

Fontmell Magna Questionnaire Housing Summary Results

Fontmell Magna CP: **Housing and New Development**

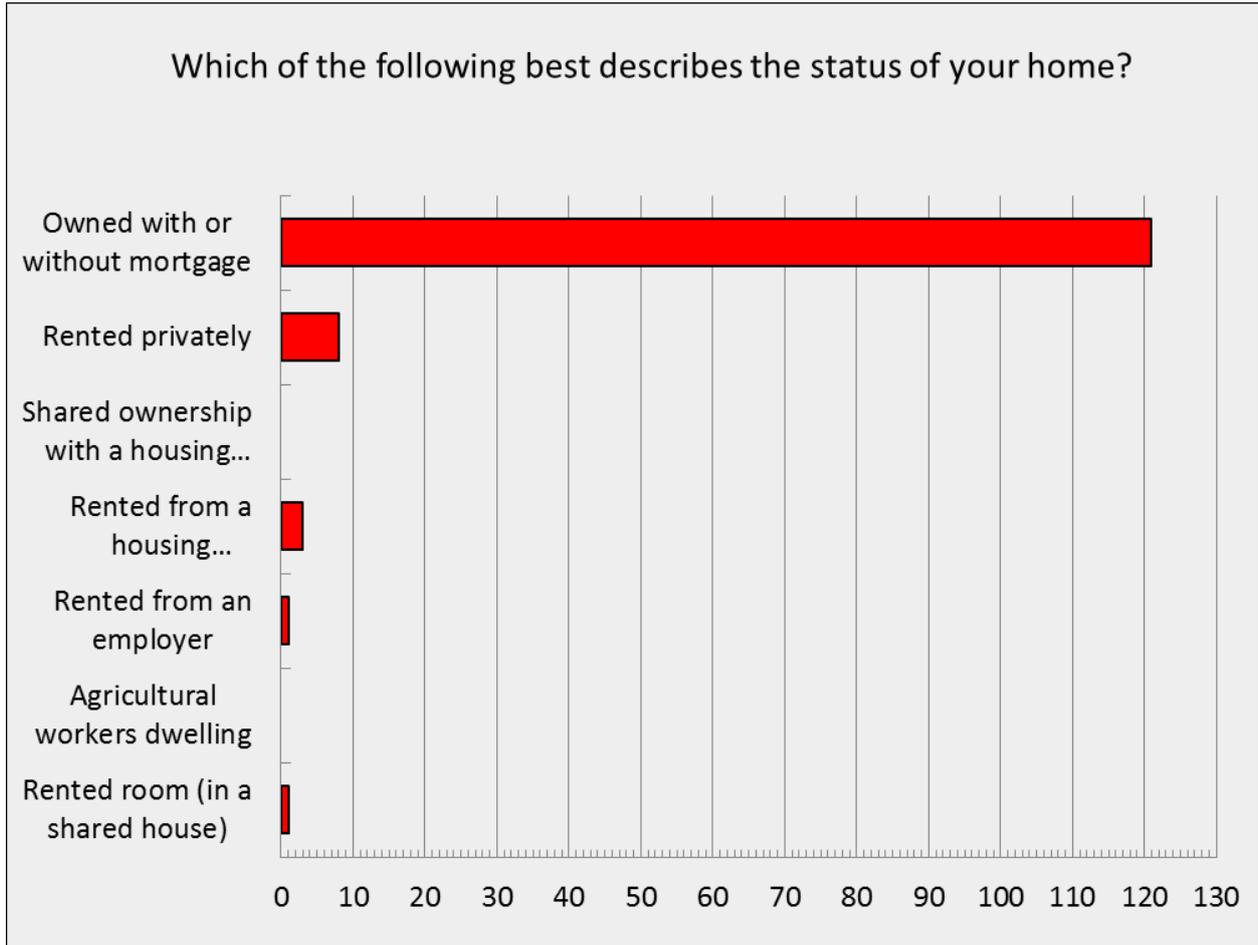
Findings

Overview

In terms of new development, there was support, in descending order, for re-use of redundant buildings, change of use of existing buildings to housing, new building on garden land within the settlement boundary, and outside but close to it. People feel strongly that gaps must be maintained between existing and proposed developments to maintain rural character by retaining pockets of agricultural land in the centre of the village. It was recognised that development has to be sustainable, within an easy walk of amenities, proportionate to the roads on which it is located and reflect the character of different parts of the parish, with restrictions to protect more sensitive areas in terms of landscape, historic sites and AONB. Any changes must enhance and protect the desirable qualities of the conservation area, particularly in terms of density and design. The Parish is made up of an older population and over 50% of properties are under-occupied by 2+ bedrooms. More smaller properties and more affordable properties are required for emerging households, young families and downsizers.

