

From: Alex Bailey **Sent:** 24 June 2025 10:32

To: [REDACTED]

Cc: Redacted

Subject: Request for Public Hearing - Housing Needs and Delivery in Weymouth NP (24.06.25)

FOR ATTENTION OF MR MEAD

Dear Mr Mead,

I am writing to express my support for the option of a public hearing as part of the Weymouth Neighbourhood Plan examination, particularly with regard to the housing needs evidence and associated delivery policies (W17–W20).

While I appreciate your indication that you are not currently minded to hold a hearing, I would respectfully suggest that several substantive issues around housing need and viability warrant public discussion for the following reasons:

1. Housing Needs Evidence Was Underrepresented

Over the past year, I compiled and submitted detailed analysis of Weymouth's affordable housing need, drawing on:

- Dorset Council's own HNA (2024);
- FOI data on the local housing register (546 applicants, not 1,166 as previously cited);
- Delivery shortfalls (27 affordable homes/year vs. 242/year need).

This work was submitted via Regulation 16, but appears to have been summarised only in passing by Dorset Council in their forwarded materials. I believe this underrepresents the evidence available to support or challenge key housing policies.

2. Policy W18 - Viability Undermines Delivery

Dorset Council has advised the removal or caveating of core housing targets (e.g. 50% AH on greenfield sites) due to a lack of viability testing. Without enforceable standards or a clear delivery mechanism, the plan's ability to meet its documented need becomes highly questionable.

- A hearing could allow clarification of:
- How the delivery pipeline aligns with need;
- Whether current viability assumptions are defensible;

Whether key stakeholders agree on how much weight W18–W20 can realistically carry.

3. Community Confidence

There is widespread concern that boundary changes (e.g. Bincombe Park, W20) and excluded sites (e.g. WNP24) could shift the development landscape significantly. These matters are interconnected with housing delivery, infrastructure, and fairness—and would benefit from open examination.

If it would be helpful, I am happy to provide:

- A summary of the FOI and housing register data;
- A 1-page brief comparing affordable delivery and need;
- Or to participate in a hearing if one is convened.

Thank you again for your work and your commitment to a fair process.

Kind regards,

Alex Bailey