

## 14 Meeting Local Needs

**14.1** Our basic needs include health, safety and shelter. We also need social cohesion and education. Without the ability to provide for these needs we fail to live successful and meaningful lives. This chapter sets out options on how to provide for well planned housing, facilities and services to meet the needs of the local population.

### General Housing

**14.2** Housing is the largest urban land use in the area, with over 60,000 homes in the two districts. There is a significant need for new housing and the following considers how best to deliver the type of housing required in a form that respects the local area. The amount of new homes to be built and the principles of where they should be built are dealt with in the main Strategy Chapter and the area based chapters. This section considers the nature and form that new housing should take. If you wish to view greater detail relating to this subject please refer to the following Key Issues Papers: Delivering Suitable and Sufficient Housing, Affordable Housing and Community Issues.

### Rules, Regulations and Advice

#### 14.3 National

- Ensure the provision of sufficient good quality new homes including an appropriate mix of housing and adequate levels of affordable housing.
- Give special consideration to the housing needs of children, including gardens, play areas and green spaces.
- Ensure that larger homes are built alongside flats and smaller properties.
- Plan for the full range of market housing – a variety of high quality housing.
- The Code for Sustainable Homes is voluntary for privately built housing.
- Of particular relevance is the need to provide adequate space for drying/home office/cycle storage in the energy and CO<sub>2</sub> emissions category and the provision of adequate private space in the health and well-being category.
- All new housing with public funding will be built to Lifetime Homes standard by 2011.
- Regulation for private housing in England to be built to the Lifetime Homes standard may be brought in from 2013, the decision on this being dependent on the Government's review of progress in 2010.
- Meeting the Lifetime Homes requirements currently gives 4 credits within the 'Health and Well-being' section of the Code for Sustainable Homes. (PPS1 and PPS3)

#### 14.4 Local

- Policy HODEV2 of the East Dorset Local Plan provides detailed criteria to assess the suitability of housing development within the urban areas and Village Infill Envelopes.
- Encourage the development of a sufficient number and type of housing within the partnership area which allows the area to flourish.

### Where are we now?

#### Key Facts

- 34% of the population in Christchurch are above working age and 32% in East Dorset compared to 19% nationally.
- Working age population is low at about 50% and predicted to fall to 47% in the next 20 years.
- Between 1995 and 2005 there were significantly more deaths than births in both districts with about 11,500 births and almost 19,000 deaths.
- In-migration of 14,500 resulted in an increased population of about 7,000 people.

### Key Facts

- More people moved abroad than moved from abroad.
- About 70% of in-migrants were of working age compared to 75% of out-migrants.
- Average household sizes have been falling and are predicted to keep falling. They are currently 2.32 persons in East Dorset and 2.15 in Christchurch.
- For Christchurch the largest group requiring market housing is multi-adult followed by older persons. Multi-adult households are households with two or more adults under pensionable age with no children. Christchurch has the largest proportion of older person's households requiring market housing in Dorset.
- For East Dorset the largest group needing market housing is multi-adult and the second largest group is households with children.
- East Dorset has more households with children requiring market housing than older person's households.
- Christchurch's proportion of households with children requiring market housing is lower than East Dorset's at only 19.6% compared with 27.7%.
- Christchurch has more single non-pensioner households requiring market housing than East Dorset.

### What you said at Issues and Options

#### 14.5 Size and mix of dwellings:

- A mix of dwelling types should be determined on a site by site basis and not rigidly enforced on all sites.
- The mix of dwelling types should be based on the number of bedrooms.
- There should be controls to ensure that the size of rooms and external living areas is adequate.
- It was generally agreed that higher housing densities should be sought in town centres, and where there is a high level of need for affordable housing. There was no conclusive response as to whether higher densities should be provided at the edge of town centres, or in locations highly accessible by public transport.
- There was strong support for the concept that densities should take into account the character of the area.
- Areas of low density housing should have their character protected.
- Some support for the protection of modest family housing.

### The Options

#### 14.6 *Issue: Should we have a policy which specifies which mix of dwelling sizes and types should be built?*

#### Preferred Option LN 1

##### Dwelling size and mix - no reference to threshold

Overall, the size and type of new market and affordable dwellings will reflect current and projected local housing needs identified in the latest Strategic Housing Market Assessment and be informed by future Annual Monitoring Reports to ensure that the proposed development contributes towards attaining a sustainable and balanced housing market.

### Why is it the Preferred Option?

It is important to influence the type of housing being built to meet the needs of the local communities.

### Does it conform to the rules, regulations and advice?

**National**

**Yes**

**Local**

**Yes**

Is it informed by evidence?

**Yes**

Christchurch Housing Needs and Demand Survey (2007)

East Dorset Housing Needs and Demand Survey (2007)

Bournemouth and Poole Housing Market Area Strategic Housing Market Assessment (2008)

### Non Preferred Option LN 2

#### Dwelling Size Mix - threshold of 10

On residential sites of 10 or more units, the size and type of new market and affordable dwellings will reflect current and projected local housing needs identified in the latest Strategic Housing Market Assessment, and be informed by future Annual Monitoring Reports to ensure that the proposed development contributes towards attaining a sustainable and balanced housing market.

### Why is it non Preferred?

If a threshold is to be applied, it is difficult to assess at what level it would be set. There is no guidance on recommended thresholds for such a policy and the responses to the Issues & Options consultation did not put forward a suggested threshold for such a policy.

