

Homes

1. Background

Outline the Background for this theme topic in the Neighbourhood Plan.

This theme paper is produced to support the considerations of the Homes Theme Group and will form the basis for the Homes theme within the Weymouth Neighbourhood Plan which covers the period from 2021-2039.

This is the first draft of this paper produced following an initial meeting of the Homes TG on 27th January 2022.

The Homes Theme Group comprises 3 members of the WNP Steering Group, plus representatives from residents of Weymouth, the Local Community Land Trust, Local Homeless Charity, Local Housing Developer, Local Housing Association, Dorset Council Affordable Housing Enabling Team, and Weymouth Town Council.

2. Overview

Provide a description of the character of Weymouth with respect to the Theme topic. Possibly drawing upon the Character Area Assessment or another published source.

Ref 1 describes Weymouth as follows.

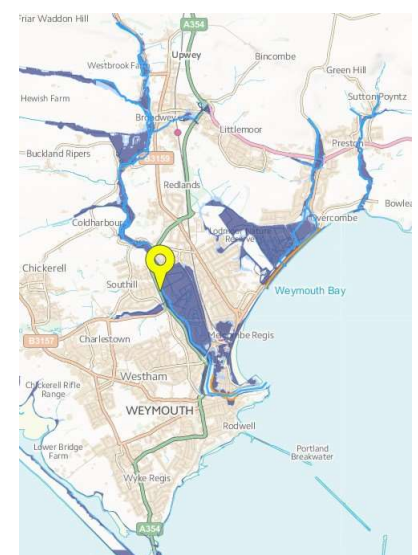
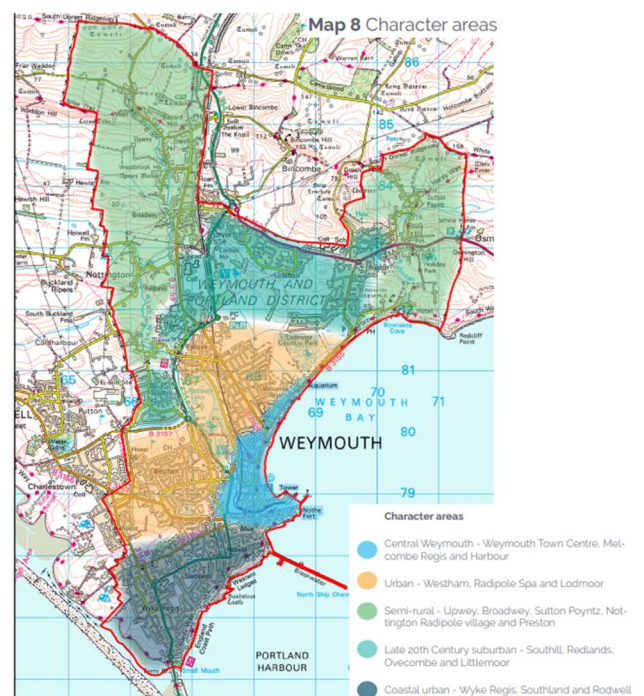
Weymouth is located on the south coast of England, at the mouth of the River Wey. It is sited 7 miles south of Dorchester and 5 miles north of Portland. Weymouth lies on the A354 which connects to the A35 at Dorchester. The rail and bus stations lie within the town centre area and there are rail links to both London and Bristol. {include map of Weymouth Town}

Weymouth is an important tourist and recreation destination, with a beautiful seascape and built heritage. The northern parts of Weymouth lie within the Dorset Area of Outstanding Natural Beauty.

Weymouth is the third largest settlement in Dorset and the largest town in the Dorset Unitary Council Area. The 2011 census states Weymouth has 52,323 residents. According to Dorset Council the population of Weymouth in 2021 was 53,128 people.

Weymouth is bounded to the north by the South Dorset Ridgeway and to the south by the sea. Weymouth is an historic seaside town developed in the 18th century and patronised by the George III. The town greatly expanded in the late 19th century with coming of the railway and the increase in goods coming to the port and local fishing. A further boost came in the 20th century with establishment of the naval dockyard, admiralty research establishment, and largest helicopter base in Europe, on Portland. With the closure of the dockyard (1996), admiralty research establishment and Defence Procurement Executive (1995), and helicopter base (1999) growth has slowed with growth being driven primarily by retirement or lifestyle resettlement into the area from outside Dorset. {include population growth graph}.

Land availability is further limited by the low-lying land around the town centre, other low lying areas being within Flood Zone 2 and 3. The two sources of flood risk to Weymouth town centre are water tide levels in the harbour and waves over topping the Esplanade. High tidal levels also exacerbate flooding upstream of Westham Bridge. Broadway, Nottingham, and Radipole village all are prone to surface water flooding which is exacerbated by high tides, significant floods occurred in 1955 and the EA has since introduced significant flood mitigation



areas in the Wey Valley. Lodmoor Nature reserve and an area to the south of Broadway and north of Nottingham have large areas prone to flooding. In general flood patterns follow along the River Wey and River Jordan which flows through Sutton Poyntz to Bowleaze Cove.

The Weymouth plan area is made up of 23,360 households.

The population of Weymouth swells significantly in the summer, in 2016 the amount of Visitor Accommodation was as 29,850 beds, Ref 9. The day visitor numbers are also significant *find an estimate of this*.

3. Homes

3.1 Government Policy Changes

The Government's policy is set out in the National Planning Policy Framework, the references in this paper are from the latest edition last updated in 20th July 2021. Since then, a number of new policies have been presented as part of the Future Planning initiative – these are to be found in Ministerial Statements.

3.1.1 First Homes

Of importance is the First Homes Scheme first published in May 2021 and last updated in Dec 2021. This scheme is intended to boost home ownership by providing discounted sales of homes to First Time buyers. The scheme mandates the following for First Homes.

- a. must be discounted by a minimum of 30% against the market value;
- b. are sold to a person or persons meeting the First Homes eligibility criteria (see below);
- c. on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- d. after the discount has been applied, the first sale must be at a price no higher than £250,000.

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

The First Homes Written Ministerial Statement does give local authorities and **neighbourhood planning groups** the discretion to require a higher minimum discount of either 40% or 50% if they can demonstrate a need for this. Developers who are able to offer higher discounts within their contributions should be free to do so but the local authority cannot require this.

First Homes should be physically indistinguishable from the equivalent market homes in terms of quality and size.

First Homes Eligibility

A purchaser (or, if a joint purchase, all the purchasers) of a First Home should be a first-time buyer.

Purchasers of First Homes, whether individuals, couples or group purchasers, should have a combined annual household income not exceeding £80,000 in the tax year immediately preceding the year of purchase.

A purchaser of a First Home should have a mortgage or home purchase plan (if required to comply with Islamic law) to fund a minimum of 50% of the discounted purchase price.

These national standard criteria should also apply at all future sales of a First Home.

First Homes Local Criteria

As part of the section 106 agreements, local authorities or **neighbourhood planning groups** can apply eligibility criteria in addition to the national criteria described above. This may involve lower income caps (if this can be justified with reference to local average first-time buyer incomes), a local connection test, or criteria based on employment status. First Homes are designed to allow people to get on the housing ladder in their local area, and in particular to ensure that key workers providing essential services are able to buy homes in the areas where they work. Authorities can therefore prioritise key workers for First Homes, and are encouraged to do so, especially if they have an identified local need for certain professions. The definition of a key worker should be determined

locally and could be any person who works in any profession that is considered essential for the functioning of a local area.

Local connections may include (but are not limited to) current residency, employment requirements, family connections or special circumstances, such as caring responsibilities. Authorities should consider the application of these discretions carefully and ensure they do not limit the eligible consumer base to the point that homes become difficult to sell.

Any locally set income caps should be considered with reference to mortgage requirements and loan-to-income ratios for appropriate homes for the area's identified target market for First Homes. Income caps should not be set at a level which would prevent a borrower from obtaining a 95% loan-to-value mortgage for the discounted price of suitable properties.

Any local eligibility criteria will apply for a maximum of 3 months from when a home is first marketed. If a suitable buyer has not reserved a home after 3 months, the eligibility criteria (including income caps) will revert to the national criteria set out above, to widen the consumer base.

In recognition of the unique circumstances of the Armed Forces, local connection criteria should be disapplied for all active members of the Armed Forces, divorced/separated spouses or civil partners of current members of the Armed Forces, spouses or civil partners of a deceased member of the armed forces (if their death was wholly or partly caused by their service) and veterans within 5 years of leaving the armed forces.

First Homes Exception Sites

A First Homes exception site is an exception site (that is, a housing development that comes forward outside of local or neighbourhood plan allocations to deliver affordable housing) that delivers primarily First Homes as set out in the First Homes Written Ministerial Statement.

First Homes exception sites can come forward on unallocated land outside of a development plan.

What evidence can be used to in demonstrating that a proposed First Homes exception site is proportionate in size to the existing settlement?

For decision making, what constitutes a proportionate development will vary depending on local circumstances.

For plan making, local authorities and **neighbourhood planning qualifying bodies** are encouraged to set policies which specify their approach to determining the proportionality of First Homes exception site proposals, and the sorts of evidence that they might need in order to properly assess this.

First Homes exception sites can deliver a small proportion of market housing, provided that it can be demonstrated that this is necessary in order to ensure the overall viability of the site. Local authorities and neighbourhood planning groups can set policies that specify in further detail the proportions of market housing would be considered acceptable, and under what circumstances.

Applications for First Homes exception sites that propose the inclusion of a small proportion of market housing will be expected to provide evidence that the site would be unviable without such housing being included, for instance in situations where the development faces significant and unexpected delivery costs. Evidence would typically be in the form of a detailed viability assessment prepared in line with Planning Practice Guidance on Viability in Decision Taking.

Where local evidence suggests that a significant local need exists for one or more other forms of affordable housing on a proposed First Homes exception site, applicants may alter the proportions of affordable housing to include small quantities of other affordable housing products. Applicants will be expected to provide evidence of this need in the form of a Local Housing Needs Assessment, local authority Housing Register, or other sufficiently rigorous local evidence.

3.2 Local Plan Policies

List the relevant Dorset Council Local Plan Policies for this Theme topic. The source for this is the Dorset Council Draft Local Plan for Consultation document released in January 2021. Suggest List the policies verbatim without comment. Note these are only Drafts and may be modified in the next release in May 2022 and following examination in late 2022.

[Optional] Also may wish to list the current West Dorset Weymouth & Portland Local Plan policies for this theme topic.

In 2019 the new unitary authority Dorset Council (DC) was formed. DC are producing a new Local Plan to replace the 5 extant Local Plans. The new Local Plan has gone through Options Consultation and the following is taken from the Draft Plan published in December 2020 from Section 2 Development Strategy, Section 4 Housing, Section 24 Weymouth and Appendix 2 Neighbourhood Plan Housing. The Policies may be revised as the plan is developed. The following is taken from the Consultation Draft Ref 3.

Weymouth is identified in the settlement hierarchy as Tier 1 Large Built-Up Area for sustainable Housing Development and is flagged as the largest urban area within the plan. Under the plan geography Weymouth is described as being within the central Dorset Functional Area.

