



WEYMOUTH NEIGHBOURHOOD PLAN

Regulation 16 Consultation

Friday 24 January 2025 until Friday 7 March 2025

Response Form

The proposed Weymouth Neighbourhood Plan has been submitted to Dorset Council for examination. The neighbourhood plan and supporting documentation can be viewed on Dorset Council's website: <https://www.dorsetcouncil.gov.uk/w/weymouth-neighbourhood-plan>

Please return completed forms to:

Email: NeighbourhoodPlanning@dorsetcouncil.gov.uk

Post: Spatial Planning, Dorset Council, County Hall, Colliton Park,
Dorchester, DT1 1XJ

Deadline: End of Friday 7 March 2025. Representations received after this date will not be accepted.

Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy (www.dorsetcouncil.gov.uk/privacypolicy). Your data will be destroyed when the plan becomes redundant.

	Personal Details *	Agent's Details *
Title	Mr	
First Name	Malcolm	
Last Name	Curtis	
Job Title(if relevant)	Managing Director	

Organisation (if relevant)	Redtale Holdings Ltd	
Address	<div style="background-color: black; width: 100px; height: 15px;"></div> <div style="background-color: black; width: 100px; height: 15px;"></div> <div style="background-color: black; width: 100px; height: 15px;"></div> <div style="background-color: black; width: 100px; height: 15px;"></div>	
Postcode	<div style="background-color: black; width: 100px; height: 15px;"></div>	
Tel. No.	<div style="background-color: black; width: 100px; height: 15px;"></div>	
Email Address	<div style="background-color: black; width: 100px; height: 15px;"></div>	

**If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

Part B – Representation

1. To which document does the comment relate? *Please tick one box only.*

	Submission Plan
	Consultation Statement
	Basic Conditions Statement
	Other – please specify:- Weymouth Neighbourhood plan

2. To which part of the document does the comment relate? *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	Development & Housing
Policy	W18 Affordable Housing – Section 5
Page	85
Appendix	

3. Do you wish to? *Please tick one box only.*

	Support
X	Object
	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

*Whilst I applaud the intention of NP to provide more affordable housing in the borough, this policy **W18 – Affordable Housing - section 5** as proposed, will not yield more affordable housing. This policy if adopted it will result in less new housing, of all tenures. It will make most, if not all, small infill sites, built mostly as brown field schemes, unviable. The result is the borough will not deliver the additional affordable housing it projects but is likely to lose these important small infill developments, that help meet housing need and contribute socially and economically to the borough. In turn this will put more pressure to use virgin land to meet the inevitable increased housing shortfall of housing in Weymouth.*

Continue on a separate sheet if necessary

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

Do not extend AH provision for sites under 10 in line with national policy

Continue on a separate sheet if necessary

6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.

X	Yes
	No

Signature: _____ Date: _____
If submitting the form electronically, no signature is required.

[REDACTED]
Dear Sir or Madam ,

WEYMOUTH NEIGHBOURHOOD PLAN

I am writing about ill-conceived policies in the proposed Weymouth neighbourhood plan which will spell the end of infill housing schemes and small site development in the town.

Under proposals in the plan, sites that yield between two and nine units on less than half a hectare will be subject to a financial contribution proportionate to providing 35% affordable housing.

The consequences of this well-meaning political fiddling is that you can probably say goodbye to any open market schemes with under 20 units as it is only when you get to a minimum of circa 20 units that it is financially viable to provide affordable housing at 35%.

We know this as we have been calculating these numbers for years. For example, we have two small sites in Weymouth in solicitors' hands; one for nine units and one for six. Both sites will be unviable if this policy is adopted. Fifteen homes and the benefits to the local community and local economy are now gone.

It is not about developers or SME builders facing smaller profit margins or needing to negotiate with landowners for a better deal.

This policy produces a negative land value and zero profit at all. No profit is no houses, affordable or open market and vacant brownfield land.

It is only the bigger sites that can carry this economic burden so the gap left by the unviability of small development will undoubtedly be substituted with more unwanted high density cheap housing estates on green fields.

There will be very few, if indeed any, small developments delivered in Weymouth, especially by SME builders or developers.

The knock-on effects of this policy will be the loss of local skilled jobs, local economic benefit, well-built diverse housing on sensible in-fill brownfield sites and CIL payments to name but a few.

Developers and small builders are faced with the recent financial burden of CIL payments, nitrates, the advanced payment code, and the soon to be introduced building safety levy, updated building regulations and a raft of new legislation. This is another significant barrier to cross.

In the worst case scenario, this ludicrous policy could mean the end of some smaller developers or builders.

Furthermore, the threshold proposed in the plan is contra to both Dorset Council's local plan and national planning that recognises the additional costs to deliver small sites and states that affordable housing provision should only start at 10 homes or more.

This proposal is not aligned with the government's target for 1.5m new homes in this parliament nationally and locally where Dorset will invariably need measures to provide more homes to meet the revised quota rather than be endorsing policies that will deliver less.

The Home Builders Federation's (HBF) recently published State of Play report called on the government to have a clear focus on supporting SME builders and pointed out that the industry is stronger when it is more diverse.

We are a local company with its roots in the community. We employ locally, and specify local materials. We build traditional, well-designed family homes in good sustainable locations which stand the test of time.

Recent developments include Lorton Park, The Grove and Monterey Place in Weymouth, Barrack House in Dorchester and May Bower Gardens on Portland where the island's first community land trust (CLT) to provide affordable housing for local people is being built.

We understand the importance of affordable housing and have contributed over many years in payments and the provision of affordable homes on and off site.

In addition to affordable housing, we make financial community contributions with many of these paid upfront before the first homes are even sold.

Most recently this has included £450,000 in Community Infrastructure Levy (CIL) payments to Dorset Council for local community facilities in addition to the nine affordable community land trust homes at May Bower Gardens.

The measures proposed in the Weymouth neighbourhood plan that sites under nine plots will also have to pay, will mean that these small sites will be unviable and that there will be very few, if indeed any, small developments delivered in Weymouth by SME builders or developers.

Please can you raise this issue as matter of urgency as it goes to Dorset Council in the next round of consultation. I would also be very happy to provide more information and make further representations whether in writing or in person.

Yours sincerely,

[REDACTED]

Malcolm Curtis
Chief executive of the Redtale Group,