### Does it conform to the rules, regulations and advice?

**National**

**No**

**Local**

**Yes**

Is it informed by evidence?

**No**

### Non Preferred Option LN 3

#### Dwelling size and Mix - no reference to threshold

The size and type of new market and affordable dwellings will reflect current and projected local housing needs and demands identified in the latest Strategic Housing Market Assessment, and be informed by future Annual Monitoring Reports to ensure that the proposed development contributes towards attaining a sustainable and balanced housing market. Developments should incorporate:-

- Market Housing - A mix of dwelling sizes that meet the identified need for smaller dwellings (2 bed) while also allowing for sufficient provision of family housing (3 + bed)
- Affordable Housing - A mix of dwellings sizes that meet the needs for 1, 2 and 3 bed affordable housing.
- All housing - A sustainable mix of dwelling types that meet the needs of all household groups including older persons, people with special needs, single person households, families with children and those unable to afford market housing.

#### Why is it non Preferred?

Updates to the Strategic Housing Market Assessments and Annual Monitoring Reports could mean that the requirements set out in the option will be outdated.

#### Does it conform to the rules, regulations and advice?

National

Yes

Local

Yes

#### Is it informed by evidence?

Yes

Christchurch Housing Needs and Demand Survey (2007)

East Dorset Housing Needs and Demand Survey (2007)

Bournemouth and Poole Housing Market Area Strategic Housing Market Assessment (2008)

### Non Preferred Option LN 4

#### Dwelling size and mix – threshold of 10 or more.

On residential sites of 10 or more units, the size and type of new market and affordable dwellings will reflect current and projected local housing needs and demands identified in the latest Strategic Housing Market Assessment, and be informed by future Annual Monitoring Reports to ensure that the proposed development contributes towards attaining a sustainable and balanced housing market. Developments should incorporate:-

- Market Housing - A mix of dwelling sizes that meet the identified need for smaller dwellings (2 bed) while also allowing for sufficient provision of family housing (3 + bed)
- Affordable Housing - A mix of dwellings sizes that meet the needs for 1, 2 and 3 bed affordable housing.
- All housing - A sustainable mix of dwelling types that meet the needs of all household groups including older persons, people with special needs, single person households, families with children and those unable to afford market housing

### Why is it non Preferred?

As previously, if a threshold is to be applied, it is difficult to assess at what level it would be set. There is no guidance on recommended thresholds for such a policy and the responses to the Issues & Options consultation did not put forward a suggested threshold for such a policy. Additionally, updates to the Strategic Housing Market Assessments and Annual Monitoring Reports could mean that the requirements set out in the option will be outdated.

### Does it conform to the rules, regulations and advice?

National

Yes

Local

Yes

### Is it informed by evidence?

Yes, except for the establishment of a threshold

Christchurch Housing Needs and Demand Survey (2007)

East Dorset Housing Needs and Demand Survey (2007)

Bournemouth and Poole Housing Market Area Strategic Housing Market Assessment (2008)

#### 14.7 Issue: *If we are to have policies seeking to control the size of housing, what issues are important?*

14.8 Responses to the Issues and Options consultation showed support for the introduction of controls on the size of housing.

### Preferred Option LN 5

New housing will be built to Living Space Standards defined in a Supplementary Planning Document.

### Why is it the Preferred Option?

The pressure to increase densities along with high land values has meant that living space standards have reduced over the recent past. Decent home standards already apply for public sector housing, but not for private housing. This has resulted in examples of properties being cramped which can have negative impacts on the health and social well being of the occupants. By applying living space standards it is expected to improve the living conditions of the occupants supporting their physical and mental health, educational attainment and family well-being.

### Does it conform to the rules, regulations and advice?

National

Yes

Local

Yes

### Is it informed by evidence?

Yes

Christchurch Housing Needs and Demand Survey (2007)

East Dorset Housing Needs and Demand Survey (2007)

Bournemouth and Poole Housing Market Area Strategic Housing Market Assessment (2008)

Draft London Housing Design Guide (2008)

#### 14.9 *Issue: How do we ensure that the density of development is appropriate?*

**14.10** Parts of the area are covered by Special Character Area designations as saved policies in the East Dorset District Local Plan or identified in the Borough of Christchurch Character Assessment. It will be necessary to review these policies and if necessary to update them through Supplementary Planning Documents. The defining features of character areas within the plan area will be described in separate statements (supplementary planning documents) and local design studies will continue to inform decisions regarding protection of local character and appropriate design control.

#### **Preferred Option LN 6**

On all sites, the design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of net 30dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. Proposed housing densities will be informed by the Strategic Housing Land Availability Assessment, housing need as set out in the Balanced Housing Markets assessment in the Strategic Housing Market Assessment and future Annual Monitoring Reports.

Proposals for high density developments will be acceptable in the following types of location where this form of development will not have an adverse impact on the character of the area.

- New greenfield housing sites (density range to be determined by outputs of master planning process)
- Town centres
- Along the Prime Transport Corridors
- Areas outside town centres with good access to public transport and essential facilities and services
- In areas where there is a high level of need for affordable housing or on land already owned by housing associations.

The Councils will carefully consider the design and density of new development in terms of their responsibilities for community safety under Section 17 of the Crime & Disorder Act, and will involve the Police Architectural Liaison Officer in appropriate cases.