DEV1: The housing requirement and the need for employment land in Dorset

In the period 2021 to 2038 provision is made for:

- I. a deliverable supply of housing land to accommodate a minimum of 30,481 dwellings, which will be delivered at a minimum average annual rate of 1,793 dwellings per annum; and
- II. a minimum of 131 hectares of employment land.

DEV3: Growth in the central Dorset functional area

In the central Dorset functional area housing growth will be delivered:

- II. at the major coastal resort of Weymouth, including through town centre regeneration and a major urban extension at Littlemoor;
- V. and through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries.

HOUS1: Housing Mix

- I. New residential developments of all tenures should contribute towards achieving sustainable and balanced communities through an appropriate mix of homes of different sizes, types and affordability.
- II. On major residential development sites, at least 20% of all dwellings across all tenures should be provided at the Accessible and Adaptable Dwellings standard as established through building regulations unless robust justification is provided to explain why this cannot be achieved on site.
- III. Where specific need for a certain mix of different sizes, types and affordability of homes has been identified through a neighbourhood plan, development proposals should look to meet this need.

HOUS2: Affordable housing

- I. Housing on major sites and sites of 5 to 9 net additional dwellings in 'designated rural areas' will contribute to the provision of affordable housing.
- II. Such development should contribute to the provision of affordable housing in the following proportions:
 - 40% of the total number of dwellings on sites in Zone 1;
 - 35% of the total number of dwellings on sites in Zone 2; and
 - 25% of the total number of dwellings on sites in Zone 3.
- III. In most cases, where one or more affordable homes are being provided, these should be provided on the open market site. Financial contributions towards the provision of affordable housing will be required for any shortfall that cannot be delivered on the site.
- IV. Applicants seeking to justify a lower level of affordable housing provision will be expected to provide an assessment of viability, which should adopt an 'open book' approach and take account of grant funding or any other subsidy. A lower level of provision will only be permitted if the assessment shows that it is not economically viable to make the minimum level of provision being sought and there are good reasons to bring

the development forward.

V. The affordable homes should be provided at:

- a maximum of 30% (but not less than 10%) affordable home ownership products; and
- a minimum of 30% social rent; and
- a minimum of 40% affordable rent.

VI. The type, size and mix of affordable housing on a development site should help to address the identified and prioritised affordable housing needs in the local area, resulting in a balanced community of housing and/or flats that are 'tenure blind'.

Note Weymouth Town Centre is designated Zone 3 and the rest of Weymouth Zone 3.

HOUS3: Affordable housing exception sites

An affordable housing exception scheme will be permitted if:

- I. It is adjoining an existing settlement;
- II. The proposal is capable of meeting and identifiable local need for affordable housing within the settlement, parish or group of parishes where the scheme is located, including within the Green Belt, which cannot otherwise be met;
- III. the character, scale and design of the scheme is appropriate to the location and size of the existing settlement; and
- IV. there are secure arrangements to ensure the homes remain affordable in perpetuity.

Note Section 4.4 of Ref 3 provides more detail of Dorset Council's interpretation of what constitutes an exception site.

HOUS4: Specialist purpose built accommodation

- I. Proposals for specialist purpose built accommodation will be supported where they:
 - respond to an identified need in the immediate area; and
 - provide a range of tenures.

HOUS5: Housing for complex dementia and nursing care

- I. Residential Care Homes will only be permitted where they respond to a specific evidenced need for residents who require round the clock care. Such facilities should be located within a town or on a public transport corridor. Developments of this type will provide:
 - opportunities for day care available to the wider community;
 - therapeutic equipment and space for therapy for complex needs that are also available for use on a day care basis;
 - sufficient outdoor space to enable therapeutic recreation.

HOUS6: Self-build and custom-build housing

- I. Self-build and custom-build housing schemes may be permitted on sites within development boundaries or on strategic housing allocations.
- II. Outside development boundaries self-build and custom housebuilding schemes may be permitted:
 - on an affordable housing exception site, in accordance with Policy HOUS5;
 - through the replacement of an existing dwelling, in accordance with Policy HOUS9;
 - through the subdivision of an existing home, in accordance with Policy HOUS9;
 - through the conversion of an existing building, in accordance with Policy DEV8; or
 - as a rural workers' dwelling, in accordance with Policy HOUS8.
- III. A scheme for more than 5 self-build or custom-build dwellings on any site should be developed in accordance with an agreed design code.

HOUS7: Isolated homes in the countryside – not applicable to Weymouth

HOUS8: Occupational Dwellings – not applicable to Weymouth

HOUS9: Other residential development outside development boundaries

- I. The replacement of an existing permanent dwelling outside defined development boundaries will be permitted, provided that:
 - the existing dwelling will be replaced by a single new dwelling, which is of a size and design that respects the character and appearance of the development plot, its immediate setting and its wider surroundings;
 - the new dwelling can be satisfactorily accommodated within the existing curtilage or an extended curtilage compliant with criterion iv); and
 - the development would make a positive contribution to local character.
- II. The extension of an existing permanent dwelling outside defined development boundaries will be permitted provided that:
 - the extension would not create an additional separate dwelling (or dwellings);
 - the extension is subordinate in scale and proportions to, and in character with, the original dwelling;
 - the development would not require an extension of the existing residential curtilage, other than a small-scale extension compliant with criterion iv); and
 - the development would make a positive contribution to local character.
- III. An ancillary domestic building within an existing residential curtilage outside defined development boundaries will only be permitted exceptionally, if:
 - the building is ancillary to an existing permanent dwelling and either would be used for purposes incidental to the enjoyment of the existing dwelling or would be a residential annex ancillary to the existing dwelling;
 - the proposed use could not be accommodated in an extension to the main dwelling or through the conversion of an existing building within the existing residential curtilage;
 - the building would not require an extension of the existing residential curtilage, other than an extended curtilage compliant with criterion iv); and
 - the building would be designed to be proportionately smaller in scale and subsidiary in form to the existing dwelling, designed not to detract from the character of the existing dwelling and would make a positive contribution to local character. Wherever possible the building should be located and designed to be capable of being subsumed into the existing permanent dwelling in the event that the need for the ancillary use ceases.
- IV. The small-scale extension of an existing residential garden outside defined development boundaries will only be permitted exceptionally, where the extension:
 - reflects and/or reinforces existing plot and boundary patterns in the locality; and
 - includes a boundary treatment and landscape planting to successfully integrate the development with the local landscape and rural character.
- V. The subdivision of an existing dwelling outside defined development boundaries will be permitted provided that:
 - the development can be accommodated within the existing dwelling; and
 - the resulting changes are compatible with local character.

HOUS10 -13 *Relate to the needs and provisions for Gypsy and Traveller's sites*

Note this section of the plan puts forward an option for a traveller's site at Nottingham. See Map

HOUS13: Gypsy, Traveller and Travelling Showpeople site allocations – extract relevant to Weymouth

- IV. The sites allocated for occupation by Gypsies, Travellers and 'Travellers who are excluded from the planning definition' are:
 - Higher South Buckland Farm, Nottingham; and
- V. Planning applications will be permitted on the allocated sites provided that:

- any impact resulting from the proposal on the character and value of the landscape or the settlements adjacent to the site can be avoided or adequately mitigated; and
- provision is made for safe vehicular and pedestrian access into the site along with adequate on-site parking, turning and storage of associated equipment and vehicles connected with the use of the site; and
- the layout and design of the site ensures appropriate levels of privacy and amenity for the occupiers of the proposed caravans and neighbouring uses; and
- the use can be appropriately managed in accordance with a detailed management plan

The following policies are extracted from Section 24 of the Dorset Local Plan, Ref 3.

Note: These are as published in the January 2021 draft and are subject to change as the plan develops.

WEY1: Flood risk and coastal erosion defences

- I Land in the positions identified on the policies map is safeguarded for flood risk or coastal erosion defence works.
- II Development will not be permitted where it would adversely impact on the installation, replacement, renewal or maintenance of existing or proposed (as outlined in the Weymouth Harbour and Esplanade Flood, Coastal Erosion Risk Management Strategy) flood risk or coastal erosion defences.
- III The design of development adjacent to flood risk and coastal erosion defences should take account of future plans to alter or replace these defences.

WEY2: Weymouth town centre strategy

Development within the Weymouth town centre strategy area, as shown in the policies map, should contribute to achieving the following aims:

- to retain and enhance the area's rich and distinct local character and notable landmarks, and the harmony in the scale, massing and materials used that help create a cohesive character, particularly when viewed from the sea and coastline taking account of views across Weymouth Bay;
- to have an attractive public realm benefitting from a waterfront location;
- to support a thriving town centre with a range of national and independent traders, a rich and varied cultural offer throughout the year; an active night-time economy, and reduce the co-location of uses likely to cause antisocial behaviour;
- to fill the gap in activity between 5pm–9pm, primarily by introducing more family friendly activities in appropriate locations;
- to improve the first impressions of the area, primarily by making the main arrival points (the Swannery Car Park, Lodmoor Car Park, railway station, and ferry terminal), and the links from these to the main shopping and leisure areas, into a more pedestrian friendly, safe and attractive environment, with positive and active frontage development; and
- to recognise the need to manage residual flood risk, primarily through the avoidance of more vulnerable uses on the ground floors or raising floor levels, allowing for construction and maintenance of flood and coastal defences, securing good access arrangements, using flood resilient and resistant construction methods and making contributions towards strategic flood risk management and mitigation as appropriate. Planning permission will not be granted for development which would compromise the long term aims of this strategy.

The comprehensive development of key sites will be guided by the Weymouth Town Centre Masterplan Supplementary Planning Document. The masterplan includes more detailed guidance on design, movement (including parking provision) and the general distribution of activities and uses in the wider area, as well as detailed guidance on the following key sites:

- Town centre core and Commercial Road area;
- Station area;
- Ferry peninsula;
- Westwey Road and North Quay area;
- Lodmoor.

WEY3: Town centre core and Commercial Road area

The primary shopping area will continue to be the main retail core. A positive approach will be taken to finding solutions that meet the requirements of modern retailing (to maintain a vibrant and vital centre), whilst cherishing the area's heritage assets.

Land to the west of the primary shopping area will be developed with a mix of uses complementary to the primary shopping area. Development should:

- create an active waterside frontage with appropriate town centre uses including cafe and restaurant uses on the ground floor area with residential uses above;
- be of a scale, rhythm and detail which reflects the historic building form and plot pattern of the waterfront; and
- create linkages between the primary shopping area and waterside frontage with associated public realm improvements.

Any proposals should not significantly increase the number of late night entertainment uses in the area.

WEY4: Station area and Swannery Car Park

The station area will be developed as a transport hub, including a mix of retail, commercial businesses and residential uses to help improve the first impressions of the area through the introduction of positive and active frontage development and creation of a high-quality public realm.

The Swannery Car Park will provide the main public car parking area for the town centre, with the potential for complementary development, which could include retailing, to help improve the first impressions of the area without undermining the vitality of the town centre.

Attractive pedestrian routes with active frontages should link the Swannery Car Park and Station area with the town centre core and commercial area, and seafront.

