** suggest that achieving such high targets may prove unrealistic unless enforcement mechanisms are much stronger than they have been historically.
- **Land use efficiency is questionable.** Given the acute shortage of developable space in Weymouth, allocating such large swathes of land for housing without specifying **unit size breakdowns** risks the construction of disproportionately large homes—like 3- and 4-bedroom properties—when **local demand (from the Housing Register and HNA) is clearly for 1- and 2-bedroom dwellings.**
- The claimed compensation—**31.9ha of land being designated open space or added to Lorton Valley Nature Park**—is positive for biodiversity and landscape preservation, but it is **not a direct substitute for the permanent loss of developable Greenfield land**, especially if the development doesn't yield the **right type and scale of housing.**

#### **P94 9.60**

*"The Site Assessment pointed out that the development constraints included the nearby Dorset Natural Landscape area to the north and Lorton Valley Nature Reserve to the south; limited vehicular access opportunities, the Gas Pipeline Safeguarding Corridor on the western edge, and a small amount of the site is within Flood Zone 2."*

The report acknowledges substantial **physical and environmental constraints** on the identified Greenfield sites:

- These include proximity to **Dorset National Landscape areas, Lorton Valley Nature Reserve, a Gas Pipeline Safeguarding Corridor, and flood risks.**
- These limitations are serious. They not only **increase the cost and complexity** of development but also suggest that the **density and scale of development may need to be reduced**, potentially jeopardising the delivery of 425 homes or 50% affordable targets.
- Additionally, **limited vehicular access** raises concerns about the site's **suitability and sustainability**—especially if new infrastructure (roads, transport links) is not simultaneously proposed.
- The acknowledgement of these barriers, without a **clear mitigation plan**, creates the impression of a policy that is **aspirational but under-evidenced.**

#### **P125 9.148 & 9.149**

*"Allowing development to take place outside of the DDB is a decision that should not be taken lightly. Policy W30 recognises, however, that the need to increase the stock and range of affordable dwellings that will be available for local households in perpetuity may justify moderate-scale development beyond, but close to, the DDB,*

*on land whose value, in open space terms, is marginal, and in locations that can cope with or may even benefit from an increase in households and are within walking distance of facilities and community infrastructure.”*

**Policy 9.148** acknowledges that development outside of the Defined Development Boundary (DDB) should not be taken lightly but may be justified to meet the need for affordable housing. While this is a sensible and pragmatic concession, the policy lacks a more refined strategy on how land should be used **most effectively and efficiently**, particularly given Weymouth’s acute spatial limitations.

Given that **land supply is extremely constrained**, it is crucial that any development—especially outside the DDB—maximises public benefit and housing utility. The data consistently shows that demand is overwhelmingly for **one- and two-bedroom properties**, particularly among local households on low or average incomes. These types of dwellings take up significantly **less surface area per unit**, allowing for **higher density developments** that serve more people without disproportionately encroaching on open space. Larger, three- and four-bedroom homes are both **less in demand** and far less space-efficient in this context. Additionally, the policy suggests that proximity to facilities and infrastructure should be a limiting factor in deciding suitable land outside the DDB. However, this overlooks the potential for **reasonable development-led infrastructure expansion**. If developments are designed to include or contribute to the enhancement of nearby infrastructure—such as public transport links, walking and cycling routes, or small-scale community services—the reliance on existing infrastructure within a rigid walkable radius becomes less of an issue. In fact, **co-locating new homes with upgraded infrastructure** can help regenerate underutilised areas.

In summary, while the policy’s cautious tone about expanding beyond the DDB is understandable, it fails to sufficiently address **how best to use the land that is available**, or to prioritise **compact, affordable housing types** that actually reflect local need. Moreover, concerns around proximity to services can be better addressed through **planning obligations or integrated design**, rather than being used as a limiting excuse not to build.

#### **9.149**

*“Evidence and consultations have established that there is a substantial need for more affordable homes. For this reason, development proposals for ‘first home’ affordable housing schemes on land adjacent to the DDB will be considered. Such schemes should demonstrably satisfy a local affordable housing need in terms of size of dwellings and tenure mix in accordance with policy W30. It is expected that most homes will be available for social rent and allocated in accordance with the prevailing local housing allocations policies. Policy W30 requires affordable homes on exception site schemes to be secured in perpetuity.”*

This section expands on Policy W30, proposing that **First Homes and social rent homes** may be allowed on **exception sites adjacent to the Defined Development Boundary (DDB)**. While this seems like a practical solution, especially given limited urban capacity, it raises several issues:

- There is an implicit **assumption that large exception sites can be justified purely based on need**, yet there's **no detail on minimum or maximum**



**site sizes**, or safeguards to **prevent overdevelopment** of sensitive fringe areas.

- The wording “**most homes will be for social rent**” is **non-committal**—there’s no binding commitment to prioritise **the highest-need applicants in Bands A and B**, nor to ensure sufficient supply of 1-bedroom homes despite clear evidence of need.
- AECOM’s proposed housing mix focuses heavily on **3- and 4-bedroom homes**, which contradicts the actual demand profile. If these larger homes are approved under “affordable” schemes, they may **remain empty or be offloaded to housing associations outside the area**, increasing **in-migration of non-local tenants**, contrary to the plan’s aims.
- There’s also a **lack of detail on infrastructure impacts**—allowing homes beyond the DDB requires investment in transport, health, and education infrastructure, none of which are mentioned here.

## **P128 9.157**

*“In the context of a massive underprovision of affordable homes to meet the needs of local households and enable advancement up the housing ladder, we feel justified in placing a primary residence policy on all new dwellings built during the plan period.”*

Policy 9.157 claims justification for imposing a **primary residence policy on all new dwellings**, citing a “massive underprovision of affordable homes” to support local households and help them progress up the housing ladder. While the objective is commendable, the policy fails to address the **misalignment between the proposed housing mix and actual local housing need**, as evidenced in multiple datasets and housing assessments.

According to the 2021 Census, **3.2% of Weymouth's 31,979 dwellings** are second homes or holiday lets, equating to **approximately 1,023 properties**. This is a relatively modest figure, and applying a blanket primary residence requirement on **all** new dwellings based on this alone appears excessive—especially when paired with a housing mix skewed towards **three- and four-bedroom homes**, which local people on median or low incomes cannot afford. AECOM’s proposed housing mix, shaped heavily by their life-stage modelling (which has been criticised for relying on outdated and non-localised 2011 Census data), risks creating an oversupply of large family homes, which may fail to sell or remain vacant.

As a result, developers may be pressured to offload these properties to large social housing providers, leading to an **influx of social tenants from outside Dorset**—a trend already observed in parts of the region. This not only displaces the original intention of serving local needs, but may also increase pressure on local services without solving the housing accessibility crisis for **Bands A and B households** (those in the most urgent need), who predominantly require **one- and two-bedroom homes**. The **average waiting time across bands** is already 366 days, and supply is clearly failing to match demand for smaller, affordable units.

In conclusion, while primary residence policies can be effective in areas overwhelmed by holiday lets (such as parts of Cornwall or North Devon), in Weymouth's case, it appears to be a policy solution targeting a **relatively minor issue**, while the **core affordability and housing mix issues remain unresolved**. A more targeted and

evidence-led approach to new housing delivery would serve the local population better.

-

**From:** Alex Bailey [REDACTED]  
**Sent:** 10 April 2025 23:12  
**To:** NeighbourhoodPlanning  
**Subject:** Final Submission for Consultation on Weymouth Neighbourhood Plan (23:12, 10.04.25)

You don't often get email from [REDACTED] [Learn why this is important](#)

**Caution - External links:**

Do not click on links in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

Dear Neighbourhood Planning Team,

I am writing to provide my final comments on the Weymouth Neighbourhood Plan before the consultation period concludes today at midnight. While the plan outlines several commendable objectives, I have identified critical areas of concern that require immediate attention to ensure its robustness and effectiveness.

## 1. Public Houses and Community Facilities – Policy W53

Critique: Policy W53 of the WNP aims to safeguard public houses recognised for their heritage, cultural, economic, or social significance. It stipulates that any development proposals leading to the loss of such establishments must demonstrate that the public house is no longer viable and that all reasonable efforts have been made to preserve its use.