#### **Why is it the Preferred Option?**

The option provides flexibility in the use of densities in order to maximise the use of housing land in the context of the locality. It may be that in certain areas the minimum density of 30dph is not achieved as to do so would be detrimental to the character of the area. However, it is important that in locations where higher density is acceptable that development reflects this and does not result in such sites failing to contribute sufficiently towards the supply of new housing.

#### **Does it conform to the rules, regulations and advice?**

National	<b>Yes</b>	Local	<b>Yes</b>
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#### **Is it informed by evidence?**

<b>Yes</b>
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Christchurch Character Assessment

East Dorset Special Character Area Assessments

Christchurch Strategic Housing Land Availability Assessment (2008)

East Dorset Strategic Housing Land Availability Assessment (2009)

Bournemouth and Poole Strategic Housing Market Assessment (2008)

### Non Preferred Option LN 7

On all sites the design and layout of new housing development should maximise the net density of development to a level which is acceptable for the locality. Density of new development will be within the following ranges, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. Proposed housing densities will be informed by the Strategic Housing Land Availability Assessment, housing need as set out in the Balanced Housing Markets assessment in the Strategic Housing Market Assessments and future Annual Monitoring Reports.

Type of Area	Net Density Range
Urban extension sites	40 – 60 dph*
Town centres	40 – 120 dph
Areas along Prime Transport Corridors and in close proximity to employment areas and essential community facilities.	40 – 70 dph
In areas where there is a high level of need for affordable housing or on land already owned by housing associations	40 – 70 dph
Suburban areas – areas with predominantly lower density development	30 – 55 dph
Villages (population under 3,000)	30 – 70 dph

\* Range to be determined by outputs of master planning process.

The Councils will carefully consider the design and density of new development in terms of their responsibilities for community safety under Section 17 of the Crime & Disorder Act, and will involve the Police Architectural Liaison Officer in appropriate cases.

#### Why is it non preferred?

Although this option does provide flexibility it is more prescriptive which may not reflect market conditions.

#### Does it conform to the rules, regulations and advice?

National	<b>Yes</b>	Local	<b>Yes</b>
<b>Is it informed by evidence?</b>			<b>Yes</b>
Christchurch Character Assessment			
East Dorset Special Character Area Assessments			
Christchurch Strategic Housing Land Availability Assessment (2008)			
East Dorset Strategic Housing Land Availability Assessment (2009)			
Bournemouth and Poole Strategic Housing Market Assessment (2008)			

## Providing for Gypsies, Travellers and Travelling Showpeople

**14.11** The Councils have a statutory responsibility to provide for the needs of Gypsies, Travellers and Travelling Showpeople. The Core Strategy will need to provide a general approach as to where the most suitable locations can be identified and how many need to be provided. The Councils are working with the other authorities in Dorset to produce a Gypsy, Travellers and Travelling Showpeople Development Plan Document. This will identify where suitable sites should be provided.

### Rules, Regulations and Advice

#### 14.12 National:

- Circular 01/2006: Planning for Gypsy & Traveller caravan sites
- Circular 04/2007: Planning for Travelling Showpeople
- Communities and Local Government: Designing Gypsy & Traveller Site: Good Practice Guidance 2008
  - The Circulars and Good Practice Guidance give guidance on the type of criteria to be included in a policy for gypsies and travellers in a Core Strategy. The sites will be allocated in a joint Dorset Site Allocations Development Plan Document.

#### 14.13 Local:

- Christchurch Local Plan
  - Policy H17 Sets out criteria for proposals for Gypsy & Traveller sites.
- East Dorset Local Plan
  - Policy HODEV7 identifies land at Mannington Park as a Gypsy caravan site.
  - Policy HODEV8 sets out criteria for the consideration of new Gypsy and caravan sites.

### Where are we now?

Key facts:
<ul style="list-style-type: none"> <li>• The SW Regional Spatial Strategy Proposed Changes (now revoked) identified the number of pitches that were to be required in each authority area for Gypsies and Travellers by 2011 – 33 residential pitches and 16 transit pitches for Christchurch and 50 residential and 30 transit for East Dorset. The Dorset authorities in general did not agree that the figures for each local authority represented the actual need for Gypsy and Traveller pitches in the County. Due to the ambiguity regarding the accuracy of these figures in both the Panel Report and the Secretary of State's Proposed Changes the Dorset authorities submitted objections</li> </ul>



to the Secretary of State and suggested revised pitch figures. Christchurch and East Dorset Councils put forward a case for a total of 12 residential and 16 pitches for Christchurch and 13 residential and 20 transit pitches in East Dorset.

### What you said at Issues and Options

**14.14** It was agreed, although not overwhelmingly, that sites should be provided for Travelling Showpeople.

**14.15** However, the responses did not support the provision of sites for Gypsies, Travellers and Travelling Showpeople within the Green Belt, or in close proximity to existing communities to use services and facilities, including schools, shops, medical facilities and public transport.

### The Options

**14.16** *Issue: What criteria should be used to assess proposals for Gypsy and Traveller and Travelling Showpeople sites?*

#### Preferred Option LN 8

The required provision of allocated permanent and transit pitches will be addressed through joint working with other Dorset authorities in the Dorset Gypsy & Traveller Site Allocations Development Plan Document to provide a co-ordinated approach to provision. This Development Plan Document will also consider the accommodation needs of Travelling Showpeople and will seek to identify two plots within the County to meet this need.