WEY5: Custom House Quay and Brewery waterfront

The area around Custom House Quay, the Brewery and its waterfront, will retain a mix of small-scale restaurants, bars, cafes and retail uses. The old brewery will be retained as a major tourist facility where ancillary uses will be permitted that ensure the long-term maintenance of the tourist function and the future of this important listed building. Development should enhance the active waterfront area and the public realm including the removal of unnecessary street furniture, signage etc. and creation of areas for sitting-out.

WEY6: The Esplanade south

The area of The Esplanade to the south of the King's Statue requires a careful approach to reduce crime and anti-social behaviour. This will include making sure:

- development that will lead to an overall increase in late-night entertainment uses is not permitted;
- the location of potentially unneighbourly entertainment and related uses (including drinking establishments and hot-food takeaways) and the introduction of residential or tourist accommodation within this area is carefully

controlled to ensure that any co-location problems associated with anti-social behaviour are not exacerbated;
and

- uses that may help support outdoor events to bridge the gap of activity between shop closing times and the later opening times of some of the clubs (between 5 to 9pm) are encouraged.

WEY7: Ferry peninsula

The ferry peninsula should be redeveloped to include leisure/tourist-related uses, supported by complementary town centre uses and which may include housing.

A comprehensive scheme is required for the site which complements the scale, mass and rhythm of the terraces along The Esplanade so as to create a coherent seafront and does not detract from the dominance of the Nothe Fort in views from the north. An elegant landmark building may be permitted.

WEY8: Westwey Road and North Quay area

The Westwey Road and North Quay area will be redeveloped for mixed uses which may include residential, hotel, commercial and small-scale retail development so as to create an active street and water front.

A comprehensive scheme is required for North Quay which will complement the scale, rhythm and rich texture of the buildings in Trinity Road to the east and High West Street to the south so as to present an attractive frontage to the harbour and to respect the historic buildings of the old High Street. Redevelopment can proceed in phases provided it does not compromise the above objectives.

WEY9: Lodmoor gateway and country park area

Land at Lodmoor will be permitted for tourism, low-key recreation and ancillary uses, appropriate to its gateway location and its proximity to sensitive sites. Any development will be expected to be of a high-quality design and relate positively to the adjoining public areas. A comprehensive approach may be required to ensure that development complies with the aims of the Weymouth town centre strategy.

WEY10: Bingleaves Cove

The redevelopment of this former employment site is supported. This may either be through an alternative employment use appropriate to a maritime location or through the comprehensive mixed-use redevelopment of the site to provide community benefits.

The development will be expected to be of a high-quality design appropriate to its waterside location, the unique history of the site and its proximity to the Jurassic Coast World Heritage Site.

Development will not be permitted if it would compromise the nature conservation interest of the surrounding marine area, have an adverse impact on the management and enjoyment of the World Heritage Site, or be at risk from coastal change.

WEY11: Littlemoor urban extension

Land to the north of Littlemoor as shown on the policies map will be developed as an urban extension to include new homes, at least 8.0 hectares of employment land, an extended local service centre, public open space and land for a new primary school.

Development of the site will be landscape-led to ensure that there are positive enhancements to the Dorset Area of Outstanding Natural Beauty.

The development will deliver highway improvements necessary for the development to go ahead.

Priority will be given to bringing forward the employment land with the amount of housing and community infrastructure released and phased to ensure the development is viable, and integrates successfully. The existing Littlemoor Centre will be extended northwards at an early phase and designed to assist with the integration of the new development with the existing community south of Littlemoor Road.

The site should be developed in accordance with a masterplan prepared by the developer/landowner in conjunction with the local community and Dorset Council. The masterplan should ensure that:

- all built development is contained within the 40 m contour;
- advance tree and copse planting is provided along the northern and eastern boundaries to ensure that these improvements have time to establish and mature. Long-term management of strategic planting will be secured as part of the green infrastructure network;
- the development creates a positive out-facing edge when viewed from the Ridgeway;
- development relating to Littlemoor Road creates a strong, positive image appropriate to this key gateway site;
- the development incorporates green corridors connecting to adjoining green spaces and ensure a net gain in biodiversity;
- an area of the site is reserved for a two-form entry primary school;
- there is adequate off-site provision of community infrastructure including financial contributions towards, play and sports facilities, healthcare, libraries and a community hall;
- good links to the wider footpath and cycle network are provided;
- A deliverable and viable drainage strategy is implemented to manage flooding issues and ensure flood risk is not exacerbated elsewhere; and
- noise and drainage mitigation measures are integrated within the design.

The main employment area will be designated as a key employment site and should be accessed directly from the A354 Weymouth Relief Road.

WEY12: Land off Louviers Road

Land off Louviers Road as shown on the policies map is allocated for residential development.

Strategic landscaping will be required to soften the edges onto the undeveloped countryside. The scale and design of development should ensure that it is not overly prominent when viewed from the south.

Pedestrian links and wildlife corridors should be provided through the developments connecting to Lorton Valley Nature Park and adjoining areas of open countryside.

Development should provide positive frontages onto the adjoining road network.

WEY13: Land at Wey Valley

Land at Wey Valley as shown on the policies map is allocated for residential development.

The site should be developed in accordance with a masterplan prepared by the developer/landowner in conjunction with the local community and agreed by Dorset Council. The masterplan should ensure that:

- substantial landscape planting is provided to ensure that the development does not have an adverse impact on the landscape character, the character of the adjacent Nottingham Conservation Area or the amenity of surrounding properties. This will need to be agreed and, where practicable, implemented in advance of the development;

- a deliverable and viable drainage strategy is implemented to manage flooding issues and ensure flood risk is not exacerbated elsewhere; and
- a network of road, footpath and cycle routes through the site and connecting to Dorchester Road and Nottingham Lane are provided to ensure that the development is well integrated into the wider route network.

WEY14: Land south of Wey Valley

Land South of Wey Valley as shown on the policies map is allocated for residential development.

The site should be developed in accordance with a masterplan prepared by the developer /landowner in conjunction with the local community and agreed by Dorset Council. The masterplan should ensure that:

- the layout and form of development respects its setting and that appropriate landscape planting is provided to ensure that the development does not have an adverse impact on the landscape character, the character of the adjacent conservation area or the amenity of surrounding properties;
- the development connects effectively to the Wey Valley site to the north and into the existing built areas; and
- the footpaths running through and around the site are retained and enhanced to maintain connections to Nottingham and the wider countryside.

WEY15: Land west of Southill

Land west of Southill as shown on the policies map is allocated for residential development, a care home, open space and strategic landscaping.

There will be no built development above the 30 metre contour, in order to preserve the existing skyline. To the north of the site, above the 30 metre contour, there will be provision of public open space which will be transferred to an appropriate body to ensure long-term management and maintenance.

Strong peripheral planting is required to the west of the site to mitigate against the wider coalescence of the built form.

Existing hedgerows will be retained and enhanced where necessary in order to contribute to the wider green infrastructure network. The development will preserve and where possible enhance connectivity to existing public rights of way and provide new links to facilities within the Chickerell Urban Extension.

The development should include an internal highway layout which can facilitate the extension or diversion of existing public transport networks. The site should be served by two points of vehicular access to include a single point of access from Radipole Lane and an access to the unnamed road, west of the site that connects to the Wessex Roundabout.

Sustainable drainage features to manage surface water flooding and accommodate downstream catchment capacity will be required. A 20 m buffer should be placed around the existing drainage culvert with no built development within this area. Foul water and off-site water supply connections will also be required.

Contributions will be sought to deliver the following transport, pedestrian and cycle improvements:

- the improvement of local bus services;
- the creation of crossing points on the B3158/B3157 Wessex Stadium roundabout to improve walking and cycling connectivity to Weymouth Town Centre;
- off-site improvements to widen Granby Way cycleway; and
- walking and cycling connections to Grafton Avenue.

WEY16: Land at Markham and Little Francis

Land at Markham and Little Francis as shown on the policies map is allocated for residential development and public open space, and may include an element of employment use appropriate to a residential neighbourhood.

Land on the southern ridge will remain undeveloped and be managed as public open space for the long-term benefit of the local community and to protect and enhance its nature conservation interest to become a designated local greenspace.

In order to address sustainable development issues, the development should ensure that:

- the design and layout relates positively to the surrounding area and does not have an adverse impact on the amenity of surrounding properties;
- the hedgerow and streams through the site are maintained and enhanced where possible and provision for their future retention and management put in place;
- there is adequate provision for surface water run-off and due consideration of flood risk elsewhere;
- good links to the wider footpath and cycle network are provided;
- the development will deliver highway improvements necessary for the development to go ahead;
- an area of the site is reserved for the expansion of St Augustine's School; and
- the development is appropriately phased.

WEY17: Mount Pleasant Business Park

Land at Mount Pleasant Business Park, as shown on the policies map, is allocated for employment uses as a key employment site.

Employment uses along the edges of the site adjacent to residential areas should minimise impact on the amenity of nearby dwellings through the inclusion of appropriate mitigation.

Redevelopment of the site must not increase the risks from flooding elsewhere or risk the pollution of the nearby Lodmoor Site of Special Scientific Interest.

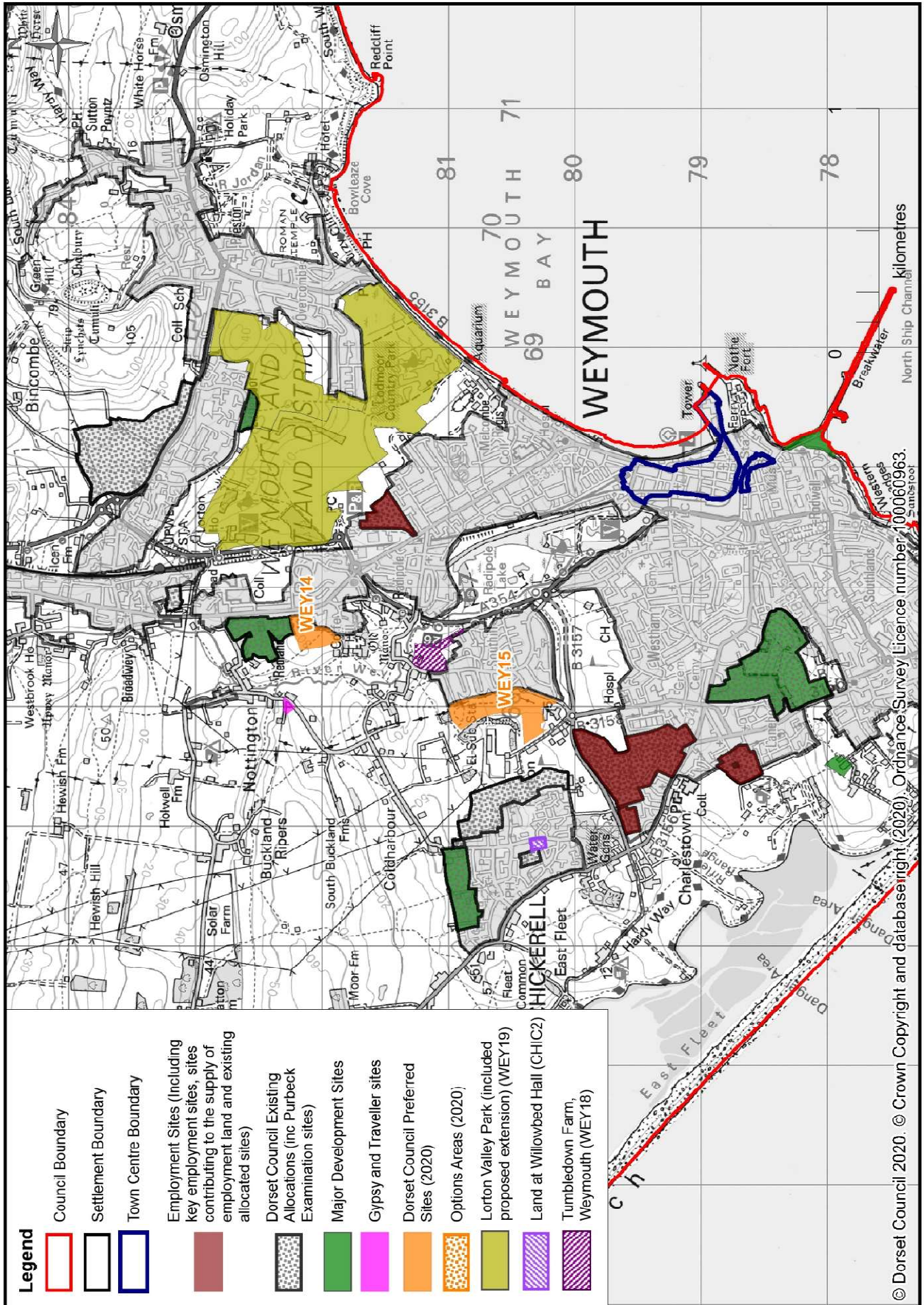
Soft landscaping will be required to minimise the visual impact of development on its surroundings and to conserve the amenity of neighbouring dwellings. Proposals should include planting along the south-eastern edge of the development site to reinforce the visual screen provided by the protected trees.