Concern: The policy's reliance on demonstrating non-viability and efforts to preserve use lacks a clear, standardised framework for assessment. This ambiguity may lead to inconsistent evaluations and potential loss of valued community assets. Furthermore, without explicit criteria or an independent review process, there's a risk that assessments could be subjective or influenced by parties with vested interests.

Recommendation: To strengthen Policy W53, the WNP should incorporate:

- **Clear Viability Assessment Criteria:** Define specific, measurable standards for determining the viability of public houses, considering factors such as financial performance, community engagement, and historical significance.
- **Mandatory Independent Reviews:** Require that viability assessments be conducted by impartial third parties to ensure objectivity and transparency in the evaluation process.
- **Community Consultation Processes:** Establish formal mechanisms for involving local residents and stakeholders in decisions regarding the potential loss or change of use of public houses, ensuring that community voices are integral to the decision-making process.

Implementing these measures will provide a robust framework for **preserving public houses**, ensuring that decisions are made transparently and in the best interest of the community.

## References:

- Report to Inform Habitats Regulations Assessment: <https://www.dorsetcouncil.gov.uk/documents/d/guest/weymouth-neighbourhood-plan-hra-november-2024-1-redacted>
- Basic Conditions Statement: [https://consultation.dorsetcouncil.gov.uk/spatial-planning/weymouth-neighbourhood-plan/user\\_uploads/wnp-basic-conditions-statement-december-2024-redacted.pdf](https://consultation.dorsetcouncil.gov.uk/spatial-planning/weymouth-neighbourhood-plan/user_uploads/wnp-basic-conditions-statement-december-2024-redacted.pdf)
- Sutton Poyntz Neighbourhood Plan Policies: <https://www.dorsetcouncil.gov.uk/documents/d/guest/sutton-poyntz-neighbourhood-plan-policies>

## 2. Infrastructure and Service Delivery Commitments

*Critique:* The WNP acknowledges the importance of infrastructure in supporting sustainable development. However, it lacks detailed strategies and commitments for enhancing essential services such as healthcare, education, and public transportation to accommodate anticipated growth.

*Concern:* Without concrete plans and commitments, there's a risk that new developments may outpace the capacity of existing infrastructure, leading to strained services and diminished quality of life for residents. For instance, the plan references the proximity of proposed developments to existing community infrastructure but does not provide detailed strategies for expanding these services to meet increased demand.

### *Recommendation:*

To address these concerns, the WNP should:

- **Develop Comprehensive Infrastructure Strategies:** Outline specific plans for scaling healthcare facilities, educational institutions, and public transportation systems in alignment with projected population growth and development.
- **Implement Phased Development Approaches:** Coordinate the timing of new developments with infrastructure enhancements to ensure that service capacity meets demand as it arises.
- **Establish Monitoring and Review Mechanisms:** Regularly assess infrastructure performance and community needs, allowing for timely adjustments to plans and resource allocation.

By integrating these elements, the WNP can ensure that **infrastructure development is proactive, responsive, and sustainable**, thereby supporting the well-being of current and future residents.

## 3. Policy W25 – Mount Pleasant Old Tip

*Critique:* While environmental issues around EV infrastructure have been noted by my father (Robert Bailey) in a previous response sent on 09.04.25, Policy W25

overlooks significant ecological risks due to its proximity to Lorton Valley Nature Park and Lodmoor Bird Reserve.

*Additional Concern:* The policy does not mandate an ecological baseline survey before development, nor does it impose binding restrictions on noise, light pollution, or hydrological changes that could threaten sensitive habitats.

*Recommendation:* Policy W25 should require an explicit environmental constraints assessment, developed in collaboration with Dorset Wildlife Trust and Natural England, prior to granting any planning permission.

#### **4. Monitoring and Enforcement Mechanisms**

*Critique:* The WNP outlines objectives related to housing mix (Policy W17), affordable housing (Policy W18), and green space allocation. However, the plan lacks detailed provisions for monitoring and enforcing these policies, relying heavily on future interpretations by planning officers or developers' viability assessments. This absence of clear enforcement mechanisms may result in inconsistent application and hinder the achievement of the plan's intended outcomes.

*Concern:* Without robust monitoring frameworks, there is a risk that policies may not be effectively implemented, leading to developments that do not align with local needs or the plan's objectives. The absence of periodic review mechanisms, enforceable delivery schedules, or community oversight panels could result in a disconnect between policy intentions and actual outcomes.

*Recommendation:*

To enhance the effectiveness of the WNP, the following measures should be considered:

- **Establish Clear Monitoring Frameworks:** Define specific indicators and metrics to assess compliance with policies on housing mix, affordable housing, and green space allocation.
- **Implement Regular Review Mechanisms:** Schedule periodic evaluations of policy implementation to ensure alignment with the plan's objectives and address any emerging issues promptly.
- **Form Community Oversight Panels:** Engage local residents and stakeholders in monitoring processes to promote transparency, accountability, and community trust in the planning system.

Integrating these mechanisms will strengthen the WNP's capacity to deliver on its commitments and ensure that developments contribute positively to Weymouth's sustainable growth.

#### **References:**

- **WNP Consultation Feedback Report (Oct 22):** <https://ehq-production-europe.s3.eu-west-1.amazonaws.com/5d1c1eadec3dd7ed3fc5a4726c213049e468a51c/original/1668515927/67f104824279584833ae92420616484f> WNP Consultation Feedback

[k\\_Report\\_Oct\\_22.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIJHZMYNPA%2F20250410%2Ffeu-west-1%2Fs3%2Faws4\\_request&X-Amz-Date=20250410T213637Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=ade57e1714ea24f8ccea0d25719c710ba96f31429771f966fb25b02b22a499fd](https://planvu.co.uk/wdwp/written/lnp/cpt4.php)

- **Loders Neighbourhood**

**Plan:** <https://planvu.co.uk/wdwp/written/lnp/cpt4.php>

## 5. Affordable Housing Viability

*Critique:* The plan's ambition for 50% affordable housing on greenfield sites may not be viable under current market conditions.

**Reference:** <https://www.weymouthneighbourhoodplandemocracy.org.uk/development-site-wnp24-land-off-budmouth-and-brackendown-avenues>

*Concern:* Without realistic viability assessments (see my previous contribution), there's a risk of planning permissions not being acted upon or facing significant viability challenges post-approval.

*Recommendation:* Engage with local housing associations and developers to set achievable affordable housing targets that reflect current economic realities.

## 6. Environmental Sustainability of New Developments

*Critique:* While the Weymouth Neighbourhood Plan (WNP) expresses general support for environmental goals—including carbon reduction, biodiversity, and resource efficiency—the plan **fails to include enforceable sustainability standards** for new developments. The commitments in Section 7 and Appendix A remain aspirational, with no clear policy mechanism requiring developers to meet measurable environmental performance benchmarks. This undermines the town's response to the climate emergency and its alignment with both Dorset Council's strategic ambitions and national climate targets.

*Concern:* Dorset Council declared a climate and ecological emergency in 2019 and followed up with a **Climate and Ecological Emergency Strategy** that directly links the planning system to sustainability outcomes. It has also produced a **Sustainability Checklist for Developers** (updated in December 2023), offering guidance to support energy efficiency, renewable energy integration, water conservation, and material reuse. However, **the WNP fails to require developers to follow this checklist or submit evidence of compliance**, leaving it entirely at the discretion of the applicant or planning officer.

Nationally, the UK has legally binding targets to reach **net-zero carbon emissions by 2050**, with interim goals of a **68% reduction by 2030**. The government's own **Future Homes Standard** commits to ensuring all new homes are "zero-carbon ready" by 2025 with 75–80% lower CO<sub>2</sub> emissions than 2013 standards. However, the WNP includes no reference to these targets, nor any requirement that new homes meet or exceed this standard.

Without incorporating these frameworks, the Plan risks allowing developments that are neither future-proofed nor aligned with broader sustainability objectives.

