

Housing Needs Review Broadwindsor Group (Broadwindsor, Seaborough and Burstock parishes)

July 2017 + November 2018

This document is an assessment of housing need for the parishes of Broadwindsor, Seaborough and Burstock. It follows the guidance provided by *Housing Needs Assessment at Neighbourhood Plan Level - A toolkit for neighbourhood planners* (2015). It aims to draw conclusions about the amount of housing that is likely to be needed in the Broadwindsor Neighbourhood Plan area in the period 2016 to 2031, and the types of housing needed.

The assessment was carried out by Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd, with the support of the Neighbourhood Plan group and in consultation with West Dorset District Council.

Further additions have been made in November 2018 regarding the publication of the Joint Local Plan Review for West Dorset and Weymouth & Portland - Preferred Options Consultation (August 2018)

Contents

1. Process followed	1
2. Key statistics.....	2
3. Local Plan context and Strategic Housing Market Assessments	3
4. Past Build Rates.....	5
5. Housing Affordability	6
6. Market demand	8
7. Service providers' opinions.....	8
8. Local Opinions - Household Questionnaire Responses.....	9
9. Housing Mix	10
10. Conclusion – Housing Need in the Neighbourhood Plan area.....	11

1. Process followed

The Local Plan is the starting point for any assessment of housing need for the area. However, the Local Plan does not identify specific housing need at a village level. To identify a specific local housing need the following key sources of information were assessed:

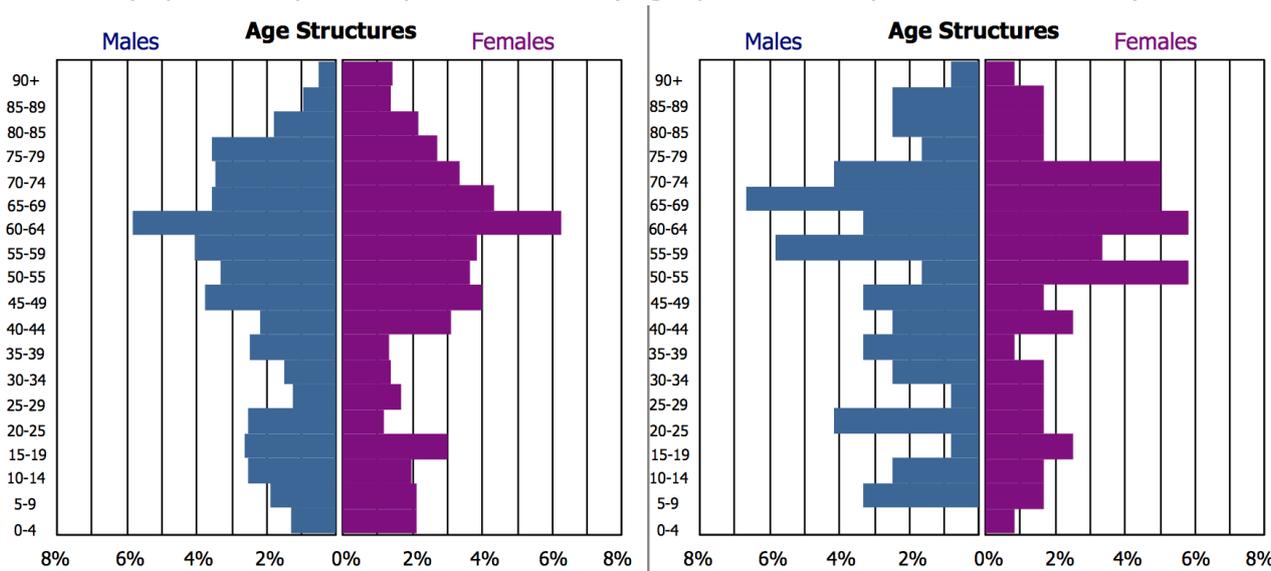
- > Weymouth & Portland and West Dorset Councils 2014 Strategic Housing Market Report, Peter Brett Associates. July 2014 (hereafter the '2014 SHMA')
- > Past rate of development from available planning permissions data provided by Dorset County Council (DCC) and West Dorset District Council (WDDC)
- > 2011 Census data
- > West Dorset District Council Housing Register data
- > Household Survey
- > Estate Agent and Service Provider Interviews