WEY18: Land at Tumbledown Farm

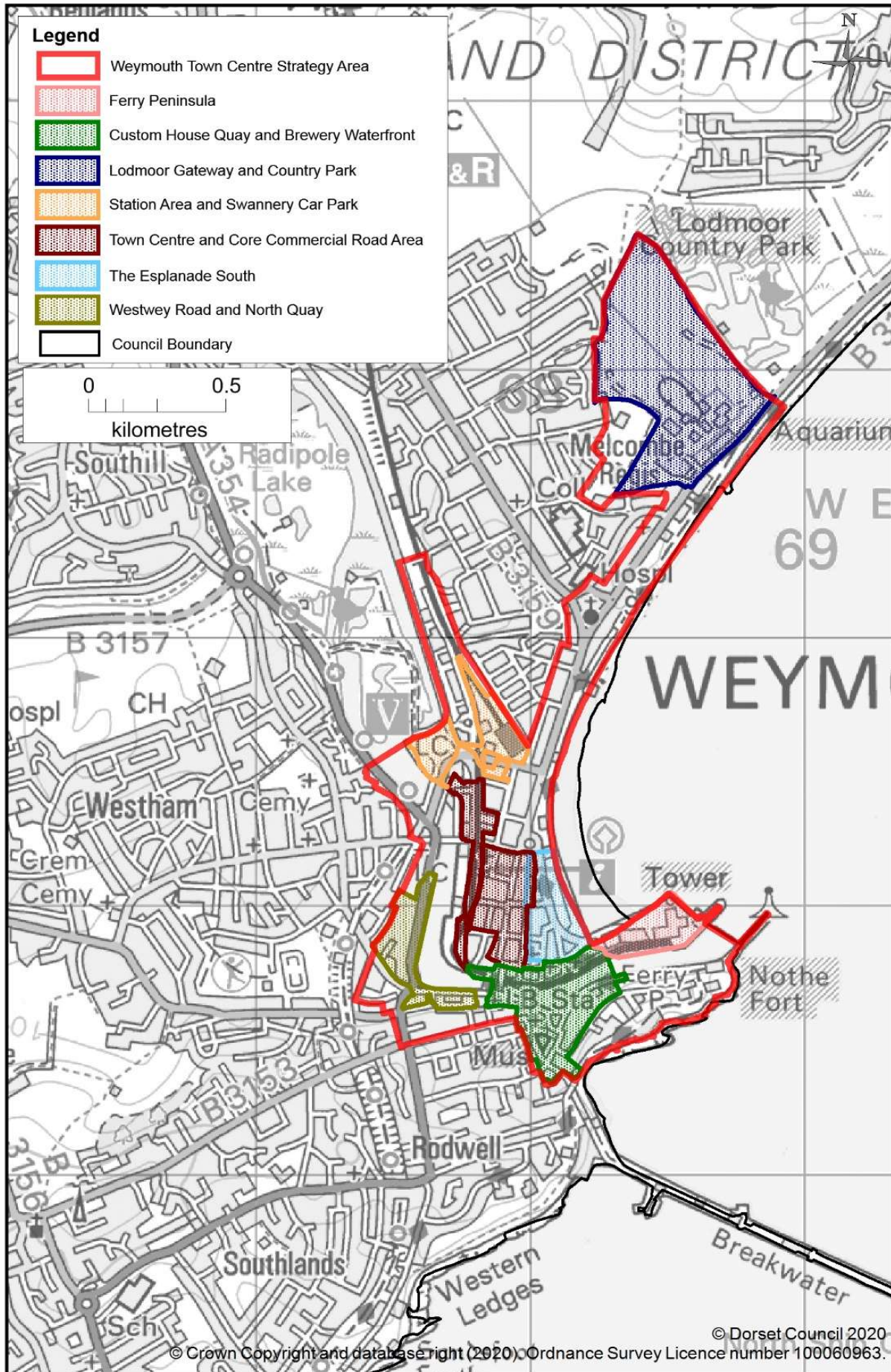
Land at Tumbledown Farm as shown on the policies map is allocated for cemetery uses, allotments/community food provision and ancillary office/workshop/storage space. Development of these uses will only be permitted if the nature conservation interests and the landscape character of the area are protected and enhanced.

WEY19: Lorton Valley Nature Park

- I. Land between Preston Beach Road, Southdown Ridge and Wyke Oliver Hill, as shown on the policies map, is allocated as part of the Lorton Valley Nature Park to promote sustainable tourism, management of conservation and heritage interest, enhancement of public access and open spaces and opportunities for volunteer and community involvement.



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Neighbourhood Plan Housing

Ref 3 the Consultation Draft Dorset Local Plan identifies a requirement for Weymouth for 3,225 homes over the plan period. Dorset Council has calculated this figure based upon:

Source of Supply	Number of Dwellings
Sites with Planning Permission at April 2020	1460
Site Allocations without Planning Permission (both current and proposed)	550
Large Site Windfall Allowance (based on sites identified in the SHLAA)	290
Small Site Windfall Allowance (based on past completion rates)	925
TOTAL	3225

The full analysis is at Reference 4.

West Dorset Weymouth & Portland Local Plan 2011-2031

This plan is the extant plan. As identified in the Annual Monitoring Report, Ref 3, the housing target for Weymouth and Portland of 175 homes per annum is not being met and the Plan is no longer meeting the 5-Year Housing Supply Test, Ref 7. As such developers are able to put forward developments which are outside the development boundary. This has been happening within Weymouth and many greenfield sites are being developed in preference to the brownfield sites in Weymouth which remain vacant. {May need formal quote or to include this as Analysis later}.

4. Homes – Evidence Base

Collate the evidence gathered for this Theme Topic again without comment quoting the reference. Suggest order as follows

4.1 Dorset Council Ward Profile Data for Weymouth

Using the data extract provided by ECA. Note the DC wards are nearly coincident with the Weymouth Town Council Boundary – the Exception is that Nottingham is not within the DC wards for Weymouth but is in Chickerell DC Ward. The statistical impact of this is slight and can be ignored.

Existing Housing Stock figures – Proportions of Rented and Owner Occupied

The latest (25th November 2021, published in House of Commons Library) published local authority housing supply data shows that in Dorset Unitary area from a housing stock of 182,079 dwellings 88% are Private Sector, 0% are Local Authority, 12% are Housing Association.

House building has nearly doubled since 2012/13 to 1,376 in 2020/21 mostly through new build.

[Taking the peak build rate (2018/19) of 1514, this compares with the DEV1 policy figure of 1793 dpa ie an 18% increase in delivery.]

Net additional homes: components of supply

New homes added and lost in this local authority, by year

Period	New builds	Conversions	Change of use	Other	Demolitions	Total net supply
2012/13	860	27	55	0	146	796
2013/14	945	12	84	0	175	866
2014/15	751	10	125	2	79	809
2015/16	1,154	51	245	0	120	1,330
2016/17	1,002	72	138	4	89	1,127
2017/18	1,110	31	161	4	78	1,228
2018/19	1,255	45	256	16	58	1,514
2019/20	1,255	24	215	1	75	1,420
2020/21	1,150	60	213	28	75	1,376
Total	9,482	332	1,492	55	895	10,466

But that the supply of Affordable Homes has diminished by 60% since 2012/13 to 167 and that there were no Social Rent homes provided in 2020/21 and that there were only 13 provided in the last 5 years compared with the 174 provided in 2012/13.

This represents a delivery average of 23% Affordable Homes from the New Builds over the last 10 years.

Affordable housing supply by type

New affordable homes built and acquired in this local authority

Affordable home	ownership	Affordable Rent	Social rent	Other rent	Total
2011/12	75	25	174	0	274
2012/13	88	101	45	0	234
2013/14	57	103	72	0	232
2014/15	66	194	46	25	331
2015/16	76	185	30	0	291
2016/17	66	136	5	3	210
2017/18	30	127	1	12	170
2018/19	41	112	0	3	156
2019/20	47	152	7	0	206
2020/21	22	144	0	1	167
Total	568	1,279	380	44	2,271

Dorset Council Monitor housing delivery and supplied the following on 21st Nov 2021. This shows within Weymouth & Portland the percentage of Affordable Housing delivered has not met the HOUS1 target of 35% and on average has only supplied 19% that is 284 over 9 years [Note no figures for 2019/20]. In addition the mix of Housing provided as Affordable Homes has not matched that for Market Homes; 1 and 2-bed homes 65% Market, 76% Affordable and 3 and 4+ bed homes 35% Market and 3 bed no 4+ bed homes Affordable 24%.