1. The following considerations should be taken into account when determining locations for Gypsy and Traveller sites and Travelling Showpeople sites:-
2. Sites should be located to meet the needs of Gypsy & Traveller communities with a preference for close proximity to existing communities to use services and facilities, including schools, shops, medical facilities and public transport;
3. Sites should provide for adequate on-site facilities for parking storage, play and residential amenity;
4. Sites should allow for adequate levels of privacy and residential amenity for the occupiers;
5. Sites should not have a detrimental impact on the amenities of adjacent occupiers; and
6. Sites should not result in a detrimental impact on the natural environment

Proposals for sites for Travelling Showpeople will also need to provide adequate space for residential, maintenance and storage uses and be:-

7. Well related to the public highway network to accommodate the passage of large vehicles,
8. Located so as to minimise the impact of on-site business activities on neighbouring properties,
9. Located so as to minimise the visual impact of the uses on the landscape.

#### Why is it the Preferred Option?

The provision of authorised and well managed sites need to be carefully considered to take account of a wide range of factors. This option provides for the special housing needs of Gypsies and Travellers in locations that are accessible to facilities, but also respects nature conservation importance, local distinctiveness and the historic environment.

#### Does it conform to the rules, regulations and advice?

National	Yes	Local	Yes
Is it informed by evidence?			Yes
Dorset Authorities submission to the SW Regional Spatial Strategy Proposed Changes			

## Meeting Affordable Housing Needs

**14.17** The provision of affordable housing is one of the most significant challenges facing the two districts. House prices are high, but wages remain low and many households find that they can not afford to live in suitable accommodation to meet their basic needs.

### Rules, Regulations and Advice

#### 14.18 National:

- New housing is not an appropriate use within the Green Belt, but there are exceptions for limited affordable housing for local need, or limited infilling of existing villages if there are adopted policies setting out the direction on these issues.
- Set an overall target for the amount of affordable housing to be provided.
- Set separate targets for social-rented and intermediate affordable housing.
- Specify the size and type of affordable housing that is needed.
- Set out the range of circumstances in which affordable housing will be required.
- Set out the approach to seeking developer contributions for the provision of affordable housing and improve the delivery through this mechanism.
- Give special consideration to the housing needs of children, including gardens, play areas and green spaces.
- Ensure a good mix of tenures on new developments.
- High house prices mean that there will be a need for more social rented housing, particularly family sized housing.
- PPS7 requires local authorities to provide for the affordable housing needs within rural areas.
- A requirement to request the provision of affordable housing is considered acceptable, subject to there being a proven need and development remaining viable. (PPS3)

#### 14.19 Local:

- Within the Local Area Agreement NI 155 sets a target for the number of affordable homes delivered. Dorset target of 810 for 2008 – 2011 (93 total or 31 annual average for Christchurch and 67 total or 22 annual average for East Dorset).
- Improve quality and availability of housing.
- Target to yearly increase households assisted by rent deposit scheme. (CBC)
- There is a priority to meet affordable housing need. East Dorset's target is to deliver 40 affordable homes over the next 5 years and that 70% of vulnerable households should be in decent private sector homes by 2010.
- Meet the needs of the homeless.
- Eliminate or reduce the use of bed and breakfast accommodation
- Promote more sustainable use of empty properties in tackling housing need.
- Targets to bring empty properties back into use. (EDDC)
- Christchurch Borough Council Scrutiny Committee 9 Jan 2007: Report by the Affordable Housing Task and Finish Group
  - Need to provide further accommodation for young people with an element of support.
  - Encourage small, shared ownership units to allow access onto the housing ladder for young people.

- Lower affordable housing threshold policy.
- Make use of the private rented sector to provide homes for those in housing need or homeless is continued.
- The proportion of social rented to intermediate housing be 70:30.
- Housing for key workers should be provided if evidence from local employment sectors shows recruitment difficulties.
- East Dorset District Council Final Report of the Environment and Health & Housing Scrutiny and Policy Development Sub-Committee into Affordable Housing in East Dorset (2008)
  - Suggests seeking a matrix levy system applying to urban and rural areas, with a financial contribution on sites up to 10 units, a percentage threshold on sites between 11 and 14 units and a 40% threshold on sites of 15 and above.
  - Although flats not popular, land constraints and funding leave them as preferred option for affordable housing. Provision of 2 and 3 bed flats and housing remains high priority. EDDC should continue to invest in the provision of 1 bed flats.
  - The EDDC 2009 Affordable Housing Target of 120 is judged unachievable and needs to be revised downwards.
  - In the absence of an evidence base, provision of housing for key workers should be accorded low priority in East Dorset.
  - Suggests small settlements for possible rural exceptions policy in villages in East Dorset.
  - Mixed private and affordable housing on-site remains the preferred East Dorset option.
  - A target percentage split should be set for affordable housing sites for 70% rental and 30% shared equity.
  - A policy is needed to cover circumstances where a shared equity unit may not be taken up and could be lost to the open market.
- Community Strategies
  - Affordable housing is a priority issue, particularly amongst the young.
  - Need for higher percentages of affordable housing on development sites.
  - Better inter-agency working needed and support for initiatives which seek to ensure families adequately housed.
  - Development of county-wide asset register to detail all sites with potential to provide new affordable homes.
  - New ways of providing affordable homes such as community land trusts and self-build schemes could help deliver a small number of schemes in rural settlements.
  - Review thresholds to increase the provision of affordable housing.
  - Initially concentrate the provision of affordable housing on brownfield sites within the main settlements.
  - Increase Provision of Affordable Housing for rent and shared ownership.
  - Develop range of provision, including smaller units of accommodation.
  - Maximise density on sites.
  - Identify/investigate rural housing opportunities with major landowners or through planning “exceptions” policy.