2. Key statistics

The recorded population for the Neighbourhood Plan area at the last Census (2011) was 1,498 'usual residents' in 662 dwellings (a further 82 dwellings had no usual residents). Three communal residential establishments (such as care homes) were also recorded within the area.

About 13% of usual residents were 15 years of age or younger, and 30% were 65 years of age or older. The median age was 54 years old. This varies slightly from the West Dorset average (16%, 26% and 49 years respectively), indicating that the area has a slight skew towards older people. Most residents (79%) considered themselves to be in good or very good health, compared to 6% in bad health, which is in line with the district average.

Broadwindsor and Seaborough population profile (1,378 usual residents) alongside Burstock population profile (120 residents), graphs courtesy of Dorset County Council



About two-thirds of working age adults (65%) were economically active at the time of the last Census. Compared to the district average, a significantly higher proportion were self-employed (33% compared to 22%). Unemployment levels were relatively low (2.9%), but it is notable that this was higher in Burstock Parish (6.7%). There was no obvious link between skills and qualifications which would explain this discrepancy.

About half of all households had 2 or more cars, very few (about 1 in 12) having no car.

3. Local Plan context and Strategic Housing Market Assessments

The statutory development plan is the West Dorset, Weymouth and Portland Local Plan (2015).

The Local Plan does not identify a specific housing need figure for the neighbourhood plan area, or any specific settlements in that area. It sets out a figure for the entire housing market area of West Dorset, Weymouth and Portland. The objectively based need uses the 2001-2007 'boom' as an appropriate period from which to project forward, as that period clearly supported economic growth. The resulting target is 775 dwellings per annum. This is a significant uplift on the most recent ONS 2014-based projections which forecast of 589 dwellings per annum.

To establish the specific Local Plan housing need target for the Neighbourhood Plan area, we can look at what this would mean simply on a pro-rata basis. This is based on the figure of 164,500 total population in West Dorset and an extrapolation of the Neighbourhood Plan area's proportion of this. This two-step process is set out below:

Step 1: 2014 population-based 'pro rata' estimate

Total population [1,499] / Total population in West Dorset, Weymouth and Portland [165,920] = 0.90%

Step 2: applying the 'pro rata' estimate to the Local Plan target

Local Plan target [775] x Pro-rata amount [0.90%] = 7 dwellings per annum

Given that the spatial strategy does not suggest an even distribution across the area, and looks to create a significant boost to enable more in-migration to support the economy, this is potentially the 'upper limit' of need, compared to a figure derived from population projections alone. Testing the population projection-based forecast on its own suggests a lower 'base' target:

Alternative Step 2(b): applying the 'pro rata' estimate to the ONS 2014 target

ONS-based target [589] x Pro-rata amount [0.90%] = 5.3 dwellings per annum

On this basis the estimated housing need for the Neighbourhood Plan area would be in the range of **74 to 98 dwellings** for the period 2017 – 2031.

November 2018 update:

The emerging Local Plan has recently progressed to its Preferred Options Consultation stage (the consultation ran from August through to October 2018). Section 3.6 deals with Neighbourhood Development Plans and housing requirement figures, recognising that national guidance advises that local planning authority should provide an indicative figure for neighbourhood plan areas. In rural areas (i.e. excluding the settlements in the top two tiers of the settlement hierarchy), it is proposed that a housing requirement for any neighbourhood area containing a settlement with a DDB defined through the local plan or local plan review should plan for a level of housing growth which would increase the population of the neighbourhood planning area by a minimum of 5% over a 20-year period. Any neighbourhood area which does not contain a settlement with a DDB defined through the local plan or local plan review, should plan for a level of housing growth which would increase the population of the

neighbourhood planning area by a minimum of 2% over a 20-year period. On this basis, the minimum housing requirement for the Broadwindsor Neighbourhood Plan area for the period 2017 – 2031 would be calculated as follows:

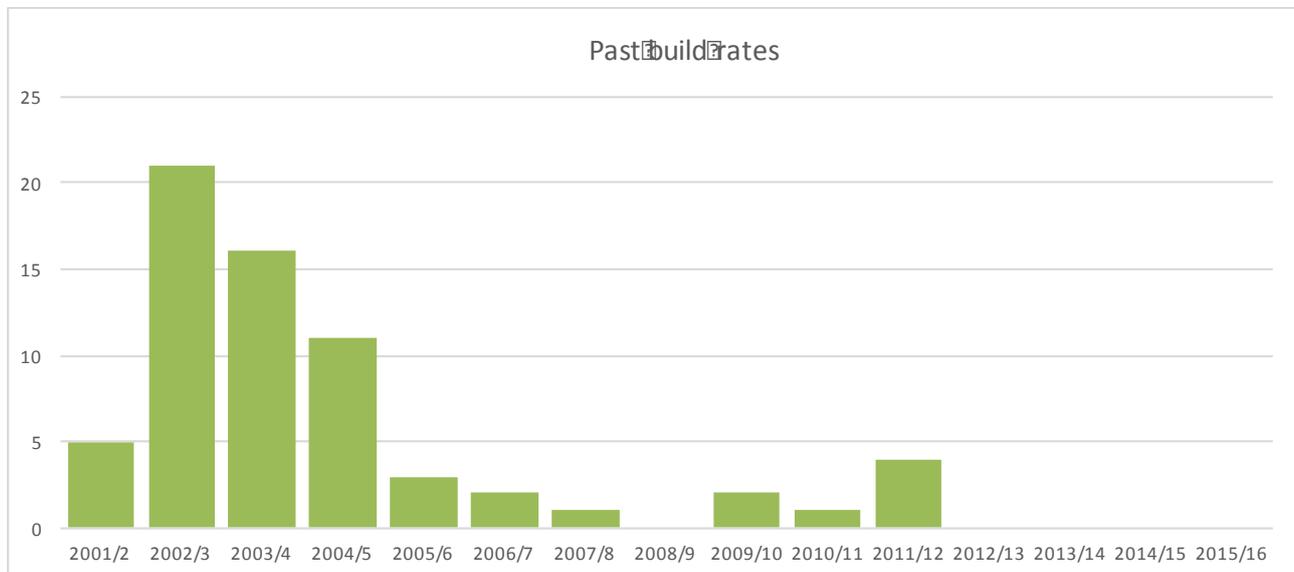
2016 population (1428+137) * 5% = requirement to house at least 78 people over 20 years

Based on average occupancy rate (2011 Census) of (1468 population in 744 dwellings (excludes communal establishments)) = $78 / 1.97 = 40$ people over 20 years

Need for 14 years = $40 * (14/20) = \underline{\mathbf{28\ dwellings}}$ (minimum housing target)

4. Past Build Rates

Past build rates can give an impression of demand for housing, and provides a baseline from which to judge whether the plan will 'boost' housing in line with national policy aims. It also shows the range of delivery levels that have been achieved by the building industry in the past. It does not necessarily provide an indication of likely future need or demand, and would have been influenced by past planning policies and so would potentially be considered a 'constrained' figure if used to estimate demand.