	Market Dwell Beds				Market Flat Beds				Affdble Dwell Beds				Affdble Flat Beds				Summary			
	1	2	3	4+	1	2	3	4+	1	2	3	4+	1	2	3	4+	Affdble	Market	Total	% AF
Weymouth and Portland (2012/13)	2	20	17	9	29	88	13			13	8	1	8	7			37	178	215	17%
Weymouth and Portland (2013/14)	4	35	34	15	19	25				7	5		6	6			24	132	156	15%
Weymouth and Portland (2014/15)	12	19	20	9	23	25				5	4		3	6			18	108	126	14%
Weymouth and Portland (2015/16)	6	13	31	18	10	30	12	1		12	11		45	12			80	121	201	40%
Weymouth and Portland (2016/17)		18	4	13	18	12	8			10	15	5	7	12			49	73	122	40%
Weymouth and Portland (2017/18)	7	46	65	14	33	12	7	1		9	7		4	7			27	185	212	13%
Weymouth and Portland (2018/19)	3	78	63	25	59	40	1		2	1	5			12			20	269	289	7%
Weymouth and Portland (2019/20)																				
Weymouth and Portland (2020/21)	3	46	42	6	37	20	9			6	6		2	15			29	163	192	15%
	37	275	276	109	228	252	50	2	2	63	61	6	75	77			284	1229	1513	19%

Looking back to 2018 data is available specifically for Weymouth & Portland LA.

Housing stock: number of dwellings by tenure and percentage of total stock As at 1 April 2018

Tenure	This local authority		Region		England	
	Number	% of total	Number	% of total	Number	% of total
Private sector	27,990	87%	2,216,420	87%	19,998,000	83%
Local authority	0	0%	94,430	4%	1,592,000	7%
Housing association	4,300	13%	238,250	9%	2,539,000	11%
Other public sector	0	0%	3,770	0%	43,000	0%
Total	32,280	100%	2,552,850	100%	24,172,000	100%

Components of net supply of new housing Dwellings

	New builds		Change of use		Other	Demolitions	Net supply
	New builds	Conversions	Change of use	Other			
2012/13	179	15	20	0	-24	190	
2013/14	159	7	18	0	-45	139	
2014/15	124	3	24	0	-4	147	
2015/16	219	22	5	0	-40	206	
2016/17	167	33	9	0	-40	169	
2017/18	167	20	32	0	-7	212	
Total	1,015	100	108	0	-160	1,063	

Affordable housing supply by type

New affordable dwellings built and acquired

	Affordable		Other affordable	Total
	Social rent	rent	housing	
2011/12	18	12	16	46
2012/13	14	21	21	56
2013/14	35	12	3	50
2014/15	5	81	4	90
2015/16	0	78	2	80
2016/17	0	18	0	18
2017/18	0	0	13	13

Notes:

Social rent is set through the National Rent Regime in England and is typically around half of local market rent.

Affordable rent is set at up to 80% of local market rent.

Other affordable housing includes affordable housing for sale as well as for rent at above social rents but below market rate.

4.2 Other Government Published Data for Weymouth

Using other Government sources, quote relevant data relating to Weymouth referencing the source.

Reference 2019 Index of Multiple Deprivation.

The government's 2019 data for Index of Multiple Deprivation assesses the 31 Lower-Level Support Output Areas within the Weymouth town boundary these show a wide range of deprivation from the bottom 10% to the top 10% with these areas sometimes side by side. There are 7 areas within the bottom 20% nationally; the Dorset Local Names for these LSOAs are shown below.

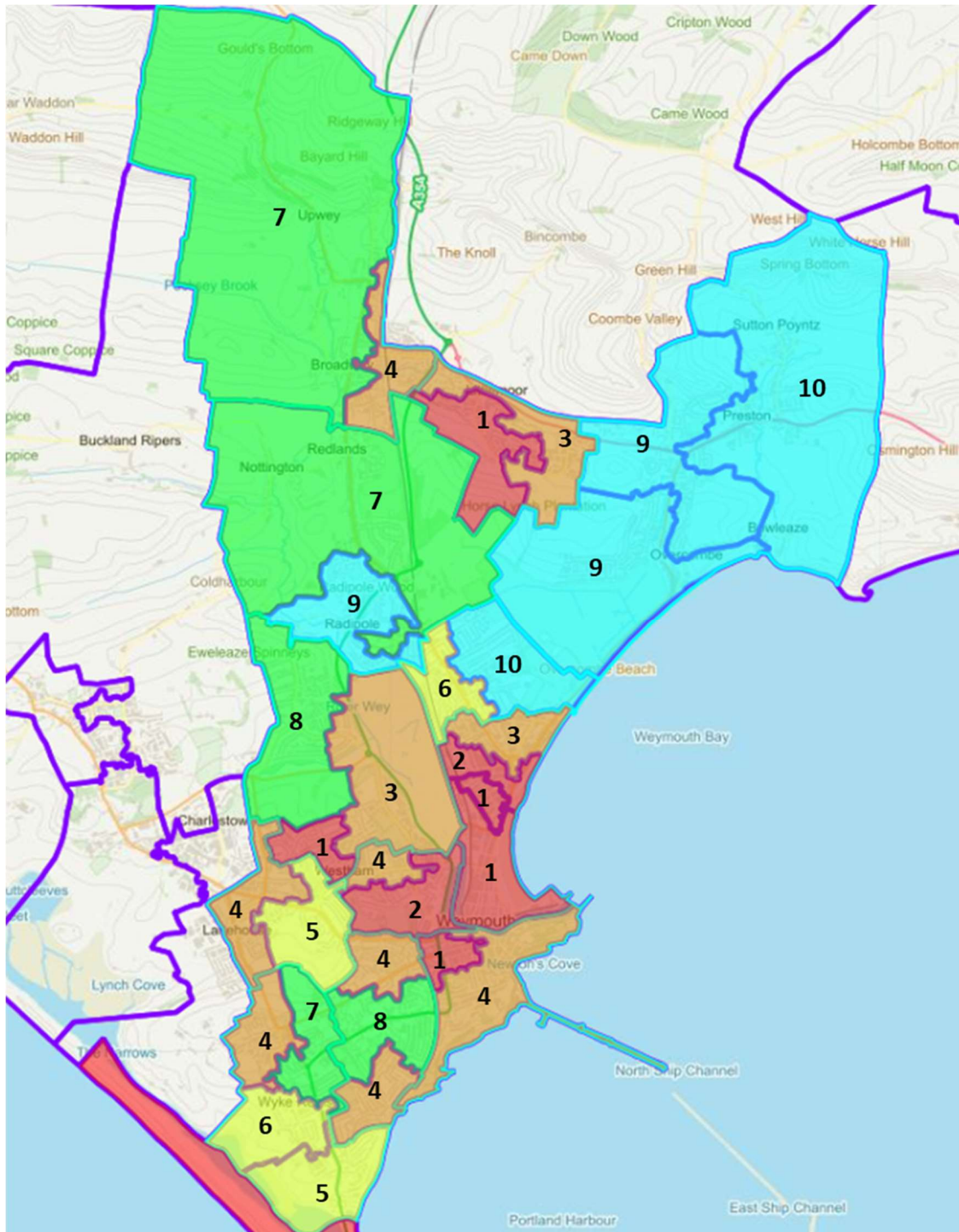
Dorset LSOA Name	Overall IMD Rank	Overall IMD Decile	Income Decile	Employment Decile	Education, Skills and Training Decile	Health Deprivation and Disability Decile	Crime Decile	Barriers to Housing and Services Decile	Living Environment Decile
Melcombe Regis Town Centre 004B	1142	1	2	1	2	1	1	5	1
Littlemoor West 001B	1396	1	1	1	1	1	3	4	10
Melcombe Regis Park District 004C	1524	1	2	1	1	1	2	5	1
Westham North Westhaven 003B	2076	1	1	1	1	1	6	4	8
Rodwell and Chapelhay 004F	3273	1	2	2	1	1	5	2	2
Melcombe Regis Carlton Road 004A	3531	2	2	1	2	1	2	5	5
Westham East Knightsdale Road 005B	4723	2	3	1	2	2	3	4	3
Melcombe Regis Lodmoor Hill 004D	6976	3	4	2	5	1	6	6	5
Westham North Goldcroft Road 003A	8254	3	4	3	2	2	3	6	5
Littlemoor East 001A	8679	3	3	3	3	3	3	3	8
Rodwell and the Nothe 004E	10696	4	5	3	6	4	4	2	5
Weymouth West Doncaster Rd 006C	10720	4	4	3	2	4	8	4	6
Upwey and Broadwey East 001D	10945	4	4	3	4	3	9	1	10
Westham West Lanehouse 005D	11049	4	4	3	3	3	8	5	6
Westham East Abbotsbury Road 005A	11540	4	4	4	4	3	6	7	3
Wyke Square 007D	11891	4	4	3	3	3	7	7	8
Weymouth West Everest Road 006B	12392	4	4	4	4	3	8	4	4
Westham West St Augustines 005C	15298	5	6	4	4	4	6	6	6
Wyke Regis Ferry Bridge 007B	15514	5	5	4	3	4	8	7	9
Wyke Regis Castle Hill 007A	17712	6	7	4	4	3	8	9	6
Radipole West 002E	18643	6	5	6	5	5	9	7	4
Wey Valley and Nottingham Redlands 003	20815	7	8	6	8	4	9	3	6
Upwey and Broadwey West 001C	20927	7	9	8	7	5	9	1	6
Wyke Regis All Saints 007C	21766	7	7	5	5	5	8	10	6
Weymouth West Buxton Road 006A	24206	8	8	6	6	5	9	7	8
Westham North Southill 003C	25632	8	8	7	7	6	8	6	9
Radipole North and Village 003E	26334	9	7	7	8	5	10	7	9
Preston Sutton Poyntz 002B	26650	9	10	7	8	4	7	7	9
Preston Overcombe 002A	27597	9	9	7	8	6	10	5	10
Radipole East 002D	29600	10	9	7	8	7	8	9	10
Preston 002C	30118	10	10	8	8	5	9	8	10

The table above shows the 7 contributing deprivation measures to the overall index of multiple deprivation:

- The **Income Deprivation** Domain measures the proportion of the population experiencing deprivation relating to low income. The definition of low income used includes both those people that are out-of-work, and those that are in work but who have low earnings (and who satisfy the respective means tests). Weighting 22.5%
- The **Employment Deprivation** Domain measures the proportion of the working-age population in an area involuntarily excluded from the labour market. This includes people who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities. Weighting 22.5%
- The **Education, Skills and Training Deprivation** Domain measures the lack of attainment and skills in the local population. The indicators fall into two sub-domains: one relating to children and young people and one relating to adult skills. Weighting 13.5%
- The **Health Deprivation and Disability** Domain measures the risk of premature death and the impairment of quality of life through poor physical or mental health. The domain measures morbidity, disability and premature mortality but not aspects of behaviour or environment that may be predictive of future health deprivation. Weighting 13.5%
- The **Crime** Domain measures the risk of personal and material victimisation at local level. Weighting 9.3%
- The **Barriers to Housing and Services** Domain measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: 'geographical barriers', which relate to the physical proximity of local services, and 'wider barriers' which includes issues relating to access to housing such as affordability. Weighting 9.3%