### Where are we now?

<b>Key facts</b>
<ul style="list-style-type: none"> <li>• East Dorset Statistics               <ul style="list-style-type: none"> <li>• 38,000 dwellings</li> <li>• About 8% are provided by registered social landlords</li> <li>• About 7% are privately rented</li> <li>• 1.9% of dwellings are vacant</li> <li>• 0.6% are second homes</li> <li>• Average house price at the beginning of 2010 was £275,000 (Land Registry)</li> </ul> </li> </ul>

### Key facts

- Market entry prices in August 2010 approximately £120,000
- Housing Register – **2,444** (Oct 09)
- Transfer requests: **396** (Apr-Dec 08)
- **473** special needs households
- Out of area applicants: **790**
- **72** Black Minority Ethnic applicants
- **175** single under 25 applicants
- Housing Needs and Demands Survey (2008) – Net annual need **440** dwellings
- Backlog: **386** dwellings – **77** per annum
- **2,149** younger households currently living with a host family will form over two years from 2008.
- **1,614** of these younger households would like to become owner occupiers, but only 25% have the funds to achieve this.
- Christchurch Statistics
  - 21,500 dwellings
  - About 12% are provided by registered social landlords
  - About 6% are privately rented
  - 2% are empty
  - 3.3% are second homes
  - Average house price at the beginning of 2010 was £269,000 (Land Registry)
  - Market entry prices in August 2010 approximately £125,000
  - Housing register 1,600 (March 2010)
  - Housing Needs and Demands Survey 2008 – Net annual need **243** dwellings
  - Backlog: **123** dwellings – **25** per annum
  - **1,200** younger households currently living with a host family will form over two years from 2008
  - **838** of these younger households would like to become owner occupiers, but only 20% have the funds to achieve this.

#### 14.20 What you said at Issues and Options

- There was an indecisive response as to what the overall target for the delivery of affordable housing should be.
- Responses, in the main, did not agree that thresholds for the provision of affordable housing on development sites should be reduced.
- It was agreed that, in exceptional circumstances affordable housing should be allowed to be provided off-site.
- Responses generally supported an option of providing a sliding scale proportion of affordable housing on qualifying sites, based on individual site circumstances.
- There was support for deciding the size of affordable homes to be provided on a site-by-site basis.
- It was largely agreed that there should not be a recommended tenure split between social rented and intermediate housing, as this should be decided on a site-by-site basis.
- There was strong support for a local definition of key workers to be developed, with a preference for including police, health, fire and social service employees. However, it was felt that there should not be a target for the provision of key workers.
- There was general agreement that the plan should allow for the provision of rural affordable housing exception sites and that this should be extended to provide opportunities on the edge of the urban areas.
- There was general agreement that empty homes should be used for affordable housing. That existing private sector housing should be converted to social rented and intermediate housing.

That increased efforts should be made to reduce under-occupation of affordable homes and that there should be a greater use of the private rented sector and self-build groups to provide for local housing needs.

## The Options

### 14.21 Issue: What overall target should we set for the delivery of affordable housing?

#### Preferred Option LN 9

The overall target for affordable housing will be 35% of all new residential development delivered up to 2027.

#### Why is it the Preferred Option?

National Policy requires the setting of an overall target for the provision of affordable housing. Both districts have significant levels of affordable housing need which can not all be fully met. A realistic target needs to be agreed that will require commitment to deliver affordable housing within the context of financial viability. In particular, it is likely that a large number of new homes will be delivered on small sites within the urban areas and the proportion of affordable housing provided on these sites could be limited by financial viability. This means that if the requirement on all sites is 40%, as set out below, the overall provision will have to be less. It is, therefore, concluded that a stretching target of 35% should be adopted.

#### Does it conform to the rules, regulations and advice?

National

Yes

Local

Yes

#### Is it informed by evidence?

Yes

Christchurch and East Dorset Housing Needs and Demand Surveys (2007)

Christchurch and East Dorset Development Viability Reports (2009)

Christchurch and East Dorset Strategic Housing Market Assessments (2008)

Christchurch Strategic Housing Land Availability Assessment (2008)

East Dorset Strategic Housing Land Availability Assessment (2009)

#### Non Preferred Option LN 10

The overall target for affordable housing will be 40% of all new residential development delivered up to 2027.

#### Why is it non Preferred?

Although the level of affordable housing need could suggest this target, it is unrealistic to expect 40% provision on all sites that come forward.

Does it conform to the rules, regulations and advice?			
National	Yes	Local	Yes
Is it informed by evidence?			Yes
Christchurch and East Dorset Housing Needs and Demand Surveys (2007)			
Christchurch and East Dorset Strategic Housing Market Assessments (2008)			
Christchurch Strategic Housing Land Availability Assessment (2008)			
East Dorset Strategic Housing Land Availability Assessment (2009)			

**14.22 Issue: What is an appropriate policy which will maximise the delivery of affordable housing policy to meet identified affordable housing needs?**

### Preferred Option LN 11

In order to maximise the delivery of affordable housing, the Councils will require:

All residential development which results in a net increase of housing is to provide a minimum of 40% of the residential units as affordable housing on the site.