## References:

- Dorset Council Sustainability Checklist and Guidance (Dec 2023): <https://www.dorsetcouncil.gov.uk/documents/35024/302701/December%2B2023%2B-%2BDorset%2BCouncil%2BSustainability%2BChecklist%2Band%2BGuidance.pdf>
- UK Net Zero Targets – House of Commons Briefing: <https://commonslibrary.parliament.uk/research-briefings/cbp-9888/>
- Future Homes Standard – UKGBC: <https://ukgbc.org/policy-advocacy/new-build-standards/>

### Recommendation:

To ensure all new developments actively support Weymouth’s sustainability objectives, the Neighbourhood Plan should:

- **Mandate developer compliance with Dorset Council’s Sustainability Checklist** as a condition of planning consent.
- **Include a requirement that all residential development meets or exceeds the Future Homes Standard**, with phased expectations leading up to 2025.
- **Adopt enforceable policy wording**, ensuring environmental objectives in Section 7 are translated into practical development control policies.

Incorporating these clear and measurable requirements would strengthen the plan’s environmental credibility and demonstrate meaningful action on the climate emergency.

## 7. Public Transport Integration

Critique: The WNP emphasises reducing car movements and encouraging sustainable transport modes. However, it lacks detailed strategies for integrating new developments with existing public transport networks, which is crucial for promoting sustainable mobility and reducing reliance on private vehicles.

Concern: Inadequate integration of new developments with public transport infrastructure may lead to increased car dependency, exacerbating traffic congestion and environmental degradation. The plan's general support for public and community transport initiatives does not translate into specific requirements for developers to contribute to or enhance public transport connectivity.

### Recommendation:

To address these concerns, the WNP should:

- **Mandate Developer Contributions to Public Transport:** Require developers to invest in or support enhancements to public transport services and infrastructure as part of their development proposals.
- **Ensure Proximity to Sustainable Transport Options:** Set explicit criteria for new developments to be located within a certain distance of existing public transport nodes or include plans for new transport links.
- **Coordinate with Transport Authorities:** Foster collaboration between planning bodies and transport authorities to ensure that public transport services are planned and scaled in accordance with anticipated development and population growth.

Implementing these strategies will promote sustainable transport integration, reduce car dependency, and contribute to Weymouth's environmental and quality-of-life objectives.

**Reference:** Portland Neighbourhood Plan – Transport  
Section: <https://www.planvu.co.uk/wdwp/written/np/cpt10.php>

-

I urge the Dorset Council and the independent examiner to consider these critiques seriously and incorporate the recommendations to enhance the plan's effectiveness and sustainability. Addressing these issues will better serve the community's long-term interests and ensure the plan's objectives are met comprehensively.

Thank you for considering this feedback. **I would also appreciate confirmation of receipt and inclusion in the consultation process.**

Yours sincerely,

Alex Bailey

[Redacted signature]

[Redacted contact information]

Alex Bailey



## Appendices

1. Email to Weymouth Town Council dated 25 November 2024
2. Email to Weymouth Town Council dated 22 December 2024
3. Email to Weymouth Town Council dated 29 January 2025
4. Weymouth Housing Register data 1 July 2023 until January 2025
5. Question to Weymouth Full Council 20 November 2024



associations outside Dorset once private buyers fail to materialise. This undermines local connection policies and deprives Weymouth residents of much-needed affordable housing.

As I suggested to Councillor Taylor, I recommend incorporating a 12-month rolling average of local applications (including exceptions) into the Neighbourhood Plan for greater clarity. The current blending of local and non-local connection cases is misleading. For example, during the debate, one councillor cited the grossly inflated 1,166 figure as if it exclusively represented local connection applications.

Lastly, it's disappointing that no effort was made to explore national best practices for a plan that truly benefits local residents. Canterbury's Shared Ownership scheme is a prime example, offering one- and two-bedroom homes—identified as a priority in their plan—for just £42,500 upfront (25% of the property value). This helps under-30s with local ties get on the housing ladder. Weymouth could greatly benefit from such forward-thinking solutions with such little land to build left.

<https://lovelivinghomes.co.uk/newhome/the-tannery/>

Thank you for considering these points. I look forward to further discussions with Dorset Council as we work towards a plan that genuinely meets the needs of Weymouth's residents.

Best regards,

Alex Bailey



- 9.5 In September 2023 there were 543 applications to the Housing Register with a local connection. A further 416 applications have been made with Weymouth their preferred area. There are 158 households in Temporary Accommodation.

Weymouth – Local Connection Housing Need							
Count of Band	Bedrooms						Grand Total
Row Labels	1	2	3	4	5	7	
Submitted Online	46	29	11	2		1	89
Band A – Urgent Housing Need	26	5	9	3	2		48
Band B – High Housing Need	70	13	11	3	1		98
Band C – Medium Housing Need	61	22	30	2			115
Band D – Low Housing Need	150	36	9	1			196
<b>Grand Total</b>	<b>353</b>	<b>105</b>	<b>70</b>	<b>11</b>	<b>3</b>	<b>1</b>	<b>543</b>

- 9.6 In August 2024 there were 1,166 applications to the Housing Register for homes in Weymouth this is an increase of 207 since September 2023. Of these applications, 513 have a local connection and 653 do not. The figure for numbers in Temporary Accommodation has increased in the same period from 158 to 163. This includes 50 households with 99

been in Temporary Accommodation for more than 6 weeks. As can be seen in the table below these are categorised in bands A-D according to urgency of need. The average waiting time on the housing register across Weymouth and Portland ranges from 289 days Band A to 678 in Band D with an average across the bands of 366 days. Since 2021 471 households have been found homes via the Housing Register process.

Households with a local connection to Weymouth						
Row Labels	1	2	3	4	5	Total
Band A - Urgent Housing Need	20	9	4	2	1	36
Band B - High Housing Need	65	19	13	3	1	101
Band C – Medium Housing Need	64	33	36	3	-	136
Band D – Low Housing Need	178	48	10	3	1	240
<b>Grand Total</b>	<b>327</b>	<b>109</b>	<b>63</b>	<b>11</b>	<b>3</b>	<b>513</b>

I also highlighted the Plan's focus on larger homes, which does not align with Weymouth's housing needs. Data shows 64–68% of applications (average percentage from the above) are for one-bedroom homes, yet only 7–9% of proposed developments address this demand (Section 9.34, page 84, WNP), violating Policy W17. Instead, the emphasis on three- and four-bedroom homes benefits developers and increases Council Tax revenue at the expense of residents. This misalignment is reflected in the outdated April 2021 Weymouth Housing Needs Assessment (HNA), with no banding; sadly, Dorset Council no longer holds the original raw data.

104. To compare with this prorated SHMA figure, AECOM have also looked at some more up to date waiting list information available from the local authority. It should be noted that these figures are largely dependent on information provided by Dorset Council in its capacity as manager of the local housing waiting list. The current number of households on the council's Affordable Housing register / waiting list who live in the Weymouth Neighbourhood Plan area or have a local connection is 1,401. This can be broken down as follows:

- Single/couple requiring 1 Bed: 821
  - Family requiring 2 Bed: 352
  - Family requiring 3 Bed: 170
  - Family requiring 4 Bed: 47
  - Family requiring 4+ Bed: 11
  - **Total: 1,401<sup>31</sup>**
- I requested the banding data (DC/8647), but Dorset Council no longer retains it for 2021.

<sup>31</sup> Communicated by Dorset Council via email on 22 January 2021.

Description	Quantity	Percentage (%)
Single/couple requiring 1 Bed	821	58.6
Family requiring 2 Bed	352	25.1
Family requiring 3 Bed	170	12.1
Family requiring 4 Bed	47	3.4
Family requiring 4+ Bed	11	0.8
<b>Total</b>	<b>1,401</b>	

Following the meeting and my email on 25th November, further analysis has identified substantial manipulation of the demand figures underpinning the Neighbourhood Plan. These distortions, which are central to the Plan's foundational assumptions, necessitate a thorough re-evaluation before submission to Dorset Council. Pages 57 and 74 of the Pre-Submission and draft Neighbourhood Plans claim 543 local connection applications for Weymouth in September 2023 and 1,166 in August 2024 (513 with a local connection). However, FOI DC/8517, which details housing register applications for Dorset (of which Weymouth is a subset), reveals these figures are grossly manipulated.