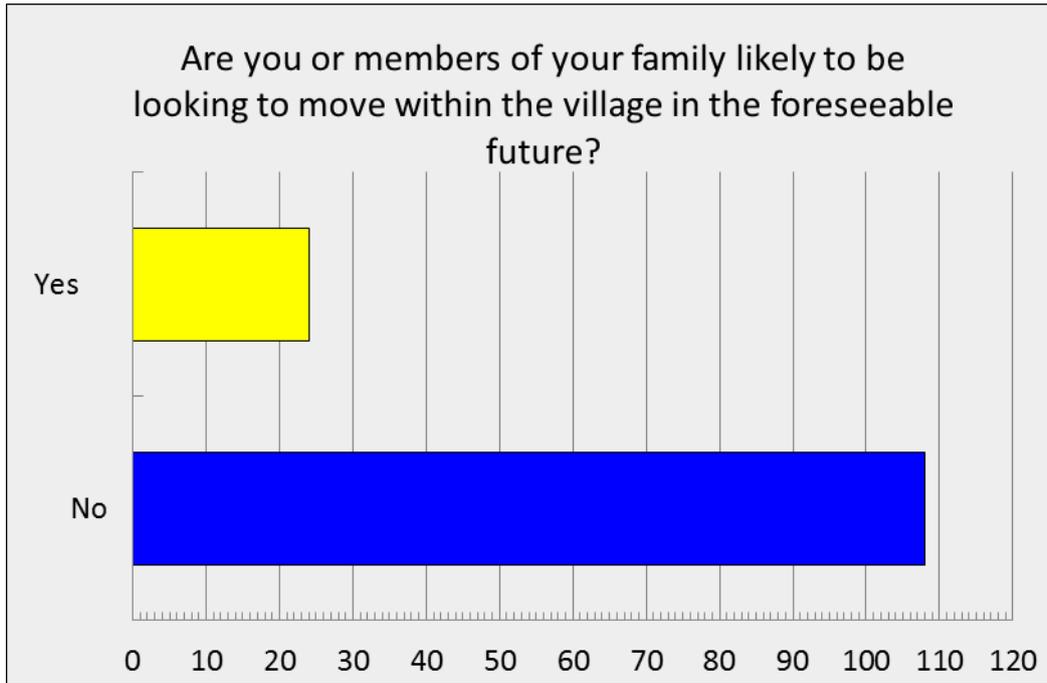
CONSULTATION SUMMARY

The questionnaire asked residents to say what type of housing they currently live in.