A financial contribution provided by the developer will be acceptable in the following situation:

- Sites of under 5 units where, for practical reasons, it is not possible to provide units on site.

On sites of 5 or more dwellings provision should be on-site, but off-site provision on an alternative site, may be acceptable in the following situations:

- Where off-site provision would better meet priority needs.
- To provide a better distribution of social units throughout the districts.

If an alternative site is not available, a financial contribution in lieu of provision may be accepted. Financial contributions should be of broadly equivalent value to on-site provision.

Conditions or legal obligations will be used to ensure that affordable housing is secured and retained for those in housing need.

The mix of units should reflect local housing needs identified in the latest Strategic Housing Market Assessment (see Preferred Option LN 1).

In East Dorset the tenure split should normally allow for 15% intermediate housing, with the remainder being social rented. In Christchurch the split should normally be 90% social rented and 10% intermediate housing where appropriate unless specific local circumstances would dictate otherwise. Variation of this requirement must be clearly justified in relation to meeting the needs of the District. If intermediate housing cannot be provided for financial reasons the affordable housing should be social rented.

Any planning application which on financial viability grounds proposes a lower level of affordable housing provision than is required by this policy must be accompanied by clear evidence.

### Why is it the Preferred Option?

There is very strong evidence that there is a very high level of affordable housing need and it is clear that neither Council has been able to deliver a supply of affordable homes to tackle the problem. This option seeks to increase the level of affordable housing provision in order to meet a greater level of housing need than is currently being satisfied. It provides flexibility in provision by allowing for off-site provision and also allows for financial viability to be taken into account on individual schemes. Additionally, in order to satisfy the greatest needs, the option requires the large proportion of affordable housing provided to be social rented.

### Does it conform to the rules, regulations and advice?

<b>National</b>	<b>Yes</b>	<b>Local</b>	<b>Yes</b>
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### Is it informed by evidence?

<b>Yes</b>
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Christchurch and East Dorset Housing Needs and Demand Surveys (2007)

Christchurch and East Dorset Development Viability Reports (2009)

Christchurch and East Dorset Strategic Housing Market Assessments (2008)

Christchurch Strategic Housing Land Availability Assessment (2008)

East Dorset Strategic Housing Land Availability Assessment (2009)

### Alternative Preferred Option LN 12

As option LN 11, but the affordable housing requirement on new greenfield housing sites to be 50% subject to feasibility and viability.

### Why is it Preferred?

This option could theoretically provide a greater level of affordable housing provision than the preferred option above. The development viability studies suggest that development on green field land is more financially capable of providing affordable housing than land with high existing use values in the urban areas.

### Does it conform to the rules, regulations and advice?

<b>National</b>	<b>Yes</b>	<b>Local</b>	<b>Yes</b>
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### Is it informed by evidence?

<b>Yes</b>
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Christchurch and East Dorset Housing Needs and Demand Surveys (2007)

Christchurch and East Dorset Development Viability Reports (2009)

Christchurch and East Dorset Strategic Housing Market Assessments (2008)

Christchurch Strategic Housing Land Availability Assessment (2008)

East Dorset Strategic Housing Land Availability Assessment (2009)

### Non Preferred Option LN 13

As option LN 11, but to have a threshold of 5 units for provision of on-site affordable housing and not request financial contributions from sites of 1 – 4 units.

#### Why is it non Preferred?

This option is not preferred because it would not deliver opportunities for affordable housing on small sites that are financially capable. Small sites are likely to provide a significant supply of new housing over the next 15 years.

#### Does it conform to the rules, regulations and advice?

National

Yes

Local

Yes

#### Is it informed by evidence?

**Yes, although the Development Viability Studies show that there are developments smaller than five dwellings that can provide a contribution to affordable housing and remain viable.**

Christchurch and East Dorset Housing Needs and Demand Surveys (2007)

Christchurch and East Dorset Strategic Housing Market Assessments (2008)

Christchurch Strategic Housing Land Availability Assessment (2008)

East Dorset Strategic Housing Land Availability Assessment (2009)

### Non Preferred Option LN 14

As option LN 11, but the affordable housing tenure split to be 70% social rented and 30% intermediate.

#### Why is it non Preferred?

Although there is a clear need for intermediate housing the greatest needs are for social rented accommodation.

#### Does it conform to the rules, regulations and advice?

National

Yes

Local

Yes

#### Is it informed by evidence?



**Yes, although the Housing Needs and Demands surveys reported that only small proportions of those in need could afford intermediate accommodation (9% in Christchurch and 15% in East Dorset).**

Christchurch and East Dorset Development Viability Reports (2009)

Christchurch and East Dorset Strategic Housing Market Assessments (2008)

### Alternative Preferred Option LN 15

As option LN 11, but no recommended tenure split.

#### Why is it a Preferred Option?

As above, although there is a clear need for intermediate housing the greatest needs are for social rented accommodation. The provision of intermediate accommodation is financially better for developers/landowners. If there is no tenure split it would be very difficult to negotiate for a significant proportion of affordable housing on a scheme to be social rented.