### Dorset - Location Connection Housing Need

September 2023

BAND	BEDROOMS							TOTAL
	1	2	3	4	5	6	7	
A	4		4	1				9
B	7	4	6	1				18
C	19	8	7	3	2			39
D	80	32	7	3	1			123
<b>TOTAL</b>	<b>110</b>	<b>44</b>	<b>24</b>	<b>8</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>189</b>

### Dorset - Location Connection Housing Need

August 2024

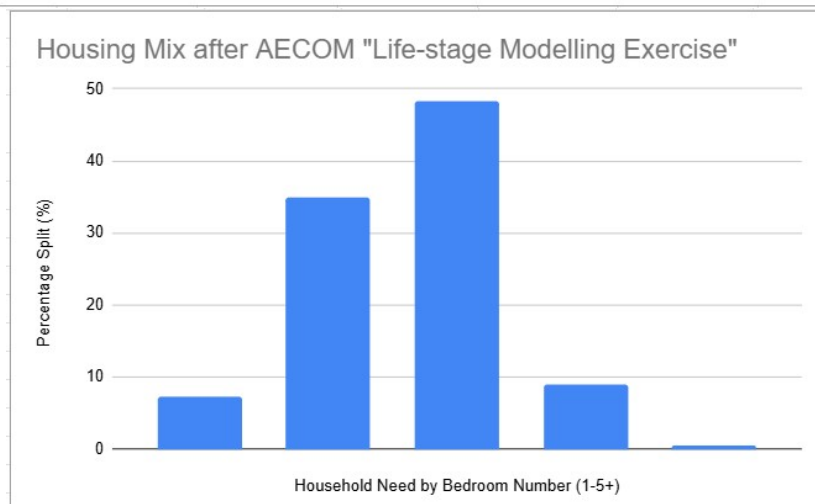
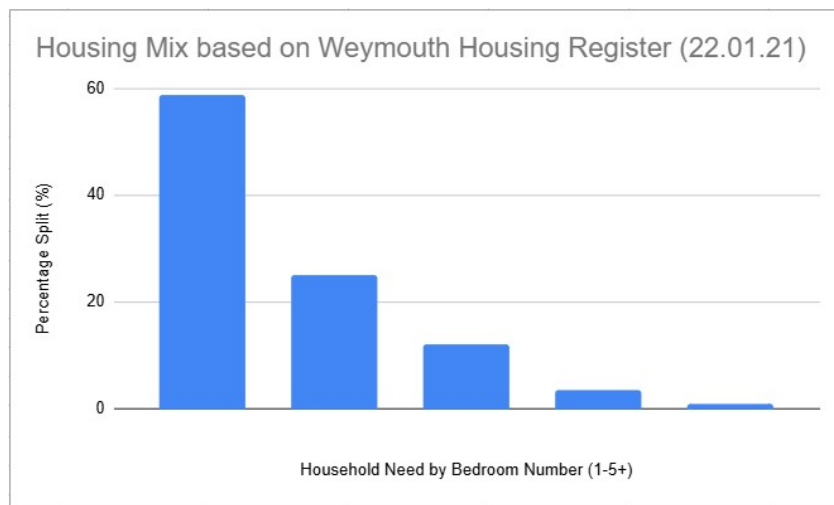
BAND	BEDROOMS							TOTAL
	1	2	3	4	5	6	7	
A	11	2	7	1				21
B	26	4	4					34
C	19	14	15	3				51
D	71	27	12	4				114
<b>TOTAL</b>	<b>127</b>	<b>47</b>	<b>38</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>220</b>

The actual figure for September 2023 is 189—354 fewer than claimed, representing a 2.87 factor increase (187.3%). For August 2024, the real number is 220—323 fewer, with a 2.47 factor increase (146.82%). I am still awaiting a direct FOI response for Weymouth-specific figures, delayed over Christmas, but the average discrepancy factor of 2.67 is likely even higher!

9.5 In July 2023 there were 573 applications on the Dorset Housing Register "with a local connection". These are graded according to need. At that time, 197 applications were in the process of being graded.

Weymouth	Bed need						
Band	1	2	3	4	5	(blank)	Grand Total
Not yet assessed	124	48	20	5			197
Band A - Urgent Housing Need	31	9	6	4	2		52
Band B - High Housing Need	57	16	8	1			82
Band C - Medium Housing Need	50	16	26	3			95
Band D - Low Housing Need	108	32	6	1			147
(blank)							
Grand Total	370	121	66	14	2		573

Regarding July 2023, referenced in the October 2023 version of the plan, I have another FOI pending. The 573 on page 54, for Dorset (not Weymouth), appears with figures of a similar magnitude to the false claims made for Weymouth (local and non-local connection) in September and August. Furthermore, my investigation revealed that AECOM, commissioned by Locality, modified the demand model in the outdated April 2021 Weymouth Housing Needs Assessment to align with objectives unrelated to Weymouth's actual housing requirements.



The attached graphs highlight major discrepancies between the 2021 demand figures and AECOM's proposed housing mix, derived from their "life-stage modelling exercise." This approach relies on unsourced estimates, including the claim that no housing size data by Household Reference Person age exists at the neighbourhood level. Instead, AECOM used outdated and generalised 2011 Census data for Weymouth and Portland. In contrast, I obtained 2001, 2011, and 2021 Census data by ward directly from the Office for National Statistics within a week (see link below).

<https://www.ons.gov.uk/aboutus/transparencyandgovernance/freedomofinformationfoi/householdreferencepersondataforweymouthcensus20012011and2021>

The Bailey Venning Associates Viability Report asserts profits of only £100 for both the 50% and 44% Affordable Homes profiles on the Wyke Oliver site (page 91, including the generous "reduced values" on pages 94 and 96). This raises significant concerns regarding the accuracy and feasibility of the reported figures.

APPRAISAL SUMMARY		APPRAISAL SUMMARY		BAILEY VENNING ASSOCIATES	
<b>WNP14 Wyke Oliver Farm 250 homes 50% affordable</b>		<b>WNP14 Wyke Oliver Farm 250 homes 50% affordable</b>		<b>WNP14 Wyke Oliver Farm 250 homes 50% affordable</b>	
<b>FINANCE</b>		<b>Reduced Values</b>		<b>Reduced Values</b>	
Debit Rate 8.000%, Credit Rate 0.000% (Nominal)		CIL	14,436.00 m <sup>2</sup>	121.83	1,758,738
Land	960,862				49,103,460
Construction	3,065,770	<b>PROFESSIONAL FEES</b>			
Other	29,200	Professional Fees		8.00%	2,728,261
Total Finance Cost	4,055,831	<b>DISPOSAL FEES</b>			2,728,261
		Sales Agent Fee		2.50%	1,779,663
<b>TOTAL COSTS</b>	<b>70,360,082</b>	Sales Legal Fee	143.00 un	1,200.00 /un	171,600
<b>PROFIT</b>	<b>100</b>				1,951,263
		<b>MISCELLANEOUS FEES</b>			
<b>Performance Measures</b>		OM Profit		6.00%	8,654,657
Profit on Cost%	0.00%	AH Profit			767,646
Profit on GDV%	0.00%				9,422,303
Profit on NDV%	0.00%	<b>FINANCE</b>			
IRR% (without Interest)	7.64%	Debit Rate 8.000%, Credit Rate 0.000% (Nominal)			
Profit Erosion (finance rate 8.000)	0 mths	Land			966,958
		Construction			3,139,979
		Other			32,742
		Total Finance Cost			4,139,678
		<b>TOTAL COSTS</b>			<b>71,186,402</b>
		<b>PROFIT</b>			<b>100</b>
		<b>Performance Measures</b>			
		Profit on Cost%		0.00%	
		Profit on GDV%		0.00%	
		Profit on NDV%		0.00%	
		IRR% (without Interest)		7.63%	
		Profit Erosion (finance rate 8.000)		0 mths	