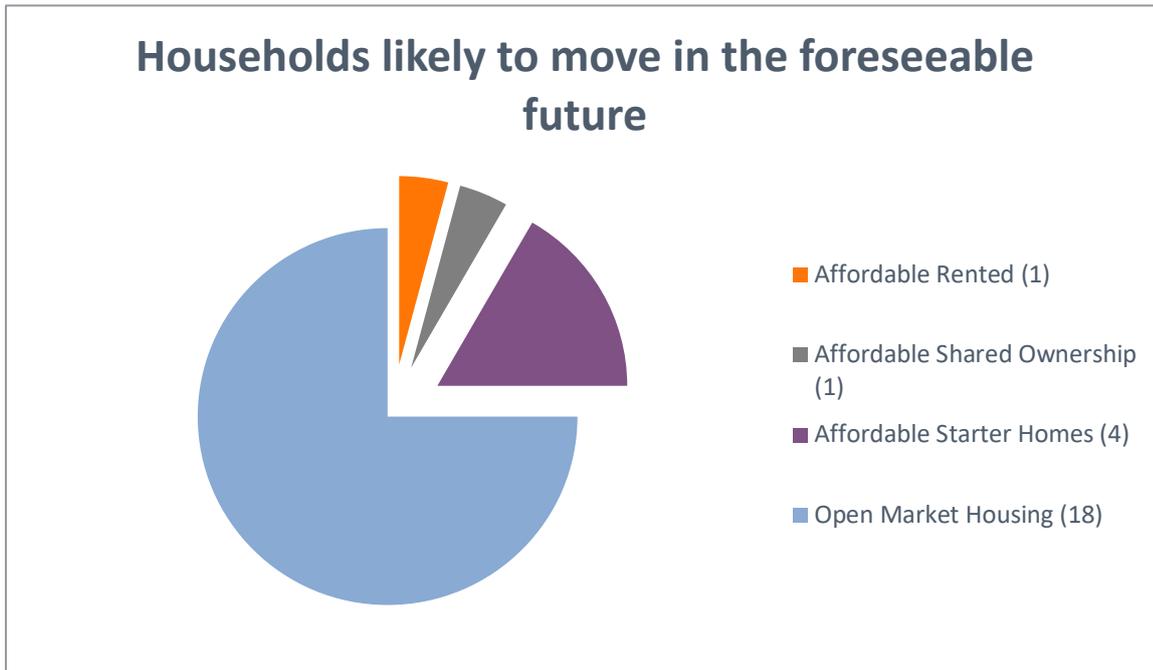


The vast majority of housing in the village is owned, with or without a mortgage. This group therefore comprises some of the open market housing together with 8 properties which are rented privately. Only three were reported as being rented from a housing association and one is rented from an employer. One household lives in a multi household property. This question shows that not all types and tenures are catered for within the parish and that further work may be necessary to establish if different needs should be provided for.

The questionnaire asked if households were planning to move within the foreseeable future to be able to estimate what may happen during the plan period.



24 out of 132 respondents responding to this question reported that their families were likely to be looking to move in the foreseeable future. Six respondents skipped this question.



- Of the 24 households who reported being likely to move in the foreseeable future, one required an affordable rented property, one required an affordable shared ownership property, 4 required an affordable starter home to own, and it is presumed the other 18 required open market housing.
- However, none of the respondents reported being on the Dorset Home Choice register.

CONSULTATION SUMMARY

NOTE- The following is not taken from questionnaire findings but complements the questions relating to housing need.

NDDC reports that there are 3 households currently living in Fontmell Magna registered with Dorset Home Choice with a one bedroom need but who have not asked for Fontmell Magna. In addition, there is one household outside the parish but with a connection to Fontmell which has a two bedroom need but which currently has not put Fontmell as one of their choices. The reason why applicants are reported by the housing officer as not putting Fontmell as one of their choices is probably because of the very small chance of property becoming available within the parish.

Further work will be undertaken to ascertain the numbers on the housing register who would re-apply for Fontmell Magna once they are aware that affordable housing may become available in the foreseeable future.

A further 5 applicants are registered households for whom Fontmell Magna is a first choice location.

Two households currently live in Shaftesbury: one requires a 1 bed property and 2 require a two bedroom property. 3 households live elsewhere in the district with Fontmell as their first choice. Of these households one has a 1 bed need and two have a 2 bed need.

There are 8 applicants with Fontmell as their second choice, of these:

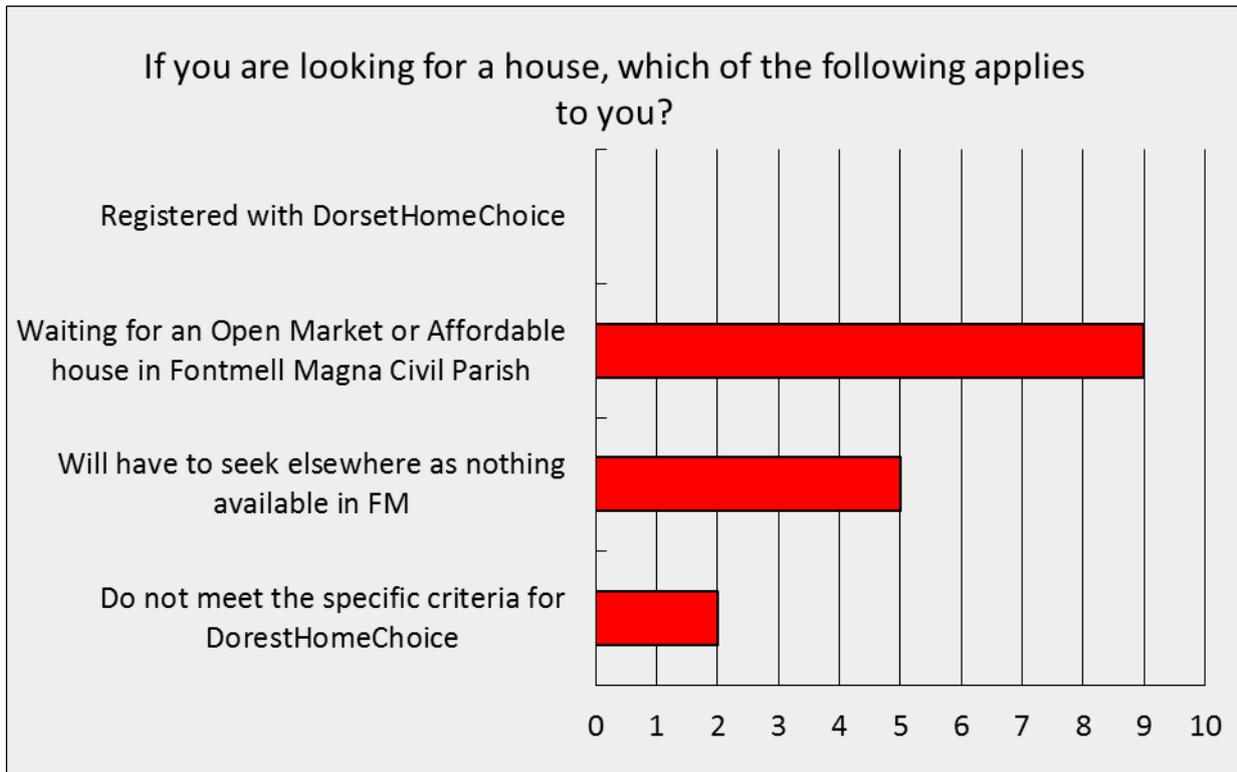
Four households live in Shaftesbury: one needs a 1 bedroom property, two need a 2 bedroom property and one needs a 4 bedroom property.

Four households live within the district: one household needs a 1 bedroom property, one needs a 2 bedroom property, one needs a 3 bedroom property and one needs a 5 bedroom property.

A further 6 applicants have Fontmell Magna as their third choice of location: three households need a 2 bed roomed property and one needs a four bed roomed property.