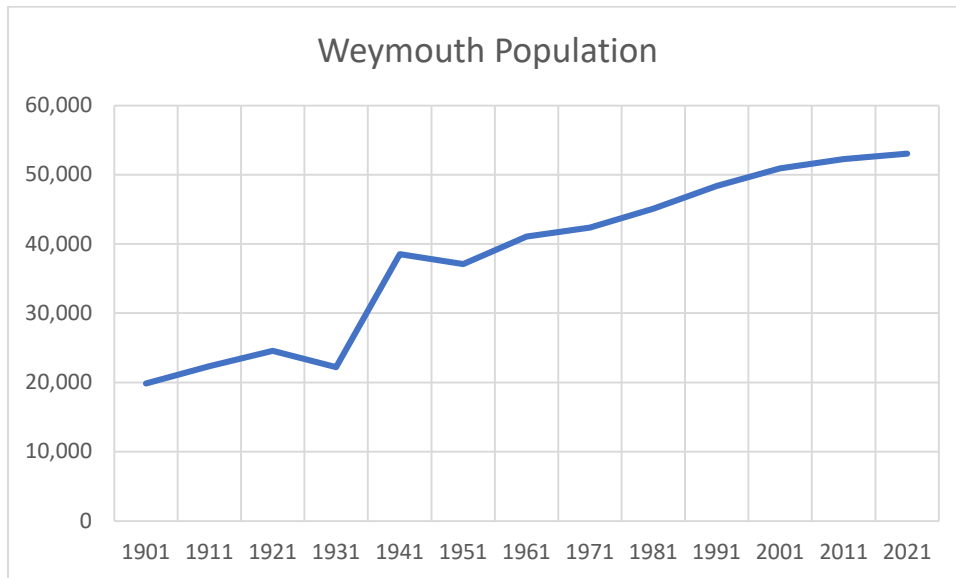
- The **Living Environment Deprivation** Domain measures the quality of the local environment. The indicators fall into two sub-domains. The ‘indoors’ living environment measures the quality of housing; while the ‘outdoors’ living environment contains measures of air quality and road traffic accidents. Weighting 9.3%

These areas are shown on the map in Red as areas with index 1 or 2.



Population Stats and Forecast Growth.

Weymouth’s population has increase at a steady rate between 1901 and 1991 of 7%. The falls in 1921 and 1951 are related to the World Wars. The sharp rise in 1941 was the result of the Weymouth boundary change of 1933 which took in the villages of Wyke, Radipole, Upwey, Broadwey, Preston and Sutton Poyntz which added 7341 people. The population increase in the last few years has dropped. The population in 2021 is 53,046. [Source Wikipedia]



4.3 Other Published Data for Weymouth

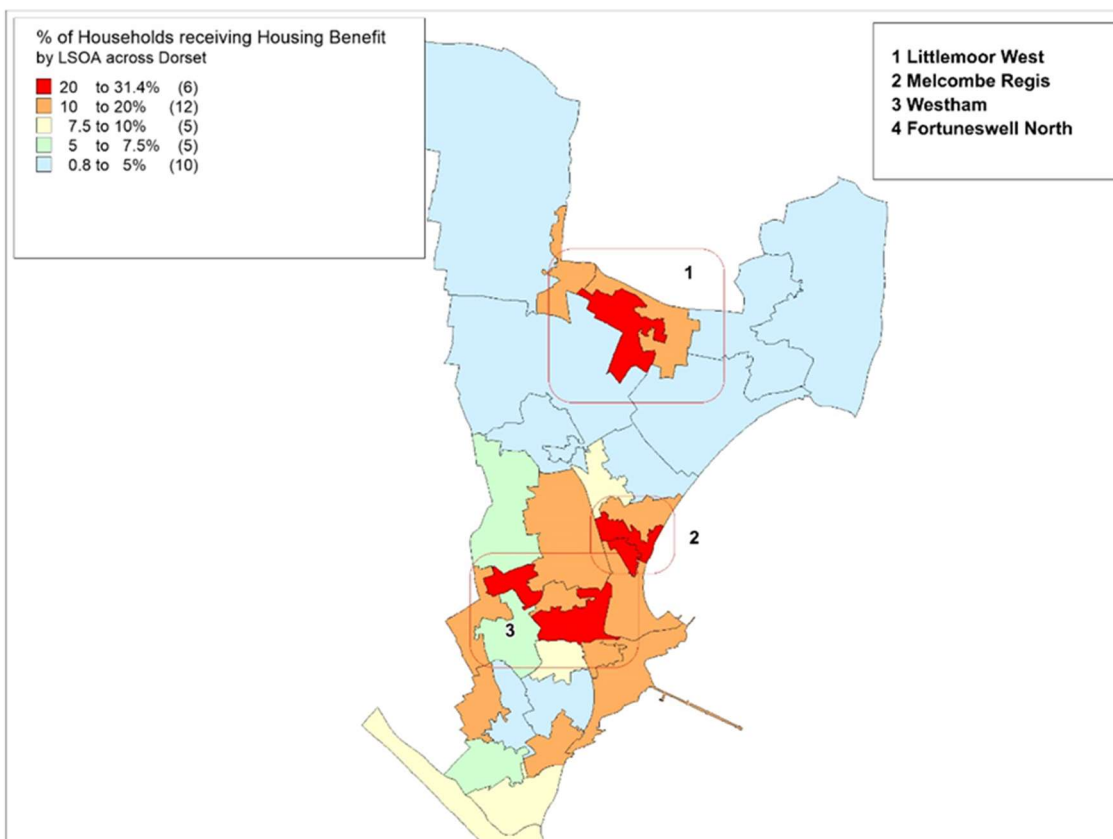
Using other sources, quote relevant data relating to Weymouth referencing the source.

Project Weymouth, Dorset Council 2021.

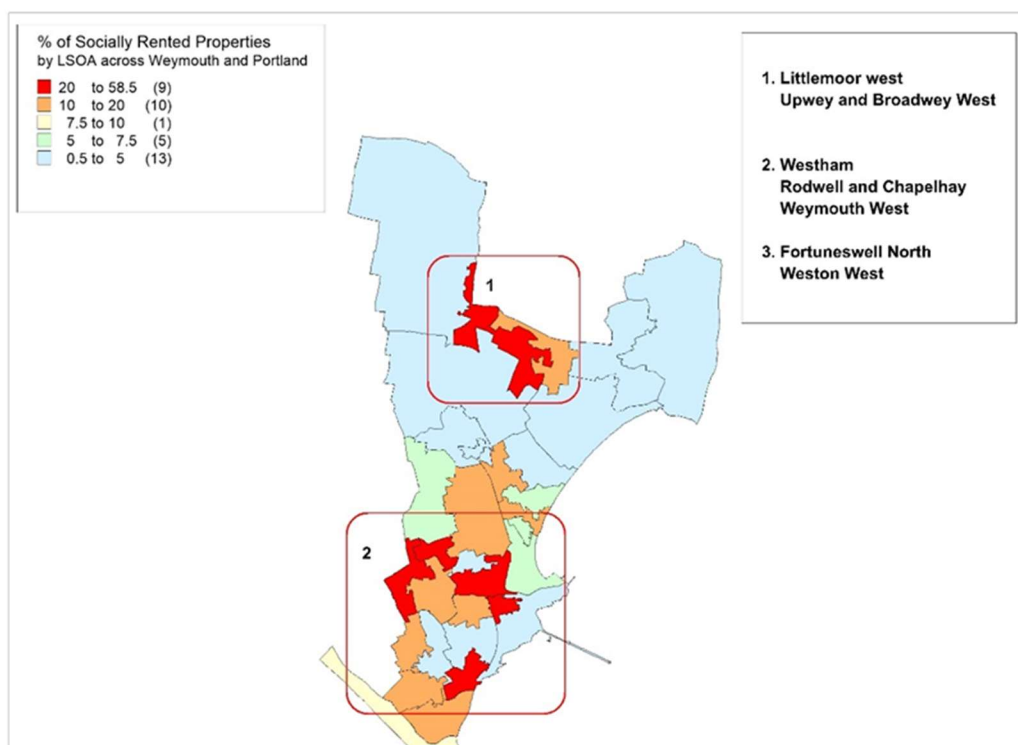
In 2019 a motion was passed at Dorset Council agreeing to address the extreme lack of Social Mobility across Dorset. This resulted in the report at Reference 10. This has resulted in the formation of a cross-department initiative by Dorset Council to address the underlying causes of the lack of Social Mobility in Westham, Melcombe Regis, Rodwell & Chapelhay, and Littlemoor. *TBD what has actually happened since Nov 2021.*

Ref 10 shows that Weymouth & Portland has the highest rate in Dorset of people requiring Residential Care (190) and Extra-care Housing (170).

Further this report shows that Weymouth has a higher proportion of residents receiving housing benefit (3575) than elsewhere in Dorset (in line with the English average 11.4%). The map shows the percentage of households receiving Housing Benefit.



The percentage of social rented housing is higher in Weymouth & Portland than the rest of Dorset. Littlemoor West, Upwey and Broadwey West, Westham, Rodwell and Chapelhay, and Weymouth West, all have a greater than one in five properties that are socially rented. Areas such as Littlemoor West have greater than 50% of properties that are socially rented.



Privately rented property levels are higher in Weymouth and Portland than the rest of Dorset. Melcombe Regis Town Centre (59%) and Melcombe Regis Park District have very high levels.

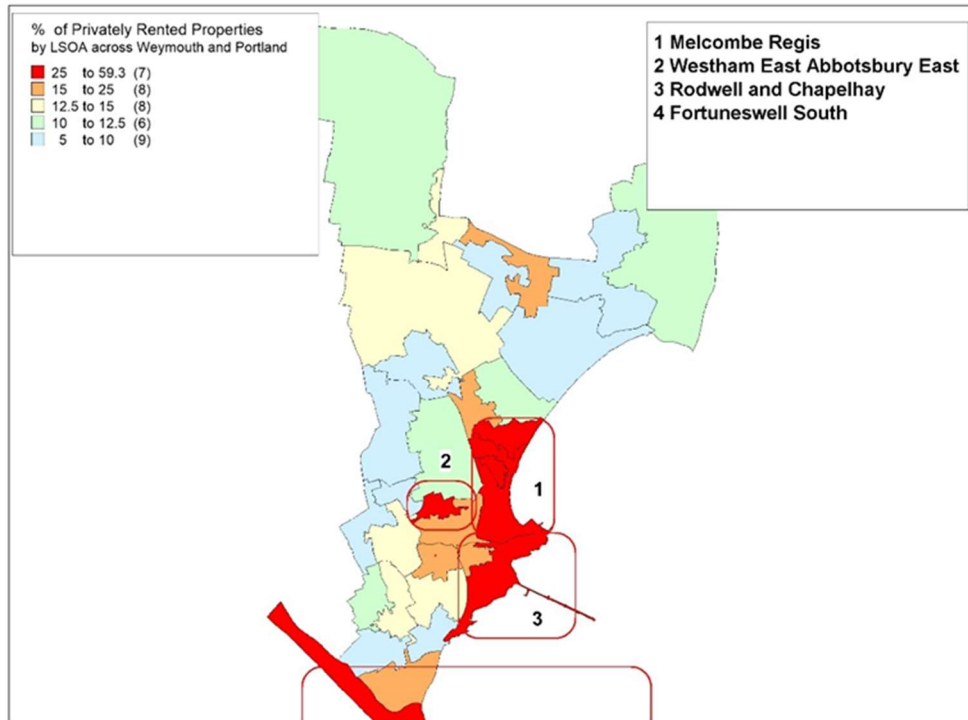


Table 36 below highlights a much higher proportion of Flats and Converted Flats (Bedsits) and Terraced properties than Dorset County Council area and a higher proportion of Converted Flats (including Bed Sits) than England and Wales. This table also focuses on the pre 2019 Ward of Melcombe Regis that covers Weymouth Town Centre and highlights the very high proportion of Flats and Bedsits 63% within the Town Centre.