APPRAISAL SUMMARY		APPRAISAL SUMMARY		BAILEY VENNING ASSOCIATES	
<b>WNP14 Wyke Oliver Farm 250 homes 44% affordable</b>		<b>WNP14 Wyke Oliver Farm 250 homes 44% affordable</b>		<b>WNP14 Wyke Oliver Farm 250 homes 44% affordable</b>	
<b>Reduced Values</b>		<b>Reduced Values</b>		<b>Reduced Values</b>	
		CIL	14,225.00 m <sup>2</sup>	121.83	1,733,032
					49,005,914
<b>PROFESSIONAL FEES</b>		<b>PROFESSIONAL FEES</b>			
Professional Fees		Professional Fees		8.00%	2,723,201
					2,723,201
<b>DISPOSAL FEES</b>		<b>DISPOSAL FEES</b>			
Sales Agent Fee		Sales Agent Fee		2.50%	1,769,110
Sales Legal Fee	141.00 un	Sales Legal Fee	141.00 un	1,200.00 /un	169,200
					1,938,310
<b>MISCELLANEOUS FEES</b>		<b>MISCELLANEOUS FEES</b>			
OM Profit		OM Profit		6.00%	8,654,657
AH Profit		AH Profit			782,474
					9,437,131
<b>FINANCE</b>		<b>FINANCE</b>			
Debit Rate 8.000%, Credit Rate 0.000% (Nominal)		Debit Rate 8.000%, Credit Rate 0.000% (Nominal)			
Land		Land			900,890
Construction		Construction			3,148,245
Other		Other			31,621
Total Finance Cost		Total Finance Cost			4,080,756
<b>TOTAL COSTS</b>	<b>70,764,281</b>	<b>TOTAL COSTS</b>	<b>70,764,281</b>		
<b>PROFIT</b>	<b>100</b>	<b>PROFIT</b>	<b>100</b>		

That aside, I assessed whether the developer would incur significant financial shortfalls if actual demand figures from the HNA were used instead of the demand model presented on page 36 of the viability report.



6.30 Thus, when we apply the mix we derived directly from our analysis above, we arrive at the following.

	m <sup>2</sup>	Market Number	Affordable Rent Number	Intermediate Number	m <sup>2</sup>
1 Bed Bungalow	60	5	12	50	1 Bed Apartment
2 Bed Terrace	78	18	35	30	2 Bed Terrace
3 Bed Semi	97	44	30	16	3 Bed Semi
4 Bed Detached	117	58	2	103	4 Bed Detached
		125	125		

50% Affordable (125)							125
	Number	COST AVERAGE	SALES AVERAGE	COST TOTAL	SALES TOTAL	TOTAL	
Single/couple requiring 1 Bed	73.25	101217.5	185500	7414181.875	13587875	6173693.125	
Family requiring 2 Bed	31.375	111796	204093.6667	3507599.5	6403438.792	2895839.292	
Family requiring 3 Bed	15.125	137293.3333	253110	2076561.666	3828288.75	1751727.084	
Family requiring 4 Bed	4.25	172107	424476	731454.75	1804023	1072568.25	
Family requiring 4+ Bed	1	220,438.88	649,246.42	220438.88	649246.42	428807.54	
		(prediction)		13950236.67	26272871.96	12322635.29	PROFIT
44% Affordable (110)							110
	Number	COST AVERAGE	SALES AVERAGE	COST TOTAL	SALES TOTAL	TOTAL	
Single/couple requiring 1 Bed	64.46	101217.5	185500	6524480.05	11957330	5432849.95	
Family requiring 2 Bed	27.61	111796	204093.6667	3086687.56	5635026.137	2548338.577	
Family requiring 3 Bed	13.31	137293.3333	253110	1827374.266	3368894.1	1541519.834	
Family requiring 4 Bed	3.74	172107	424476	643680.18	1587540.24	943860.06	
Family requiring 4+ Bed	0.88	220438.88	649246.42	193986.2144	571336.8496	377350.6352	
				12276208.27	23120127.33	10843919.06	PROFIT

By replacing the model on page 36 with the HNA figures and applying the reported costing and sales data, my calculations show that the developer would face a £9.3 million loss on 50% Affordable Homes (125) and an £8 million loss on 44% Affordable Homes (110), if the demand model were followed. This highlights a significant discrepancy that warrants further scrutiny.

The article titled "*Plans for major new Weymouth homes scheme unveiled*," published in the Dorset Echo (linked below) on 20th December 2024, raises significant concerns.

<https://www.dorsetecho.co.uk/news/24807670.plans-major-new-weymouth-homes-scheme-unveiled/>

It appears that the Neighbourhood Plan is being disregarded even prior to its submission to Dorset Council, or is being treated as already finalised in collaboration with the developer, Cobra House Ltd, who has already moved forward with detailed plans for the scheme, including landscaping, layout, and property scale. According to the Weymouth Neighbourhood Plan, 25 dwellings are proposed (page 100, current WNP), yet the article presents a far smaller number of 17!

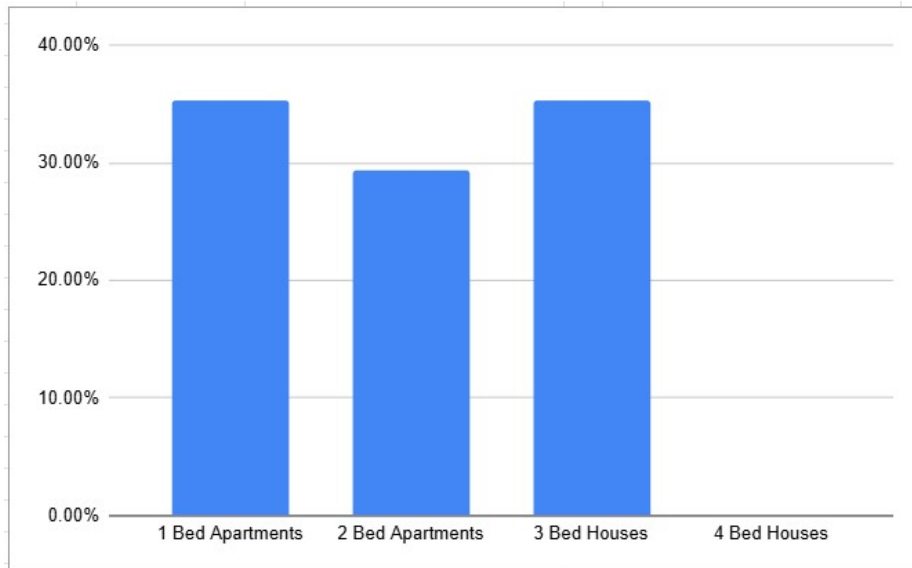
**Policy W22: Land off Beverley Road, Littlemoor**

1. Land off Beverley Road as defined on Map 22 is allocated for residential development of around 25 dwellings
2. Development proposals for residential use will be supported where the development conforms with other relevant policies in the Neighbourhood Plan and a comprehensive proposal addressing all the following criteria:
  - i. alignment with the height and form of the nearby housing;
  - ii. the development respects the topography of the site;
  - iii. the retention of the two through routes to Kestrel View, and the bridge over the

The proposal suggests open market homes with a mixture of 1, 2 and 3 bedrooms containing a combination of apartments and houses - 6 x 1 bed, 5 x 2 bed apartments and 6 x 3 bed houses up to 2.5 storeys.

The homes being proposed range from 50.2sqm to 90.1sqm which the developers say is proportionate to other properties in the area and above the suggested national minimum space standards.

Furthermore, there are significant concerns regarding the proposed housing mix for the plot (see below), as it appears to disproportionately prioritise two-bedroom properties, deviating substantially from the recommendations outlined in the 2021 Housing Needs Assessment. This imbalance not only undermines the data from the HNA but also risks failing to meet the diverse housing needs of the community, as originally intended by the WNP. Such a skewed focus suggests a lack of alignment with the broader objectives of ensuring an appropriate and sustainable housing mix for Weymouth's residents.



A critical review of the housing portion of the Weymouth Neighbourhood Plan is urgently needed, as it overlooks the actual needs of residents in favor of manipulated data and developer-driven priorities. AECOM's "life-stage modelling exercise," based on outdated and unsourced Census data, further undermines the proposed housing mix. Additional FOI requests are underway to uncover more discrepancies in AECOM's flawed methodology. This Plan must be reevaluated to better reflect Weymouth's true housing needs.

Thank you for considering these points. I look forward to further discussions with Dorset and Weymouth Town Councils, especially with Councillor Northam, who has offered to meet with us, to ensure the plan aligns with residents' needs.

Wishing you a Merry Christmas and a Happy New Year.