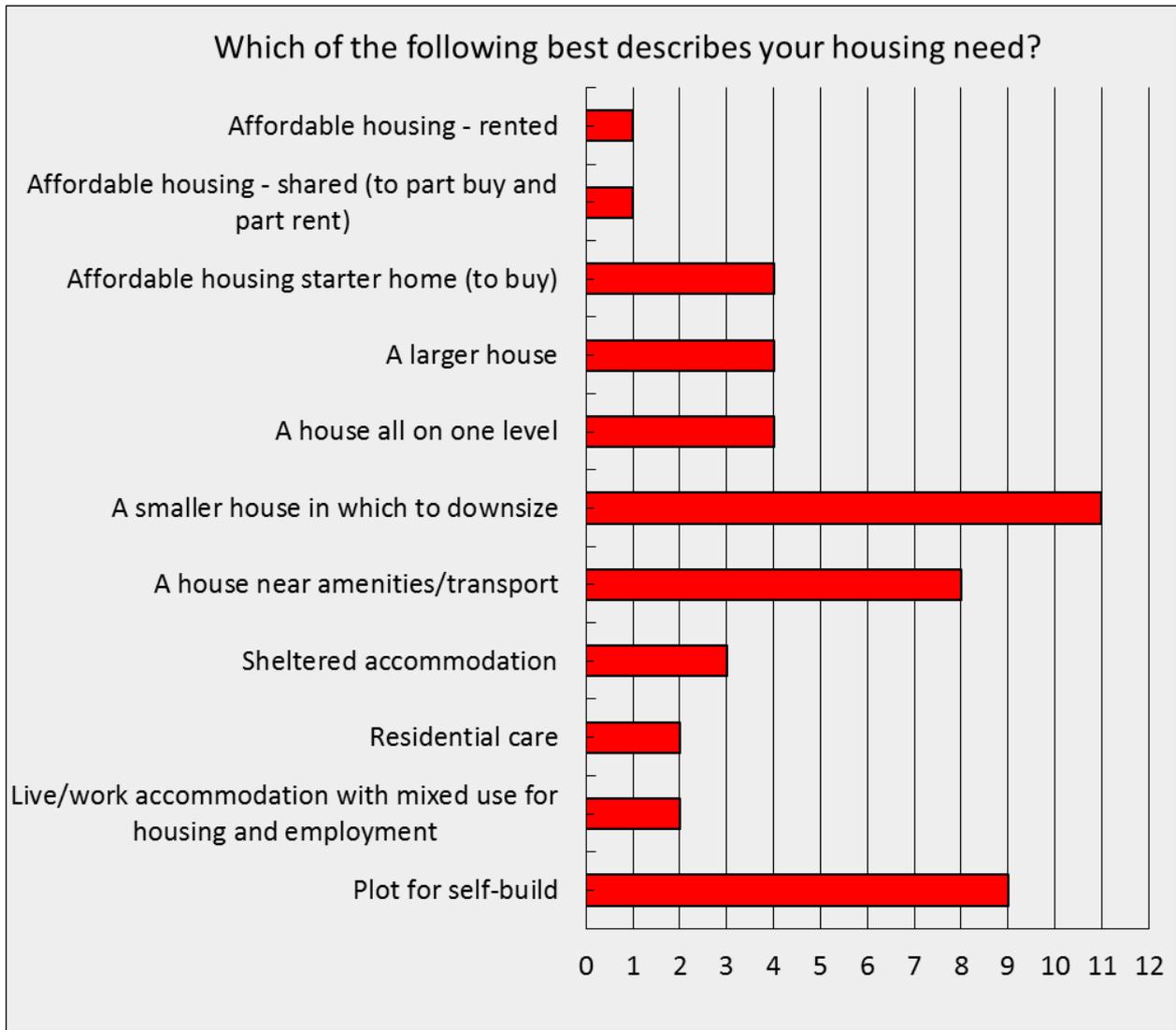
In addition, future research will ascertain whether any of these applicants have a local connection to Fontmell Magna Parish and whether there are any households with primary school aged children.

CONSULTATION SUMMARY



64% or 9 out of 14 of the households looking for a property would prefer to remain in Fontmell Magna Parish, whereas 36% or 5 out of 14 would prefer to move elsewhere. Dorset Home Choice registers all those who qualify to be entered onto the register for social or affordable housing in Dorset.

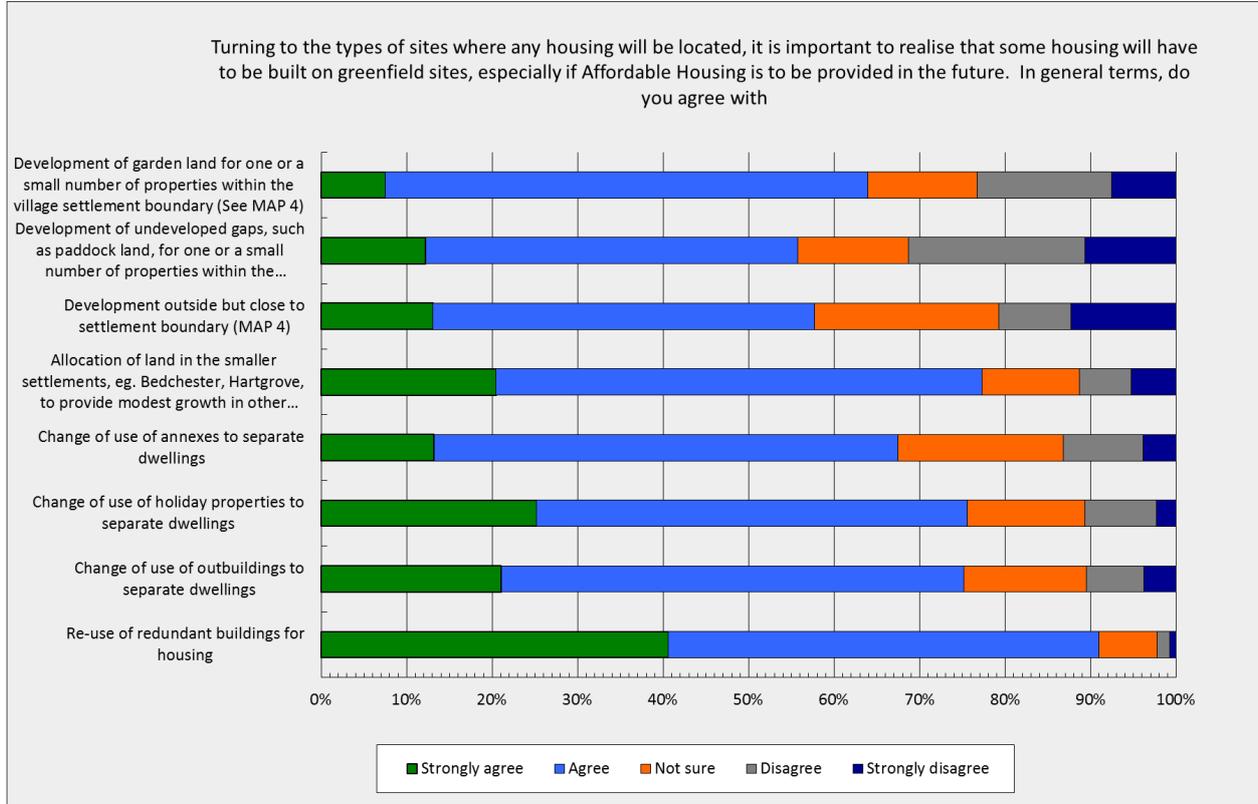
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Of 24 households looking to move in the foreseeable future, the largest single group of households, 11 out of 24, are looking for a smaller property in which to downsize, as opposed to 4 out of 24 which would like a larger property. Other requirements include a house near amenities/transport and sheltered accommodation or residential care. In terms of future action, this may translate into assessing the suitability of different sites to provide for individual self-builders, or to provide a size of development that will allow for a proportion of affordable housing as well as larger homes and to consider the importance of relative location of sites near to amenities and with the ability to reduce the impact on roads and car movements.