Table 36

Dwelling Type	Melcombe Regis		Weymouth and Portland		Dorset County Council area	
	number	%	number	%	number	%
All categories: Dwelling type	3,588	100.0	30,997	100.0	194,944	100.0
Unshared dwelling	3,574	99.6	30,980	99.9	194,898	100.0
Shared dwelling: Two household spaces	3	0.1	4	0.0	17	0.0
Shared dwelling: Three or more household spaces	11	0.3	13	0.0	29	0.0
All categories: Household spaces	3,626	100.0	31,043	100.0	195,059	100.0
Household spaces with at least one usual resident	2,983	82.3	28,535	91.9	180,213	92.4
Household spaces with no usual residents	643	17.7	2,508	8.1	14,846	7.6
Whole house or bungalow: Detached	143	3.9	7,094	22.9	79,079	40.5
Whole house or bungalow: Semi-detached	163	4.5	6,580	21.2	43,026	22.1
Whole house or bungalow: Terraced (including end-terrace)	781	21.5	9,487	30.6	38,467	19.7
Flat, maisonette or apartment: Purpose-built block of flats or tenement	1,358	37.5	5,144	16.6	23,911	12.3
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	931	25.7	1,928	6.2	5,747	2.9
Flat, maisonette or apartment: In a commercial building	248	6.8	504	1.6	2,379	1.2
Caravan or other mobile or temporary structure	2	0.1	306	1.0	2,450	1.3

A house in multiple occupation (HMO) is a property rented out by at least 3 people who are not from 1 ‘household’ (for example a family) but share facilities like the bathroom and kitchen.

Weymouth and Portland contain the majority of HMOs in Dorset. Most of these HMOs are within the Town Centre (Melcombe Regis). There are 54 licensed HMOs in the area of Weymouth and Portland¹ this represents 55% of all HMOs in Dorset Council. In order to require licensing, a building must be of three or more storeys and contain five or more people not in a single household sharing amenities. There are approximately 30 HMO properties within the Melcombe Regis area that are licensed², plus other licensed HMOs within the surrounding area. There are, however, many other properties that would be classified as an HMO not licensed. Licensed HMOs have to reach and maintain

¹ Dorset Council 2020

² Ibid.

a required standard of quality and safety to retain their licence. Restrictions also apply to the property owner in relation to passing a 'fit and proper' test.

The Census in 2011 included an indicator that can be used as measure of Housing and Living Environment it is a table that looks at properties without central heating, over-crowded households and houses with pensioner living alone. Melcombe Regis and the Park District has the highest level of overcrowded homes approx. 16% and of Pensioners Living Alone 40%.

Demand for Social Housing/Supported living is highest in Weymouth & Portland .

Just under half of all emergency cases are from Weymouth and Portland (36). There is only one emergency case from the East of Dorset. Gold level banding is highest in West and Weymouth & Portland (201) again with smaller levels in North Dorset and Purbeck with very low levels in East Dorset. Silver 866 and Bronze 581.

Dorset Council and their partners help in placing vulnerable adults in temporary accommodation. Currently there are 100 residential units in Melcombe Regis providing accommodation for approximately 120 residents.³ This short-term accommodation provides support for residents with learning difficulties, mental health issues and single homeless with support needs. There are also a number of properties that offer temporary offender accommodation and that are not included in the properties described above.

According to research carried out by the homeless charity Shelter, the former Borough of Weymouth and Portland had one of the highest rates of homelessness in the South West⁴

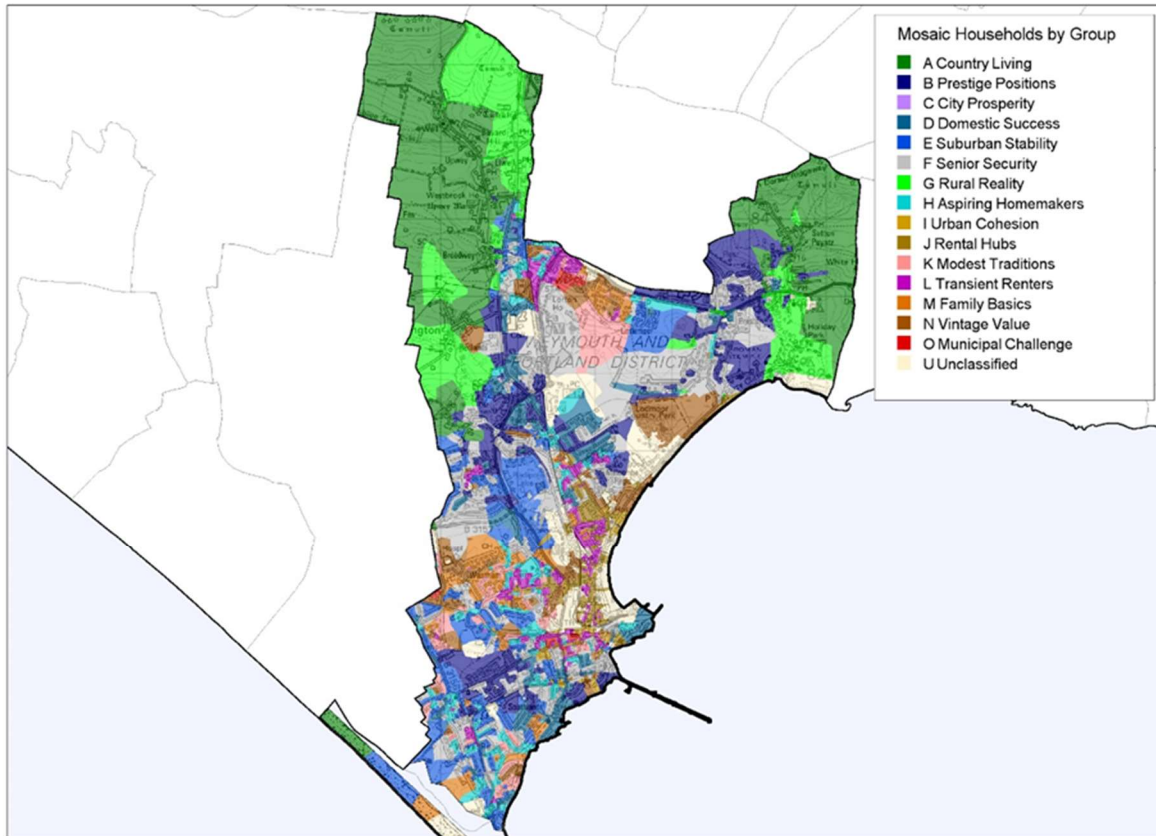
Looking at children in temporary accommodation in 2018, Weymouth and Portland had the highest rate in the South West and was the 47th highest in England out of 279. This represents a 59% increase over 5 years to 2018⁵. The latest data available for Weymouth and Portland (first quarter 2019) had shown a significant drop in numbers of children in temporary accommodation, however, this was for the first quarter 2019 only.

³ Dorset County Council 2017

⁴ Homelessness in Great Britain – the numbers behind the story, Shelter, December 2018

⁵ The Housing Crisis Generation: How Many Children Are Homeless in Britain, Shelter, 2018

Figure 28 illustrates the different Mosaic Group across the area.



Local Plan Annual Monitoring Report 2019/20

The 2019/20 WDW&P Annual Monitoring Report, Ref 6, Reports only 27 Affordable homes ie 13% being delivered against a target of 35%! The report attributes this to ‘Although affordable housing delivery falls below the set target it is partly a result of the affordable housing threshold. This results in development sites of 10 units or less not being required to provide affordable housing onsite under national policy.’ *[This is arrant nonsense – the developments are not delivering because of Economic Viability Assessments arguing successfully that delivering 35% is not viable.]*

Further the demand for Self Build to 30th Oct 2020 increase by 92 with a residual demand of 127.

The 2019/20 WDW&P Housin5-Year Housing Land Supply, Ref 7, shows the housing delivered in both W&P and West Dorset against the target set out in 2015 Local Plan viz 175 and 600, respectively, giving a total target fof 775. This table shows that collectively the Joint Authority is not delivering the 775 dpa whilst W&P is delivering more than the 175 apportioned.

YEAR	WEYMOUTH & PORTLAND	WEST DORSET	TOTAL COMPLETIONS
2011/12	169	377	546
2012/13	205	364	569
2013/14	112	258	370
2014/15	148	251	399
2015/16	201	465	666
2016/17	169	603	772
2017/18	212	421	633
2018/19	289	636	925
2019/20	206	490	697
Total	1,716	3,841	5,577

The cumulative shortfall for 2019/20 is 1,398 dwellings. The shortfall increases the 5 year supply. The Housing Delivery Test also requires a Supply Buffer because the housing delivery test shows 109% ie there has been oversupply in the last 3 years the supply buffer is only 5%. This gives a 5 year supply requirement of 5,537 or 1,107 dpa. The total number of deliverable sites is estimated at 5,458 dwellings within 5 years. This only provides 4.93 years of supply.

The consequence is that there is a presumption in favour of sustainable development – which means that providing housing is a benefit which must be judged to outweigh the adverse impact of not meeting the policies (which include building only allowed within the development boundary).

Note the HDT figure for Weymouth alone is 114%. *[Where does NC get this number from? As the Government Paper has the same figures for West Dorset as W&P]*

[Note the 2020/21 figures should be published in April 2022 Nick Cardnell has hinted that the situation has improved.]

4.4 Assessments undertaken for the Weymouth Neighbourhood Plan

Report any additional evidence relevant to the Theme derived from the Walkabouts, Housing Needs Analysis, Sites Options and Assessment, SEA, HRA.

AECOM undertook a **Housing Needs Assessment** for Weymouth and reported in April 2021 Ref **Error! Reference source not found.** as follows.

Average house sale prices unaffordable on average incomes (with an average resale home requiring an income of over £60,000 and a new build requiring on average an income of over £100,000).

Those households on two lower quartile incomes (as measured at overall local

authority level) cannot afford any of the available tenures in Weymouth without recourse to benefits to top up their incomes, except social and affordable rent. Those households on a single lower quartile income would on average not even be able to afford a social rented property without recourse to benefits.

Households on	Affordable Home Tenures		
	For Sale	Affordable Rent	Social Rent
Average Income £39,929	Unaffordable	Affordable	Affordable
2 Lower Quartile Incomes £29,490	Unaffordable	Affordable	Affordable
1 Lower Quartile Income £14,745	Unaffordable	Unaffordable	Unaffordable

The only affordable ways to home ownership on an average income in Weymouth are either through shared ownership at 25% or through a discount market sale scheme, which would have to offer a minimum discount of at least 34%. 20 or 30% discount market sale schemes or 50% shared ownership would still be unaffordable on average incomes in Weymouth (although shared ownership at 50% is only very marginally unaffordable). First Homes will be unaffordable on average incomes at the government proposed 30% discount but may be an appropriate option if higher discounts of over 34% can be negotiated (with the consultation suggesting 40% or 50% could be secured where justified and viable).