Alex Bailey

[REDACTED]

---

**From:** Alex Bailey [REDACTED]  
**Sent:** 29 January 2025 07:58  
**To:** Peter Dickenson; Brian Hayter; Cllr. Matthew Bell; David Civil; Jon Orrell; David Northam; Louie O'Leary; Howard Atkinson; Steven Dickens; David Harris; Louise Bown; Michael Sewry; Clare Williams; Tim Young; Beverley Day; Alex Fuhrmann; Lee Harmsworth; Ryan Hope; Gill Taylor; Simon Clifford; Kate Wheller; Caroline Nickinson; Helen Toft; Thomas Taylor; Cllr Joanna Dickenson; Neighbourhood Plan - Weymouth TC; Ian Milne; Jonathan Mair; Jane Biscombe; Nick Cardnell; [REDACTED]  
**Cc:** newsdesk@dorsetecho.co.uk  
**Subject:** Call for Reassessment: Housing Plan Missteps and Viability Challenges (29.01.25)  
**Attachments:** Weymouth Town Council - Full Council (20.11.24).pdf; Follow-Up\_ Weymouth Town Council Meeting and Housing Concerns (25.11.24).eml; Interim Report on Weymouth Neighbourhood Plan Housing Needs (22.12.24).eml; Housing Register Data.docx

Good morning everyone,

I hope this message finds you all safe and sound following the passage of Storm Herminia through our beloved, verdant corner of the world.

Some of you may recall my three-minute speech at the Full Council meeting in November 2024, where I highlighted critical concerns with the Neighbourhood Plan. These included:

1. **Inflated Demand Figures:** Both the Pre-Submission and draft Neighbourhood Plans inflate housing demand, citing 959–1,166 applications (local and non-local) for Weymouth. Dorset Council's data states valid applications (local and non-local) at around 500 monthly (FOIs from Feb & Oct 2024). This misrepresentation exaggerates housing needs and distorts priorities driven by low-need applicants without local ties.
2. **Focus on Larger Homes Ignores Local Needs:** Despite 64–68% of housing applications requiring one-bedroom homes, only 7–9% of proposed developments address this need, blatantly violating policy W17. Instead, the Plan emphasises three- and four-bedroom homes, which primarily benefit developers' profits and Dorset Council's rate revenues while neglecting the actual needs of Weymouth residents (as highlighted in the Weymouth Housing Needs Assessment).
3. **Homes for Sale, Locals Need Not Apply:** By prioritising large, high-cost homes, many of these properties will likely be sold in bulk to housing associations outside Dorset once private buyers fail to materialise (see, Bincombe Park). This undermines local connection policies and deprives Weymouth residents of much-needed affordable housing.

For full details, my speech from *Weymouth Town Council - Full Council (20.11.24)* and my follow-up sent to councillors on 25 November are attached (though not to the Steering Group—I was counting on Councillor Northam to take the initiative there!). I've consistently questioned the validity of every version of the Weymouth Neighbourhood Plan since the poorly advertised 2023 consultation, which first

exposed these discrepancies, among others. The lack of visibility and low public engagement left key stakeholders, particularly local residents, without a real chance to scrutinise the Plan's data and priorities.

Attached is my follow-up *Interim Report on Weymouth Neighbourhood Plan Housing Needs (22.12.24)*, which expanded on the points I raised on 20 November and underscored more of the fundamental flaws in the Weymouth Neighbourhood Plan's (WNP) housing assessment. As I stated, critical review of the Plan is urgently needed, as it prioritises manipulated data and developer-driven interests over the genuine needs of Weymouth residents. AECOM's "life-stage modelling exercise," based on outdated and unsourced census data, further undermines the proposed housing mix. The Plan must be reassessed to better align with Weymouth's true housing needs and demonstrate financial viability, especially as the Bailey Venning Associates Viability Report shows clearly **unrealistic profits of only £100** for both the 50% and 44% Affordable Homes profiles on the Wyke Oliver site.

APPRAISAL SUMMARY	
<b>WNP14 Wyke Oliver Farm</b>	
<b>250 homes 50% affordable</b>	
<b>FINANCE</b>	
Debit Rate 8.000%, Credit Rate 0.000% (Nominal)	
Land	960,862
Construction	3,065,770
Other	29,200
Total Finance Cost	4,055,832
<b>TOTAL COSTS</b>	<b>70,360,000</b>
<b>PROFIT</b>	
<b>Performance Measures</b>	
Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
IRR% (without Interest)	7.64%

APPRAISAL SUMMARY		BAILEY VENNING	
<b>WNP14 Wyke Oliver Farm</b>			
<b>250 homes 44% affordable</b>			
<b>Reduced Values</b>			
CIL	14,225.00 m <sup>2</sup>	121.83	1,733,032
			49,005,914
<b>PROFESSIONAL FEES</b>			
Professional Fees		8.00%	2,723,201
			2,723,201
<b>DISPOSAL FEES</b>			
Sales Agent Fee		2.50%	1,769,110
Sales Legal Fee	141.00 un	1,200.00 /un	169,200
			1,938,310
<b>MISCELLANEOUS FEES</b>			
OM Profit			8,654,657
AH Profit		6.00%	782,474
			9,437,131
<b>FINANCE</b>			
Debit Rate 8.000%, Credit Rate 0.000% (Nominal)			
Land			900,890
Construction			3,148,245
Other			31,621

As I suggested to Councillor Taylor during the 20 November 2024 Full Council meeting, I recommend incorporating a 12-month rolling average of local applications (including exceptions) into the Neighbourhood Plan for greater transparency. The practice of blending local and non-local connection cases is misleading. For instance, during the debate, one councillor cited the grossly inflated figure of 1,166 for August 2024 as if it exclusively represented local connection applications. I now have the actual data via an FOI request (DC/8684), which is attached. **The findings are**

**damning, revealing not only that the data was manipulated but that it is blatantly untruthful!**

9.6 In August 2024 there were 1,166 applications to the Housing Register for homes in Weymouth this is an increase of 207 since September 2023. Of these applications, 513 have a local connection and 653 do not. The figure for numbers in Temporary Accommodation has increased in the same period from 158 to 163. This includes 50 households with 99

been in Temporary more than 6 weeks the table below the bands A-D according need. The average housing register across Portland ranges from 678 in Band D with the bands of 366 days households have been the Housing Register

Households with a local connection to Weymouth					
Row Labels	1	2	3	4	5
Band A - Urgent Housing Need	20	9	4	2	1
Band B - High Housing Need	65	19	13	3	1

9.5 In September 2023 there were 543 applications to the Register with a local connection. A further 416 applications have been made with Weymouth their preferred area. The households in Temporary Accommodation.

Weymouth – Local Connection Housing Need					
Count of Band	Bedrooms				
Row Labels	1	2	3	4	5
Submitted Online	46	29	11	2	
Band A – Urgent Housing Need	26	5	9	3	2
Band B – High Housing Need	70	13	11	3	1
Band C – Medium Housing Need	61	22	30	2	

The FOI response from Dorset Council states: "There are 546 applicants on the register in Weymouth and active on the Housing Register from 1 July 2023 until January 2025." In August 2024, the Steering Group and Councillor Northam, by extension, asserted that their data above on page 74 indicates 1,166 applicants, including both local (513) and non-local connections (653) that should not have been included, contradicting DC Housing Allocation Policy - link below. They also falsely claim this represents an increase of 207 from previously stated figures, yet their table shows a decrease of 30 local connections on the Housing Register (down from 543 to 513)!