#### Does it conform to the rules, regulations and advice?

National

Yes

Local

Yes

#### Is it informed by evidence?

No

**14.23 Issue: Should the core strategy develop an affordable housing rural and urban exceptions policy?**

### Preferred Option LN 16

Exceptionally, land adjoining the defined rural and urban settlements which would otherwise be considered inappropriate for development, may be developed in order to provide affordable housing in perpetuity provided that;

- The housing comprises 100% affordable housing
- The housing is to meet local needs, defined as being within the Parish/Town, or neighbouring Parish/Town.
- The proposed development would provide a mix of housing size and type which meets the local needs identified in the Strategic Housing Market Area (see Preferred Option LN 1)
- The development is small scale and reflects the setting, form and character of the settlement and the surrounding landscape
- The development is well related to community facilities and services

This option will apply to the following settlements:

East Dorset:

- Colehill
- West Moors
- St Leonards and St Ives
- Three Legged Cross
- Alderholt
- Cranborne
- Furzehill
- Gaunt's Common
- Gussage St Michael
- Gussage All Saints
- Hinton Martell
- Holt
- Horton
- Longham
- Shapwick
- Sixpenny Handley
- Sturminster Marshall
- Wimborne St Giles
- Witchampton
- Woodlands

Christchurch:

- Burton
- Winkton
- Land adjoining the built up area of Christchurch

### Why is it the Preferred Option?

This option provides a significant opportunity to provide affordable housing for local people. Opportunities have been rare and this approach will widen the chance of achieving successful schemes within the context of a rural area, characterised by small towns.

**Does it conform to the rules, regulations and advice?**

National

**Yes**

Local

**Yes****Is it informed by evidence?****Yes**

Christchurch and East Dorset Housing Needs and Demand Surveys (2007)

Christchurch and East Dorset Development Viability Reports (2009)

Christchurch and East Dorset Strategic Housing Market Assessments (2008)

Christchurch Strategic Housing Land Availability Assessment (2008)

East Dorset Strategic Housing Land Availability Assessment (2009)

**Alternative Preferred Option LN 17**

To have no exceptions policy for urban areas.

**Why is it the Preferred Option?**

This option does not provide the degree of opportunity to meet housing needs as set out within the preferred option.

**Does it conform to the rules, regulations and advice?**

National

**Yes**

Local

**Yes****Is it informed by evidence?****Yes**

Christchurch and East Dorset Housing Needs and Demand Surveys (2007)

Christchurch and East Dorset Development Viability Reports (2009)

Christchurch and East Dorset Strategic Housing Market Assessments (2008)

Christchurch Strategic Housing Land Availability Assessment (2008)

East Dorset Strategic Housing Land Availability Assessment (2009)

## Meeting Community Needs

### Rules, Regulations and Advice

#### Community Services and Facilities (Access to jobs, health, housing, education, leisure and community facilities).

##### 14.24 National

- Whilst some strategies emphasise the need for facilities to be located in larger settlements and for preference to be given to access by public transport, cycling and walking, there is a need for facilities provision in smaller settlements as supported by PPS7, and Defra's Rural Strategy.
- Many National reports and PPS's have concerns over rural exclusion and difficulties in accessing facilities.

##### 14.25 Local

**14.26** The Core Strategy needs to address the balance of facilities provision between larger settlements and the provision of limited local facilities in smaller settlements or on the edge of larger settlements to facilitate access and to consider the feasibility of using low carbon transport to access facilities.

### Cultural Activities

##### 14.27 National

- Many National reports and PPS's recognise the importance of cultural facilities.

##### 14.28 Local

- There is recognition of the importance of culture to the whole area and the need for a hierarchical approach to the provision of venues.
- Large scale venues may not be appropriate for the two authorities' areas but it will be important that if facilities are to be provided they are in keeping with the size and needs of the communities.
- Opportunities for volunteering need to be increased and again could be delivered through the Core Strategy in part by improving the accessibility and availability of community buildings.

### Health and Care

##### 14.29 National

- Poor quality housing, employment and limited access to open space and facilities are all recognised as contributing to poor health, both physical and mental, the Core Strategy needs to address these issues.

##### 14.30 Local

- Clustering facilities and services will lead to greater use of facilities, encourage incorporating exercise into daily life and promote social contact leading to social cohesion.
- Whilst the areas have higher than average numbers of older people, the health of over 65s is better than the national average.
- Health care is to be delivered at the local level which may lead to requirements for more local facilities to be included in the Core Strategy and subsequent documents, for example site specific allocations.

## Facilities and Services for Older People

### 14.31 National

- Provide for easy access to facilities with the clustering or co-locating of facilities and older persons housing being a possibility.
- Support the the protection of existing facilities within villages.

### 14.32 Local

- Increase the provision of out of hospital care, including at home and through improved doctor's surgeries which can be locally accessed.

## Education, Facilities and Services for Children and Young People

### 14.33 National

- The Children's Act 2004 places a duty on services to ensure every child has the support they need to be healthy, safe, enjoy and achieve through learning, make a positive contribution to society and achieve economic well being.

### 14.34 Local

- The Christchurch Corporate Plan wishes to see improved provision of services and facilities for young people with East Dorset aiming for children and young people having a good quality of life.
- There are implications that development needs to be attractive to young people of all ages, to provide facilities for them and ensure they are accessible.