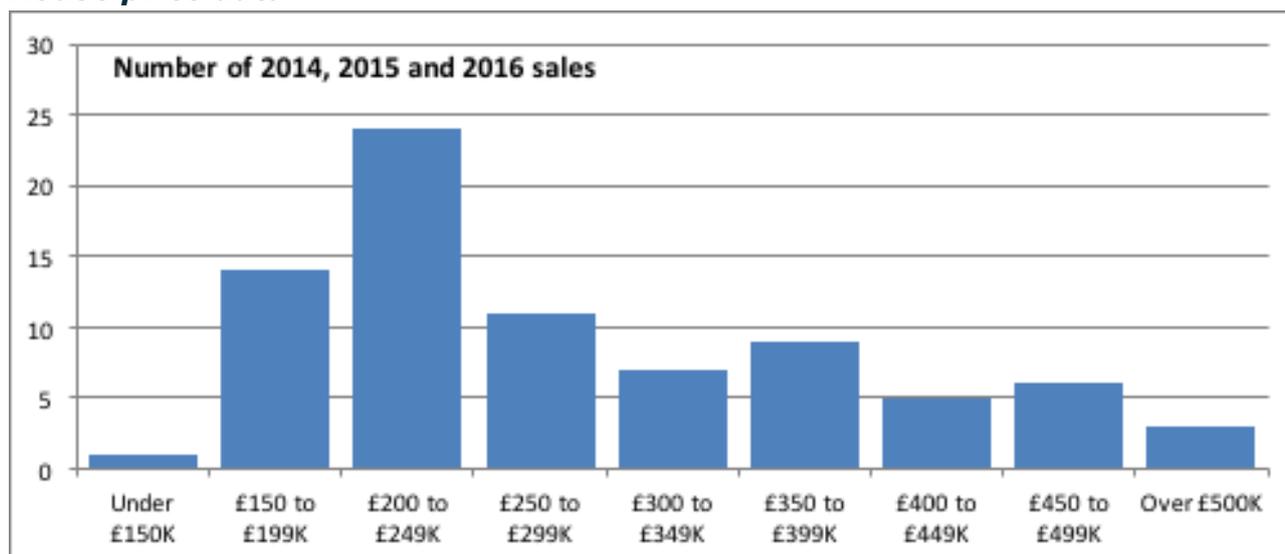
The data for the Neighbourhood Plan area going back to 2001 shows that past build rates have varied considerably, from 10 dwellings per annum in the 5 years from 2001-2006 (where there was significant growth in Drimpton prior to the removal of the development boundary in the 2006 adopted plan) to 1 dwelling per annum in the last 5 years. The latest completions data for 2016-17 has not yet been released.

This provides a recent average dating back to 2001 of around 4 – 5 dwellings per annum, or a more modest 1 dwelling per annum if the data is taken from 2006 where Local Plan strategy was updated to remove settlement boundaries from the smaller less sustainable settlements.

On this basis the estimated housing need for the Neighbourhood Plan area would be in the range of **14 to 62 dwellings** for the period 2017 – 2031.

5. Housing Affordability

House price data



According to the Land Registry during 2016 there were 33 houses bought and sold in area¹, with an average house price of £273K (median average £235K). This is lower than the previous 2 years, and on this basis a 3 year sample (based on 80 sales) has been taken to reduce the risk of possible anomalies. Prices over the three years 2014–16 ranged from £92,500 (a leasehold flat) up to £550K (a 4 bedroom 3 bathroom Listed property). None of the homes sold were registered as new.

There is no readily available data on private market rents (because of the low numbers). Based on www.home.co.uk which has some limited data for the DT8 postcode area, typical rents are likely to be £500 - £625pcm for 2 – 3 bedroom properties.

Average annual household income for the area (based on ONS Small area income estimates for middle layer super output areas, 2011/12) is approximately £34,250. This suggests that, with a 4x mortgage multiplier and a £15,000 deposit, an average household buying their first home could afford a property of around £152K. Only 2 of the 80 properties sold would have been affordable.