<https://www.dorsetcouncil.gov.uk/documents/35024/282001/Dorset%20Council%20Housing%20Allocation%20Policy.pdf/64df5103-bcc0-bc16-85db-6be2d1fd967>

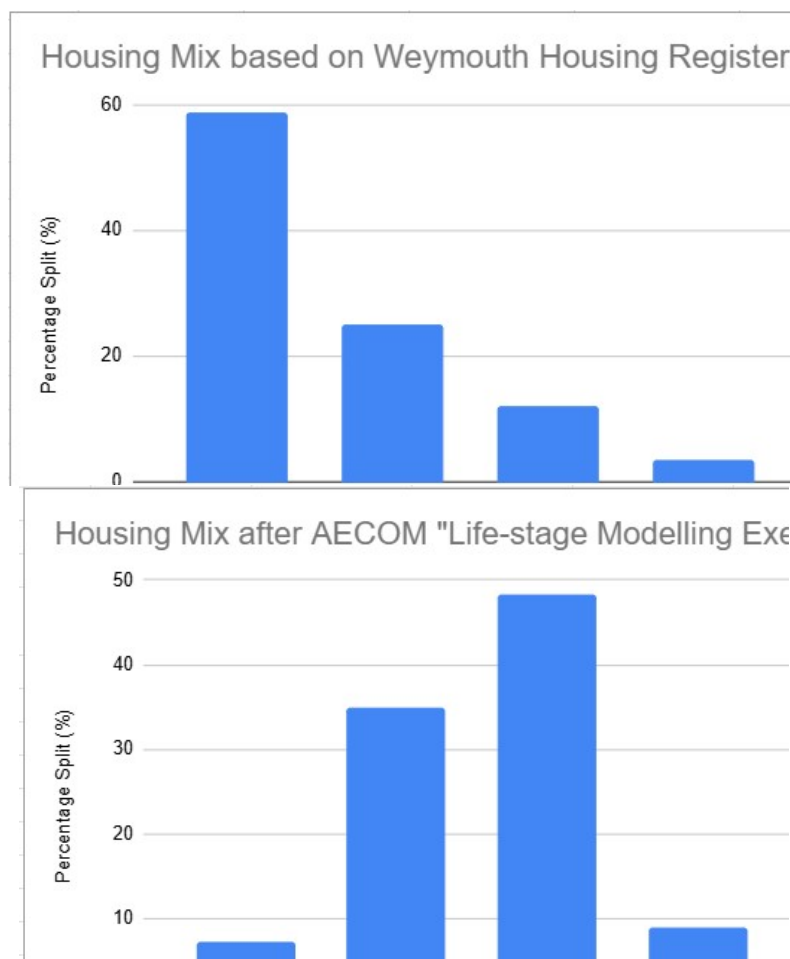
Presenting the data in this way is highly misleading. According to FOI response DC/8684, the average number of new applications to the Weymouth Housing Register ranges between twenty and forty per month, with the majority classified as Band D or Low Housing Need. These applications predominantly focus on one-bedroom properties. In contrast, AECOM—commissioned by Locality and known for their close ties with developers—adjusted the demand model in the outdated April 2021

Weymouth Housing Needs Assessment to align with objectives that appear disconnected from Weymouth’s actual housing needs.

August 2024 - DC/8684							
BEDROOMS							
BAND	1	2	3	4	5	6	
A	3	1	1				
B			1				
C	4		1				
D	7	6	4				

September 2023 - DC/8684							
BEDROOMS							
BAND	1	2	3	4	5	6	
A		1	1	1			
B			1				
C	3	2	1	1			



The above graphs illustrate **significant discrepancies** between the 2021 demand figures and AECOM's proposed housing mix at the time, which was based on their "life-stage modelling exercise." This approach relied on unsourced estimates, including the assertion that housing size data by Household Reference Person age was unavailable at the neighbourhood level. Instead, AECOM used outdated and generalised 2011 Census data for Weymouth and Portland. By comparison, I was able to obtain detailed 2001, 2011, and 2021 Census data by ward directly from the Office for National Statistics within a week (see link below).

It appears that the Neighbourhood Plan is being disregarded even prior to its submission to Dorset Council, or is being treated as already finalised in collaboration with the developer, Cobra House Ltd, who has already moved forward with detailed plans for the scheme, including landscaping, layout, and property scale. According to the Weymouth Neighbourhood Plan, 25 dwellings are proposed (page 100, current WNP), yet the article presents a far smaller number of 17!

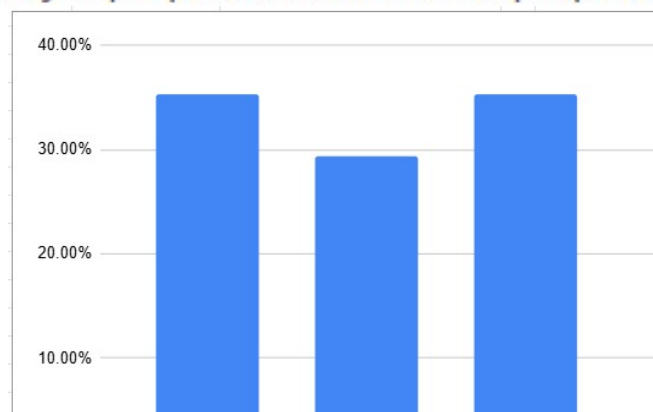
### Weymouth Neighbourhood Submission Plan – November 21

**Policy W22: Land off Beverley Road, Littlemoor**

1. Land off Beverley Road as defined on Map 22 is allocated for residential development around 25 dwellings
2. Development proposals for residential use will be supported where the development conforms with other relevant policies in the Neighbourhood Plan and a complete proposal addressing all the following criteria:
  - i. alignment with the height and form of the nearby housing;

The proposal suggests open market homes with a mixture of 1, bedrooms containing a combination of apartments and houses 2 bed apartments and 6 x 3 bed houses up to 2.5 storeys.

The homes being proposed range from 50.2sqm to 90.1sqm which developers say is proportionate to other properties in the area



I currently have an FOI request underway regarding non-local applicants, specifically seeking information about their origins and the Housing Associations involved. This follows my ongoing suspicion that the focus on 3- and 4-bedroom properties is intended to cater to tenants from outside of Dorset. By prioritising larger homes, it seems developers, with the tacit approval of Dorset Council, may be facilitating the relocation of tenants from larger cities such as Gloucester, Bristol, Bournemouth, and even London. This raises serious concerns about the true purpose of these developments—whether they genuinely address the needs of local residents or are primarily designed to benefit housing developers, outside Housing Associations, and Dorset Council’s Council Tax revenues, all at the expense of the local community.



We're still waiting on Councillor Northam to arrange a meeting with the Littlemoor and Preston residents—something that, unsurprisingly, still hasn't happened, despite his promise. The concerns raised by local residents during the Weymouth Town Council stage of the consultation remain largely and conveniently ignored, and the consultation process has now moved on to the Dorset Council level. Rest assured, I'll be sharing our findings—this email and the attached documents being just a small part—with them and, eventually, the independent inspector. That said, I want to extend my sincere thanks to all the Weymouth and Dorset councillors who have taken the time to reply to my previous emails and engage with these important issues. Your responses and consideration are genuinely appreciated and demonstrate a real commitment to representing the concerns of local residents.

Kind Regards,

Alex Bailey

**There are 546 applicants on the register in Weymouth and active on the Housing Register from 1 July 2023 until January 2025. All applications were made online.**

<b>Month</b>	<b>Band</b>	<b>Local Connection</b>	<b>Exception to Local Connection</b>	<b>No.</b>	<b>Bedroom Need</b>
July 2023	A	3		0	3 bed x 2 4 bed x 1
August 2023	A	1		0	4 bed x 1
September 2023	A	3		0	2 bed x 1 3 bed x 1 4 bed x 1
October 2023	A	1		0	3 bed x 1
November 2023	A	2		0	3 bed x 1 4 bed x 1
December 2023	A	1		0	1 bed x 1
January 2024	A	6		0	1 bed x 2 2 bed x 1 3 bed x 3
February 2024	A	1		0	2 bed x 1
March 2024	A	1		0	2 bed x 1
April 2024	A	3		0	1 bed x 1 2 bed x 1 4 bed x 1
May 2024	A	3		0	1 bed x 1 2 bed x 1 3 bed x 1
June 2024	A	5		0	1 bed x 4 2 bed x 1
July 2024	A	3		0	1 bed x 2 2 bed x 1
August 2024	A	5		0	1 bed x 3 2 bed x 1 3 bed x 1
September 2024	A	1		0	1 bed x 1
October 2024	A	0		0	
November 2024	A	1		0	2 bed x 1
December 2024	A	0		0	
January 2025	A	0		0	

