

From: Alex Bailey  
To: Steve Carnaby  
Cc: Redacted

Date: Mon, 07 Jul 2025 06:33:00 +0000

Subject: Follow-Up Representation - Housing Need Figures and Policy Delivery (07.07.25)

Dear Mr Mead,

Following publication of the responses from Dorset Council and Weymouth Town Council on 20 June, I would like to submit a brief follow-up representation focused on housing need evidence and the viability of key policies in the Weymouth Neighbourhood Plan.

I contributed detailed analysis during Regulation 16 on housing needs and delivery, and write now to highlight material issues that, in my view, remain unresolved.

### **1. Housing Need - Misstatement of Register Data**

Dorset Council's response continues to cite 1,166 applicants on the Weymouth housing register. However, data disclosed via FOI (Ref: 6972) confirms the actual figure at the time was 546. This is recorded in my original submission and corresponds with the summary found in:

- Alex Bailey, Regulation 16 submission, see Appendix A (Redacted copy previously provided).
- Dorset Council FOI Response #6972, included in the Council's own disclosure log, December 2023.

Despite this, no correction has been made in the Council's final submission. The inflated figure underpins justification for larger allocations at sites such as W20, raising concerns over proportionality and soundness.

### **2. Delivery & Viability - Absence of Supporting Evidence**

Policies W18–W20 propose up to 50% affordable housing on certain sites (e.g. W20, W21, W22), yet Dorset Council's 20 June response admits:

"The proposed affordable housing targets have not been subject to detailed viability testing as part of the Plan-making process."

- *Dorset Council, Response to Examiner's Questions, p.11* [File: dorset-council-cover-letter-and-response-to-examiner-s-questions-final-combined-redacted.pdf]

This means that:

- Delivery of affordable housing is not guaranteed, and

- The Plan relies on future site-level assessments which may override policy intent.

The result is a policy structure that lacks enforceability and may not meet Basic Condition (e) or NPPF Paragraph 62, which requires planning policies to reflect and respond to assessed needs.

### **3. Request**

I respectfully ask that:

- These concerns be taken into account in your final assessment,
- Particular scrutiny be given to the factual accuracy of the housing need data submitted,  
and
- Consideration be given to whether W18–W20 are realistically deliverable without further viability evidence.

I would be pleased to submit additional supporting material or contribute in writing if needed.

Thank you for your time and the thoroughness with which you are conducting the examination.

Kind regards,

Alex Bailey