Local Affordable Housing – Registered Need

An assessment of the Affordable Housing Register for West Dorset can be helpful in showing how many people are seeking properties in the Neighbourhood Plan area, although it should be noted that this can only be a 'snapshot' based on this point in time. A summary of the housing register data (July 2017) held by West Dorset District Council is set out below:

West Dorset Housing Register	Affordable / Social Rented				Affordable intermediate / home ownership			
	1bed	2bed	3bed	4+bed	1bed	2bed	3bed	4+bed
Living in Neighbourhood Plan area (Broadwindsor / Burstock / Seaborough)	7	6	1	0	0	0	0	0
Connection to Neighbourhood Plan	1	2	0	0	0	0	0	0

¹ Based on DT8 postcode and locality information broadly corresponding to the Neighbourhood Plan area

area								
No connection but request Neighbourhood Plan area	1	0	0	0	0	0	0	0

This data showed 18 applicants on their housing register interested in finding accommodation in the Neighbourhood Plan area. 14 of these were already living in the area but in unsuitable accommodation, and 3 more were living outside of the area but had a local connection. It should be noted that all households on the housing register can state up to 3 areas they would like to live, but not all applicants fill this in as it is their responsibility to look at the adverts for the properties and bid for them.

All of the applicants on the waiting list were looking for rented accommodation, primarily for smaller (1 – 2 bedroom) properties.

According to the 2011 Census (Household Composition table KS105EW), 11 households (1.7%) potentially contained 'concealed households', having more than one family, members of which do not include dependent children and are not all full-time students or not all aged 65 and over. This is lower than the district and national average (West Dorset 2.8%, England 4.5%).

Household Questionnaire Responses

Question 31 of the household survey (2016) asked "Which of the following best describes your housing needs?" (respondents could tick more than one option). There were 406 returned questionnaires, and 62 did not complete this question. 239² responded that they had no need, and of the 105 who expressed a need, 15 selected multiple options (primarily larger home + live work or building plot + renovation combinations). The main findings indicate a need for affordable rented properties (potentially higher than currently indicated by the housing register), and a significant need for smaller properties particularly suited to more elderly residents looking to downsize, and some larger homes affordable to self-employed, working families.

[42] Smaller to downsize

[17] Sheltered

[21] Affordable rented

[14] Live/work (mixed use, home and work)

[21] A larger home (up-sizing)

[8] Building plot

[17] Building in need of renovation

[6] Affordable (starter home)

[1] Affordable (shared ownership)

² those who ticked no need but also ticked another option have not been counted as having no need

6. Market demand

Local Estate Agents who operate in the area were contacted in May / June 2017, and responses were received from Symonds and Sampson and Mayfair Town & Country.

They both confirmed the data on house prices broadly reflected their experience, and that because of people looking to move into the general area, potential demand is relatively limitless. Symonds and Sampson added that there was little demand for holiday homes. Most properties would sell at the 'right price', but Symonds and Sampson felt demand was strongest for 2 - 3 bedroom homes, and Mayfair indicated that flats can be a little harder depending on nature / stair, and that very few young families seem to be moving to the area (probably due to high house prices). There hasn't been any notable call for more accessible or adaptable accommodation.

7. Service providers' opinions

Local Service Providers who operate in the area were contacted in May / June 2017, and responses were received from:

- > Broadwindsor community store
- > Broadwindsor CE, VC Primary School
- > Kittwhistle Garage
- > Royal Oak Pub Drimpton
- > White Lion Pub, Broadwindsor