Month	Band	Local Connection	Exception to Local Connection	No.	Bedroom Need
July 2023	B	3		0	1 bed x 2 2 bed x 1
August 2023	B	3		0	1 bed x 1 4 bed x 1 5 bed x 2
September 2023	B	1		0	3 bed x 1
October 2023	B	7		0	1 bed x 3 2 bed x 1 3 bed x 2 4 bed x 1
November 2023	B	9		0	1 bed x 4 2 bed x 3 3 bed x 2
December 2023	B	5		0	1 bed x 5
January 2024	B	9		0	1 bed x 5 2 bed x 2 4 bed x 1 5 bed x 1
February 2024	B	8		0	1 bed x 5 2 bed x 2 4 bed x 1
March 2024	B	12		0	1 bed x 11 2 bed x 1
April 2024	B	1		0	3 bed x 1
May 2024	B	4		0	1 bed x 3 4 bed x 1
June 2024	B	11		0	1 bed x 7 2 bed x 3 4 bed x 1
July 2024	B	1		0	3 bed x 1
August 2024	B	1		0	1 x 3 bed
September 2024	B	4		0	1 bed x 4
October 2024	B	6		0	1 bed x 4 2 bed x 2
November 2024	B	1		0	1 bed x 1
December 2024	B	3		0	1 bed x 3
January 2025	B	1		0	1 bed x 1

<b>Month</b>	<b>Band</b>	<b>Local Connection</b>	<b>Exception to Local Connection</b>	<b>No.</b>	<b>Bedroom Need</b>
July 2023	C	8		0	1 bed x 4 2 bed x 2 3 bed x 2
August 2023	C	5		0	1 bed x 3 2 bed x 1 3 bed x 1
September 2023	C	7		0	1 bed x 3 2 bed x 2 3 bed x 1 4 bed x 1
October 2023	C	5		0	1 bed x 3 2 bed x 1 3 bed x 1
November 2023	C	6		0	1 bed x 5 2 bed x 1
December 2023	C	2		0	2 bed x 1 4 bed x 1
January 2024	C	9		0	1 bed x 2 2 bed x 3 3 bed x 4
February 2024	C	6		0	1 bed x 3 2 bed x 1 3 bed x 1 4 bed x 1
March 2024	C	8		0	1 bed x 1 2 bed x 4 3 bed x 3
April 2024	C	9		0	2 bed x 6 3 bed x 3
May 2024	C	7		0	1 bed x 2 2 bed x 3 3 bed x 2
June 2024	C	15		0	1 bed x 2 bed x 3 bed x 4 bed x 7 bed x
July 2024	C	13		0	1 bed x 10 2 bed x 2 3 bed x 1

August 2024	C	5	1 x Relief Duty	1	1 bed x 4 3 bed x 1
September 2024	C	4		0	1 bed x 3 3 bed x 1
October 2024	C	6		0	1 bed x 4 2 bed x 2
November 2024	C	1		0	1 bed x 1
December 2024	C	3		0	1 bed x 3
January 2025	C	1		0	1 bed x 1

Month	Band	Local Connection	Exception to Local Connection	No.	Bedroom Need
July 2023	D	14	1 x Older Persons Housing No LC	1	1 bed x 8 2 bed x 5 3 bed x 1
August 2023	D	26		0	1 bed x 19 2 bed x 5 3 bed x 2
September 2023	D	23		0	1 bed x 18 2 bed x 3 3 bed x 2
October 2023	D	17	1 x Older Persons Housing No LC	1	1 bed x 11 2 bed x 3 3 bed x 3
November 2023	D	16	1 x Older Persons Housing No LC	1	1 bed x 12 2 bed x 4
December 2023	D	16		0	1 bed x 8 2 bed x 5 3 bed x 1 4 bed x 2
January 2024	D	14	1 x Older Persons Housing No LC	1	1 bed x 8 2 bed x 5 3 bed x 1
February 2024	D	27	5 x Older Persons Housing No LC	5	1 bed x 2 bed x 3 bed x 4 bed x 5 bed x 6 bed x
March 2024	D	15	4 x Older Persons Housing No LC	4	1 bed x 14 2 bed x 3 3 bed x 2

April 2024	D	17	2 x Older Persons Housing No LC	2	1 bed x 12 2 bed x 6 3 bed x 1
May 2024	D	20	1 x Older Persons Housing No LC	1	1 bed x 16 2 bed x 3 3 bed x 2
June 2024	D	19	2 x Older Persons Housing No LC	2	1 bed x 17 2 bed x 3 3 bed x 1
July 2024	D	19		0	1 bed x 14 2 bed x 5
August 2024	D	14	1 x Older Persons Housing No LC	1	1 bed x 7 2 bed x 6 3 bed x 1
September 2024	D	10		0	1 bed x 8 2 bed x 2
October 2024	D	19	1 x Older Persons Housing No LC	1	1 bed x 15 2 bed x 3 3 bed x 2
November 2024	D	9	1 x Older Persons Housing No LC	1	1 bed x 8 2 bed x 1 3 bed x 1
December 2024	D	1		0	2 bed x 1
January 2025	D	0		0	

## Weymouth Town Council - Full Council (20.11.24)

A key driver of the Weymouth Neighbourhood Plan is the number of people on the Weymouth Housing Register rather than the broader Dorset Council (DC) area. However, the tables in the draft plans (September 2023 and August 2024) lack source references and appear overstated compared to a March 2024 Dorset Echo (DE) article, "Up to 500 Apply to Dorset Council for Housing Every Month,"<sup>(1)</sup> and FOI data published by DC in April and November 2024.<sup>(2)</sup>

In addition, there is no supporting information about the extra 416 applications in Sept 2023 (Pre-Sub, pg. 57) preferring Weymouth and used in the later draft. They could be regarded as exceptions, but if so, there is no information around their type of application, their banding, or bedroom requirements. Some councils allow applicants with no local connection to join their register, but DC does not. DC requires evidence of a local connection unless an applicant qualifies under the exceptions in Section 14 of its Housing Allocation Policy.<sup>(3)</sup>

In March 2024, the DE reported that DC received up to 500 housing applications monthly. An FOI (DC/7251) revealed that 226 of these were exceptions in February 2024, while a later FOI (DC/8374) showed 430 applications in October 2024, with no exceptions recorded. Given this, Weymouth's totals of 959 and 1,166 (Pre-Sub, pg. 77; Draft, pg. 74) don't align with the DE article or FOI data, which report up to 500 monthly applications with local connections. These inflated figures are puzzling, as Weymouth is just a subset of DC.

Comparing the data for September 2023 and August 2024 shows a 207-application increase, driven entirely by "no local connection" cases, while local connection applications actually dropped by 30. Without a comparison table in the Pre-Sub, it's clear the increase is driven by low-need applicants without local ties, implying: "If we build, they will come from outside Dorset."

Even if accurate, 64–68% of applications require one-bedroom homes, yet only 7–9% (Draft, pg. 84) of proposed builds meet this need, violating the W17 policy requirements for a justified housing mix. The lack of online submissions in the latest draft also prevents scrutiny of social housing providers' input on these figures. As regards your sources, the Housing Needs Assessment<sup>(4)</sup> combined with the Strategic Housing Market Assessment identifies that 59% of people on the housing register are asking for one-bedroom and 25% for two-bedroom properties—not large family homes (WHNA, pg. 30)!

These discrepancies cast doubt on the accuracy of the data and its impact on Weymouth's housing strategy, raising the risk of gaslighting our community. A rolling average table of local cases and greater transparency are needed to replace these misrepresented figures.

My question is, 'How can you produce a plausible housing plan based on these misrepresentative figures, and who is driving this document, the people of Weymouth or the steering group and their partners?'

Word Count: 450

### References

(1) <https://www.dorsetecho.co.uk/news/24183327.500-apply-dorset-council-housing-every-month/>

(2) [https://www.whatdotheyknow.com/request/how\\_many\\_housing\\_applicants\\_were#incoming-2614542](https://www.whatdotheyknow.com/request/how_many_housing_applicants_were#incoming-2614542)

(3) <https://www.dorsetcouncil.gov.uk/documents/35024/282001/Dorset%20Council%20Housing%20Allocation%20Policy.pdf/64df5103-bcc0-bc16-85db-6be2d1fd967>

(4) <https://www.weymouthtowncouncil.gov.uk/wp-content/uploads/2023/01/Weymouth-Housing-Needs-Assessment.pdf>