A significant number, 9 out of 24 households, would like to build their own property.

Households were asked where and what types of new development would be acceptable within the parish.



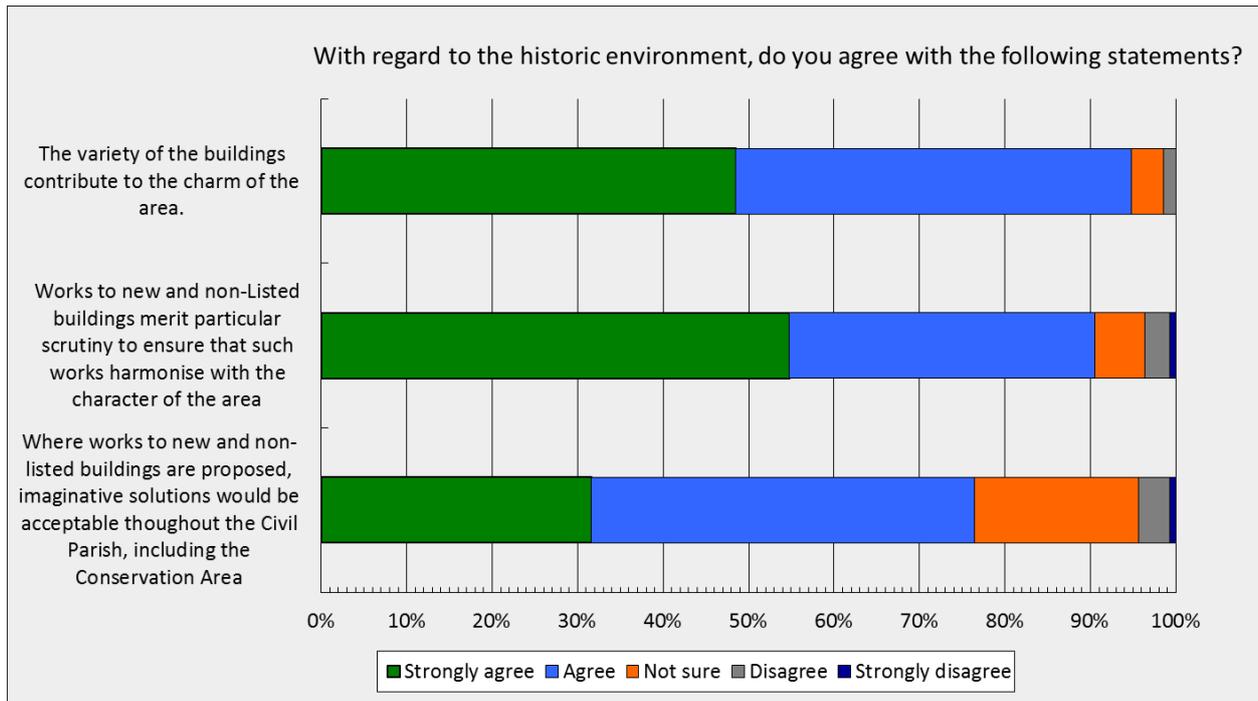
There was strong support for re-using redundant buildings, particularly redundant farm buildings, for housing (121 for, 3 against). There was also strong support, though not quite so strong, for allocating land in smaller settlements, such as Bedchester, Hartgrove (102 for, 15 against), change of use of outbuildings to separate dwellings (100 for, 14 against) and change of use of holiday properties to separate dwellings (99 for, 14 against).