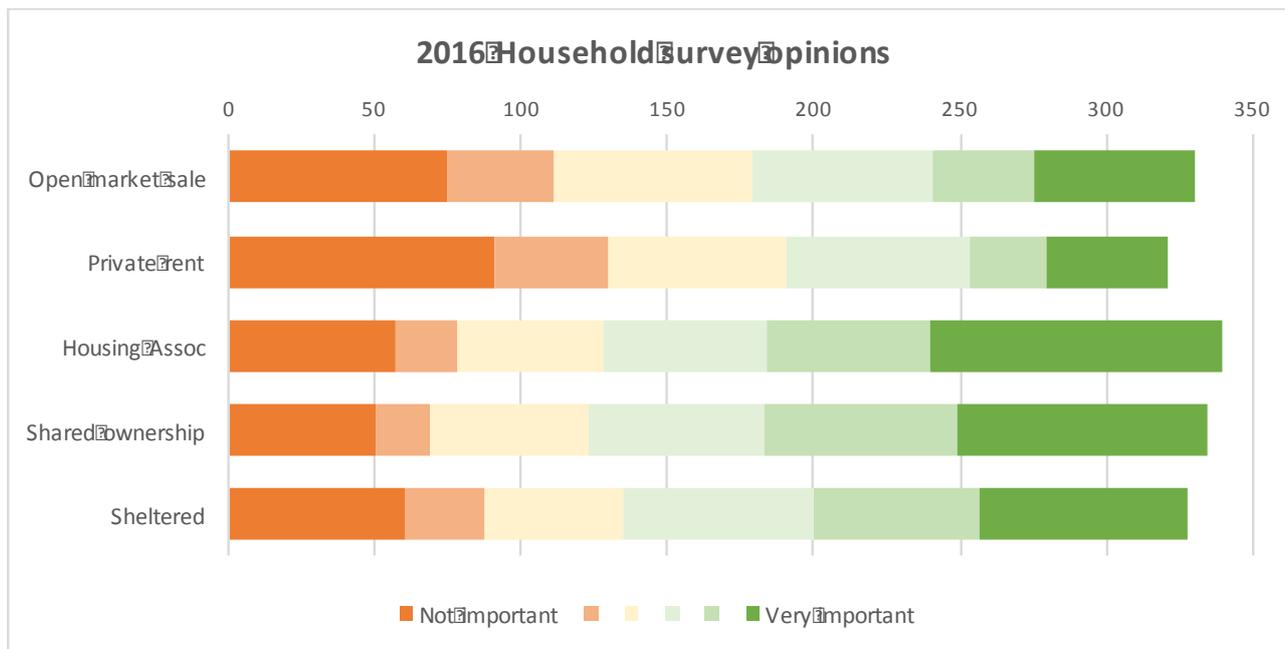
The survey asked whether the services would cater with an increase of up to 30 homes; up to 60 homes; and up to 100 homes. No concerns were raised in catering for up to 30 more homes – as although the school is broadly at capacity a significant proportion of its pupils come from outside the local catchment area. There could be a need to invest in on-site improvements to the school and shop or even to expand / relocate with a more sizeable increase in population (although as house prices become less affordable to young families there is also the risk that the school roll could decline). About 90% of customers for the shop and the pubs were from within the Neighbourhood Plan area, and 80% for Kittwhistle Garage. Both pubs felt that they would have capacity to take increased customers from up to 60 new homes. The Kittwhistle Garage noted a need to invest in facilities for hybrid / electrical vehicles regardless of housing growth.

The local services employ mainly local people (58% of staff were local), with the school and Kittwhistle Garage employing some staff from more than 10 miles away. The lack of affordable homes was 'sometimes' considered to be problem in recruiting staff, impacting on the local pub and garage.

The main concerns with local facilities raised through the earlier scoping consultations related to the need for improvements to the existing play areas and allotment spaces.

8. Local Opinions - Household Questionnaire Responses

The household survey (2016) asked in question 13 whether sites should be identified for building for different house types.



There was some support to see open market housing (for sale or rent) – but the majority didn’t consider this to be important. However the majority of respondents did consider that continuing the average rate of development (about 5 dwellings per year) was acceptable, with a preference for small sites over larger scale developments.

There was a reasonable degree of support for building supported / sheltered housing (likely to be 1 or 2 bedroom), shared ownership / starter homes (particularly 1 or 2 bedroom) and housing association rented homes. The written suggestions regarding sites in the development plan mainly concerned the provision of affordable housing for local, young people, with 17 making that point, the next most commented item was to improve infrastructure.