## Where are we now?

### Key Facts

- A large proportion of the population are above retirement age with 34% in Christchurch and 32% in East Dorset compared to 19% nationally.
- The numbers of elderly are set to increase dramatically over the next 15 years.
- In 2001, about 30% of people in the districts were living alone which may impact on the need for community support, particularly for the pensioner households
- Overall the health of residents is good with life expectancy figures significantly higher than national figures.
- There are few deprived areas in the districts in comparison to the UK and County. However, Somerford, in Christchurch and Heatherlands in Ferndown are in the most deprived 10% of areas in the Country.
- Crime rates are very low in both districts with parts of East Dorset being the safest in the Country.
- Educational provision is good throughout the districts although new development could put pressure on some facilities, particularly in East Dorset.
- There are a wide range of cultural facilities either in, or within close proximity of the districts, including theatres, cinemas, museums, historic attractions and arts venues.

## What you said at Issues and Options

- There was strong support for policies which ensure that new development contributes towards community facilities.
- There should be a focus on schools as locations to provide additional facilities for both education and community needs.

- There was general support for additional provision of cultural facilities although the achievement of this through development contributions was not wholly supported.
- Accessibility and the environment around cultural and heritage sites should be improved.
- Facilities considered to be in most need of improvement were considered to be health, care services for the elderly, community halls and youth centres.
- Local facilities should be protected and improvements made to cycle routes, footpaths and bus services, particularly those that serve deprived communities.
- Schools, open spaces and key services should be the focus of traffic management zones.
- Older people should be supported more through a better designed environment and in their homes through additional services and the design of new homes.
- Young people need improved access to facilities, career opportunities and affordable housing.
- Ensure development takes into account the need to prevent crime.
- Ensure there is provision of an accessible network of health facilities.
- Provide opportunities for healthy living with provision of open spaces and sporting facilities.

## The Options

### **14.35 Issue: How and where can facilities and services be provided to support the existing population and meet the needs of a growing population and changing age profile?**

#### **Preferred Option LN 18**

Facilities and services will be provided to support the existing population as well as the growth in population and changes in the age profile by the following:

New facilities should be concentrated in the urban areas of Christchurch, Highcliffe, Corfe Mullen, Wimborne Minster, Colehill, Ferndown, West Moors, Verwood, Alderholt, Cranborne, Sixpenny Handley, Three Legged Cross and Sturminster Marshall. This is where access can be by public transport, bike and foot. Some facilities could be provided in smaller settlements with innovative ways of providing services, such as taking services to the smaller settlements and in the case of the health service, into homes, which would make more use of existing facilities. More innovative ways of providing services would be relevant in the suburban areas of both East Dorset and Christchurch where access to facilities is more restricted to the car.

The Council will work with partners and providers of services to ensure the timely provision of high quality, convenient and local facilities and services such as education, health, library, youth services, older persons requirements and community buildings using the current County Council work as a basis once this is available.

Loss of facilities will be resisted unless it is shown that the facility is unused and no longer needed.

The Council will work with partners and providers to ensure the timely and adequate provision of high quality, convenient, local and accessible facilities for community and cultural use, health and care, older people, children and young people.

Priority will be given to any proposals to allow the multi-use of existing facilities, followed by the expansion of existing, well located facilities to allow for the co-location of facilities and services.

New facilities will be required to serve the needs of the population and new development when the alternatives above are not feasible. Preference will be given to the clustering of services and facilities.

New provision must be accessible to all.

Why is it the Preferred Option?			
The option seeks to provide for the social needs of the community in an efficient manner and in locations that are the most easily accessed by a wide range of transport means.			
Does it conform to the rules, regulations and advice?			
National	Yes	Local	Yes
Is it informed by evidence?			No

**14.36 Issue: How can we ensure that necessary community and cultural facilities are provided in step with new development?**

Why is it the Preferred Option?			
<b>Preferred Option LN 19</b>			
Introduction of a tariff based approach and on-site infrastructure delivered through s106 agreements			
New development will put pressure on existing facilities and services. Consideration must be given as to how these can be funded and provided. The Government currently expects new development to contribute towards the provision of such facilities and the Core Strategy must determine whether this is an appropriate method, given the levels of growth which are proposed. On- site requirements will continue to be provided under S106 agreements.			
In line with Government policy, all development will be subject to planning contributions towards community infrastructure. This is proposed to be in the form of a tariff based approach. Section 106 agreements will be used to ensure that any improvements which are required on site as part of the development are supplied.			

Why is it the Preferred Option?			
A tariff based approach to developer contributions provides the ability to collect funds from developments towards general facility provision, subject to their justified need. This means that the cumulative need from development can be provided for.			
Does it conform to the rules, regulations and advice?			
National	Yes	Local	Yes
Is it informed by evidence?			Yes
Christchurch and East Dorset Affordable Housing Development Viability Studies (2009)			

### Preferred Option LN 20

Continue to require planning obligations through S106 and not introduce a tariff based approach.

The Councils will continue to require planning obligations where applicable to a development.

Section 106 agreements will be used to ensure that any improvements which are required on site as part of the development are supplied. A tariff based approach which would provide for off- site infrastructure will not be introduced.

#### Why is it the Preferred Option?

The option would not allow for the collection of contributions towards the provision of off site infrastructure and facilities, and therefore will only meet the needs of the residents of the specific development, rather than the wider community.

#### Does it conform to the rules, regulations and advice?

National

Yes

Local

Yes

#### Is it informed by evidence?

Yes

Christchurch and East Dorset Affordable Housing Development Viability Studies (2009)