There was less support, though generally still in favour, of developing garden land within the settlement boundary (85 for, 31 against), building in undeveloped gaps within the settlement boundary (73 for, 41 against), development outside but close to settlement boundary (75 for, 27 against) and change of use of annexes to separate dwellings (87 for, 17 against)

There were several comments that there should only be development west of the A350, because of traffic issues and access to facilities as well as not developing within the AONB. Sites along the A350 to the south of Home Farm were identified in particular by several respondents.

Respondents were asked whether a variety of building styles was important to the charm of the historic and built environment and what if any, controls should be exercised over works to both new and non-listed buildings, and also how they felt about innovative design.

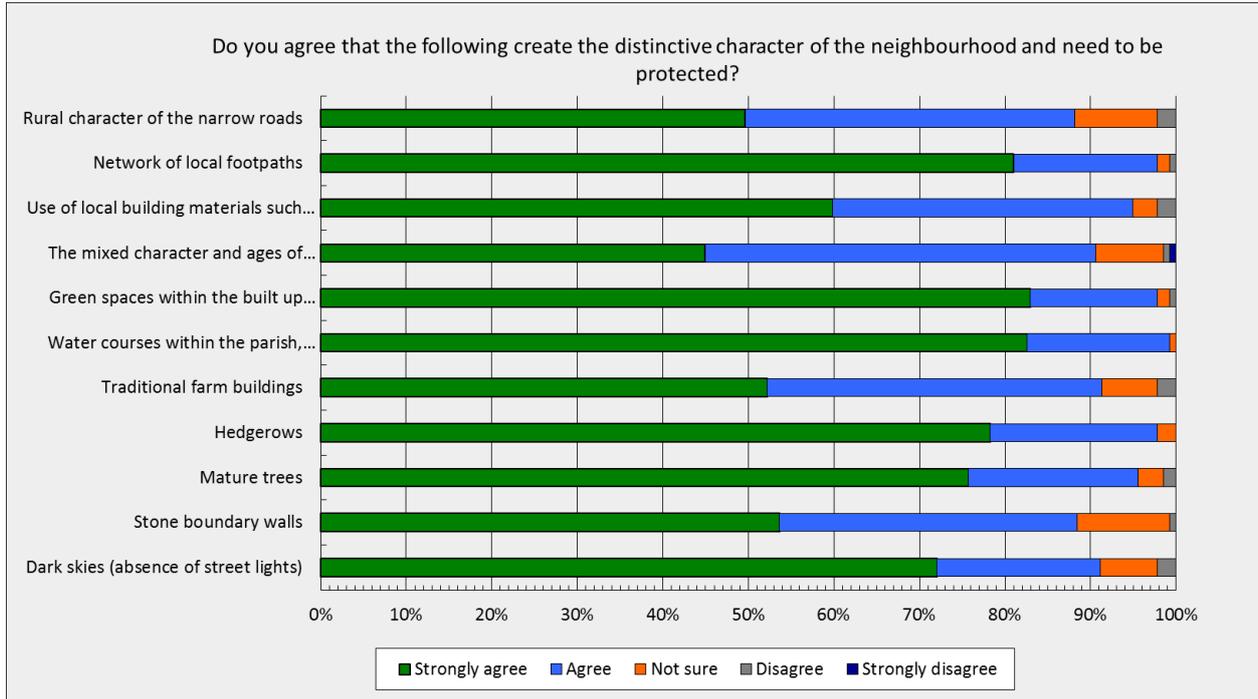
CONSULTATION SUMMARY



Households were asked whether the variety of buildings made an important contribution to the charm of the area. 123 out of 136 respondents were in agreement. Slightly fewer people agreed that works to new and non-listed buildings should merit particular scrutiny in order to encourage harmonisation with the character of the area, numbering 123 out of 137 respondents, but those views were held more strongly. In response to a question asking whether imaginative building solutions would be acceptable throughout the Parish, including the Conservation Area, fewer still were in favour numbering 104 out of 136.

The use of local building materials is important to respondents in maintaining the character of the neighbourhood and as such is to be promoted. Further work could be undertaken to define what materials are important to the Parish both in terms of the Conservation Area and the more rural areas.

The Questionnaire asked what features contributed to the character of the neighbourhood.



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Summary of the main issues and how these were taken forward

Issues raised	What we will do...
The current housing stock does not cater for all types and tenures within the parish.	Further work may be necessary to establish if different needs should be provided for.
24 out of 132 respondents will be looking for housing within the foreseeable future.	Further work may be necessary to establish required property sizes, and tenures.
6 questionnaire respondents reported requiring affordable housing in the foreseeable future.	Further work will establish what level of need there is for different types and tenures of affordable housing in order to establish whether provision for affordable housing can be included in specific sites or broad locations and what size of development is needed in order to obtain any necessary affordable housing.
18 households are estimated to require open market housing in the foreseeable future.	Further work could be undertaken to establish what size and price of open market properties are required locally to allow people to remain within the parish.
The use of local building materials is important to respondents in maintaining	Further work may be undertaken to define what materials are important to the Parish both in terms of

CONSULTATION SUMMARY

Issues raised	What we will do...
the character of the neighbourhood and as such is to be promoted.	the Conservation Area and the more rural areas We can consider drafting policy to define what materials are important to promote or prevent from being used.
There was less support for innovative design in the parish. More people felt that particular scrutiny was worthwhile even to new and non-listed buildings to ensure that changes harmonise with the existing character of the area.	Obtain feedback on different styles of properties or materials relative to the area in which they could be used could be located within the parish. Draft policies to promote good design and prevent standardised buildings that pay no attention to their surroundings.
Watercourses and green spaces were very important to the residents of the parish	Seek to enhance and protect the setting of the brooks and open spaces within the parish when selecting sites and types of development.
Footpaths were considered to be important to the character of the area.	The provision of walking routes through new estates can be covered in design policies, and site allocations can highlight where new links or improvements will be sought to this key network
Speeding traffic was highlighted to be a problem and measures needed to control speed, whilst avoiding urbanisation by pavements.	Consider locating development away from problem areas where possible or provide alternative parking and traffic calming that facilitates shared roadways.
IOWAs most popular to be retained and protected were Brooklands Wood, the field behind the Church, the area around Middle Mill and Springhead, and the area to the west of West View. Although the question was phrased in terms of which green spaces should be added to the list in future, it was clear that many respondents were reporting areas should not be built on.	70 respondents answered this question and 38 skipped the question It may be the subject of future research and analysis by the Green Spaces focus group to determine whether more research is needed.
The respondents highlighted concerns regarding maintaining open views and respecting privacy of occupiers of existing development.	Develop policies that allow for as much open spaces to be retained between existing and new development, if possible. Whilst views per se are not protected, there is some regard to the amenity of existing users that is protected in the national planning policy framework.
Attitudes to new development were very conservative. The smallest types of plots were the ones that received the most support. It is clear that re-use of existing buildings is preferable to new developments.	A housing needs survey will be conducted to establish what is the local need is for which the neighbourhood plan should identify and provide solutions and policies.
	Further consultations will need to inform the community about the need to maintain an adequate supply of housing land in order to fulfil the housing need till 2031 and provide for a range of house types and tenures.

CONSULTATION SUMMARY

Issues raised	What we will do...
There was support for some limited development outside Fontmell Magna in the other settlements in order to provide for those communities' needs and to relieve the burden on the centre of the Conservation Area.	Identify possibilities for re-use of buildings or sites that will not have an adverse impact on landscape, and will be acceptable to the communities nearby.