The overall minimum affordable housing need likely to arise over the plan period is 1,775 units (1,260 affordable homes needed for rent + 515 affordable homes needed for sale). Supplementary AECOM calculations show that the potential demand for affordable housing for sale could in reality be much higher, up to 2,649 units over the Neighbourhood Plan period. Weymouth’s overall housing requirement (and therefore likely delivery) is unlikely to allow affordable housing needs to be met in full over the plan period through planning obligations. To meet identified affordable housing needs, all housing need would need to be met (the HRF assigned to the NP is 3,225) and 55% of all homes would need to be delivered as affordable, with 71% of these as affordable housing for rent and 29% as affordable housing for sale.

In line with these assumptions, the maximum Affordable Housing delivery that is likely to come forward over the plan period through planning obligations would be 1,129 units (35% of the total housing requirement of 3,225 in line with the adopted Local Plan, which is similar to the 35% requirement in line with the emerging new Local Plan for the wider Weymouth area, although for Weymouth town centre only 25% is required).

AECOM recommend that the policy requirement be met wherever possible and that the group may wish to explore further avenues for delivering greater quantities of Affordable Housing. This could include, for example, through a use of community development orders, by identifying exception sites or by developing a community land trust. These are all tried and tested ways of boosting the supply of affordable housing above the minima indicated by Local Plan policy.

It is not recommended that the Local Plan policy requirement be exceeded in the neighbourhood plan because such steps are rarely accepted by planning inspectors on the grounds that an extremely high standard of justification is required which goes beyond the scope of this HNA, in particular around the issue of what level of Affordable Housing delivery can be financially viable in the NA. Raising the total percentage of Affordable Housing required could, furthermore, have the effect of discouraging new building from coming forward altogether. There is a possibility of arguing for adoption of a 35% affordable housing target in the Neighbourhood Plan while the currently adopted Local Plan is still in place, as well as a possibility of arguing for a 30% target for Weymouth town centre, in line with the potential ranges mentioned in Figure 4.2 of the emerging Local Plan. While this will not guarantee delivery, it could all be helpful to maximise affordable housing delivery in the NA. Should the group wish to consider such an option, it is advisable to discuss this with the LPA in the first instance. The information contained in this HNA could be used to inform the discussion.

Note: WTC have approached DC to clarify the boundary of the 25% town centre target and have argued this should also be 35%. DC are awaiting the results of their viability assessment before deciding.

Further extracts from HNA ref what proportion and type of houses are needed in Weymouth i.e. 1-bed – 5-bed.

5. Homes – Aims

5.1 Aim 4. Provide a broad mix of homes, which align with housing need and give priority to the needs of current and future residents and all parts of the community, with emphasis on social and affordable homes that reflect the character and appearance of the area.

Quote the Aim retaining the numbering from the Vision Mission Aims Paper.

5.2 Aim 5. Support and encourage the reuse of brownfield sites as well as community-led, self-build and innovative development schemes and tenancies as ways of achieving sustainable developments that are affordable for local residents.

Quote the Aim retaining the numbering from the Vision Mission Aims Paper.

Note the following is provided to give potential context for the future but should not yet be added to a Theme Paper.

6. Homes – Analysis

Through Theme Group working, review the Evidence relating to the theme and draw conclusions – identifying topics for further detailing including analysis and assessment.

Topics raised from Homes Theme Group:

Exception Sites, Community Land Trust, Co-Housing, Self-Build, Energy Efficient Homes (new and existing), Town-Centre residential dev't, Viability, Modular Housing, redevelopment of existing Housing Estates, Higher density housing, etc

Are Conservation Area planning constraints limiting development opportunities for affordable homes or more energy efficiency?

How do we ensure that Houses Of Multiple Occupancy don't ghettoise an area and that owners do provide support to vulnerable residents and maintain properties to a good standard?

The Homes Theme Group met from Jan 2022 to June 2022 and determined from the base evidence that the critical issues were around shortage of Affordable Homes in Weymouth and that most of these should be for rent.

The proposed new Dorset Local Plan sets a requirement for 3,225 Homes in Weymouth from 2021 to 2038 of which, at most, will be Affordable Homes (AH) ie 1,129. The Housing Monitoring Report indicates that at present the current Local Plan, which also sets 35% to be AH is only delivering 13% - which equates to 419 homes over the period 2021-20138. The Housing Needs Analysis shows that Weymouth needs at least 1,775 and this could potentially be 2,649. There is a significant shortfall of between, at best, 646 and, at worst, 2,230 homes with a mid-estimate of a AH shortfall of 1,438 homes!

Paragraph about the required mix of homes compared without is being delivered by the open market development.

Paragraph about pressures caused by second homes, holiday homes and empty homes/rooms and people moving into the area able to afford higher prices for both rent and buy.

Include paragraph on Paul Barber's Second Homes research.

Paragraph about how the right to buy has reduced the social housing stock and the proposed right to acquire from housing associations will do the same and therefore we advocate maximising Community Land Trust to ensure AH remain AH in perpetuity.

The group felt that the First Homes Scheme for encouraging Home Ownership was immature and untested in the market place. It was considered likely to affect the viability of sites and hence the quantity of AH delivered. Hence the minimum provision of 25% FH should not be increased. However it was felt that a low income cap and higher discount might be necessary to address the low income of Local Residents and this scheme should be limited to Local Residents.

Paragraph on Site Assessment and Options: Only 3 sites are suitable for development and a further 28 sites are suitable if constraints can be overcome and the remaining 30 sites are unsuitable. Of the sites which have potential most are within the sites used to derive the requirement for Weymouth of 3,225. 3 sites having potential but with constraints are significant Exception Sites where Affordable Housing could be at a higher level than 35%. The group felt that there should be some Homes for Purchase on the site to provide a mix of tenure and help make the sites more viable for development. A short list of sites will be produced on 7th July 2022 and will then be notified to the SG and WTC prior to being made public and raised in dialogue with the public.

7. Homes - Objectives

Through Theme Group working, derive potential objectives for the Theme within the Neighbourhood Plan. Refine this set of objectives to the priority areas with advice from DC Planning and ECA. Formalise the objectives - These should be SMART.

Note where Objectives are outside the NPPF remit they may lead to Aspirations rather than Policies.

At the 4th Homes Theme Group a number of topics for Objectives were identified as follows.

Address shortfall in Affordable Home Provision

1. Ensure market-led development in Weymouth delivers at least 35% affordable homes with right mix of Sale, Affordable Rent and Social Rent [is this realistic ie viable?] – HOUS2
2. Provide an additional 1,078 affordable homes, over the plan period, from Exception Sites, or Council-led development on council land, through Community Development Orders or Community Land Trusts – HOUS2
3. Prioritise development on brownfield sites rather than greenfield. (track Government Grants/Loans for Brownfield Sites).
4. Community Land Trusts and Housing Associations to prioritise Affordable Housing for Local People and Public Sector Workers [Essential Workers?]
5. Allocate Exceptions sites primarily for Affordable Homes – HOUS3 limited number of sites from CfS process.
6. The mix of dwelling sizes, types and affordability should reflect the Housing Needs Analysis – different figures will apply to different area types (Urban, Suburban, Semi-Rural) – Ref HOUS1 – pick up % from HNA report
7. Reduce the effect on affordable housing supply by the increase in numbers of Second Homes, Holiday Lets, Air BnB
– Principle Residency Policy?. – Encourage Private Rented Sector? - DC asked for suggestions

Explore innovative approaches to delivering homes.

8. Encourage imaginative thinking to create a diverse range and variety of homes (co-housing, car-free developments, live-work units and self-build) – if possible, allocate sites for such schemes – Ref HOUS6
9. In certain areas allow Increased Housing Density by allowing upward extensions and replacement of house with mid-rise flats

Address equitable distribution of Homes of Multiple Occupancy

10. Planning Controls (Article 4 Directions) to restrict numbers of HMOs in areas where already too dominant and to restrict p21 table 36 AND to prevent conversion of affordable family homes to HMOs – applicable to areas like Park District.

Address special home needs

11. Clarify need for dementia and nursing care and emergency homes – HOUS5

Make homes more Energy Efficient

12. Make homes more energy efficient. New Build at least EPC B, Conversions at least EPC C – note Housing Associations obliged to be at C by 2030. – Should we push for higher standards such as **Passiv Haus**

8. Homes - Policies

With support from DC and ECA formulate Policies that enable the objectives. These policies should be generic across Weymouth. Note Policies cannot contradict Strategic Policies within the Local Plan.

These Policies may include specific site allocations defining an area, and the development policy for that area relating to Housing, Employment, Local Greenspace designations.

Note Ref 11 includes assessment of Options for 2015 LP Update including analysis of problem and potential Site Options include Wyke Oliver Farm, with draft Policy, and reasons for rejecting Redlands Farm. Also need to look at Options Consultation report where public were against Wyke Oliver Farm.

9. Homes – Aspirations

Formulate Aspirations ...

10. Homes – Monitoring

Describe which are the important Policies (or Objectives, or Outcomes) which need to be monitored, after the Plan is made (ie comes into place – sometime in 2024) in order to judge whether the NP is effective or whether it requires revision.

11. Theme – References

References listed and Cross Referenced.

Sequential Number, Title, Author, Date, file reference

1. Character Area Assessment, ECA, April 2021, revised Dec 2021, CharacterAssessmetRev1December2021.doc
2. DC Ward Profile Data, ECA, June 2021, 210930_WEY Summary Evidence Base.doc
3. The Dorset Local Plan Consultation Draft, Dorset Council, Jan 2021.
4. Calculation of Weymouth Housing Requirement, Nick Cardnell, Dorset Council, Feb 2021
5. Affordable Homes Estimate, Nick Cardnell, Dorset Council, Nov 2021,
6. Joint Annual Monitoring Report, West Dorset and Weymouth and Portland 2019/20, Dorset Council, April 2021, *Section 7 reports on Housing – Targets in Local Plan not achieved.*
7. West Dorset, Weymouth and Portland, Five-year housing land supply April 2020, Dorset Council, March 2021, *Contains housing delivery data incl Weymouth and projected build out. Note 5-Year Housing Supply Target not met.*
8. WEST DORSET, WEYMOUTH AND PORTLAND LOCAL PLAN 2011-2031, WDW&P Joint Council, Adopted October 2015.
9. WESTERN DORSET GROWTH CORRIDOR ACCOMMODATION DEVELOPMENT OPPORTUNITIES, Dorset LEP, June 2016. *Identifies the need to move away from low priced low spending coach visitors and to upgrade hotel offerings. Also identifies planning barriers to this occurring.*
10. Social Mobility: Data and Evidence report for Weymouth and Portland 2020, Dorset Council, 26th Jan 2021
11. Weymouth Background Paper: WDW&P, Aug 2018. *Options considerations for LP Update. File 20180813 Weymouth Background Paper.*
12. *Housing Needs Analysis*