9. Housing Mix

Household size and composition

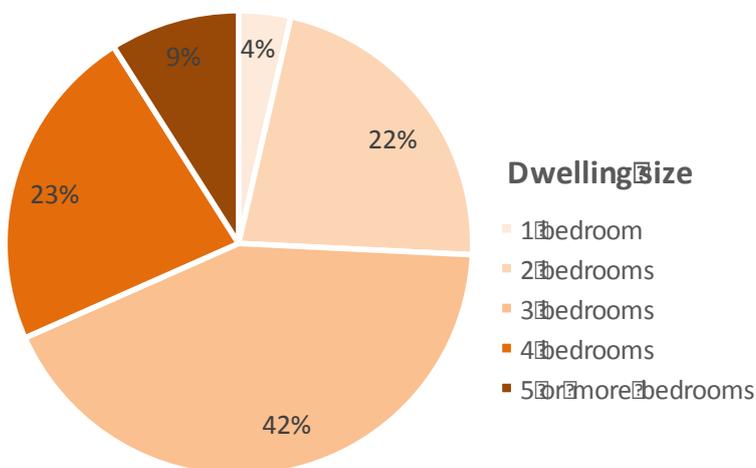
Nearly three in four households (73%) are occupied by one or two people (according to the 2011 Census). About one in five households (20%) have dependent children living at home. About one in three (33%) are households of one or more people aged 65 or more.

Housing stock and occupancy

Over half of the occupied housing stock (according to the 2011 Census) was a detached house or bungalow, with very few flats or apartments, and comparatively few terraced properties compared to the West Dorset average.

	Broadwindsor NP area		West Dorset
House or Bungalow; Total	618	93.4%	84.7%
<i>Detached</i>	374	56.5%	37.5%
<i>Semi-Detached</i>	147	22.2%	24.9%
<i>Terraced (Including End-Terrace)</i>	97	14.7%	22.3%
Flat, Maisonette or Apartment; Total	42	6.3%	14.4%
<i>Purpose-Built Block of Flats</i>	32	4.8%	11.1%
<i>Part of a Shared House (inc bedsits)</i>	4	0.6%	2.2%
<i>In a Commercial Building</i>	6	0.9%	1.1%
Caravan / Temporary Structure	2	0.3%	0.9%

3 bedrooms homes are most common, accounting for 42% of all dwellings, with a broadly equal number of 2 and 4 bedroom homes (22/23%). On this basis it is not surprising that most homes would be classed as being underoccupied. Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied.



The number of bedrooms required (based on a standard formula) is subtracted from the number of bedrooms present to obtain the occupancy rating. 56% of households were in housing with two or more bedrooms over the standard requirement, compared to 44% in West Dorset, and 34% in England. Very few (less than 2%) were over-occupied.

11% of all dwellings had no usual resident at the time of the Census. This compares to 10.1% for West Dorset and 4.3% in England.

Housing tenure

According to the 2011 Census about 53% of households owned their homes outright, and another 24% have a loan or mortgage against their home. There was just one household in shared ownership. The stock of social rented homes was slightly higher than private rented homes (12% compared to 9%).

10. Conclusion – Housing Need in the Neighbourhood Plan area

Given that there are a variety of sources of information on which to base the housing needs figure, these should be considered together to provide a reasonable housing needs estimate.

Table Average Overall Housing Need Figure

Source	Section	Notes	2017-2031 requirement
Projection based assessment	3	Does not apply any spatial strategy to the distribution	74 to 98 dwellings
November 2018 update: Emerging Local Plan	3	<i>Yet to be tested at Examination therefore only given limited weight at this stage</i>	<i>28 dwellings minimum</i>
Past delivery rates	4	Variable depending on the Local Plan strategy and economy	14 to 62 dwellings
Housing Register and information on affordable housing need	5	Clear need for affordable housing, likely to exceed existing housing register count	17 + affordable dwellings over the plan period
Local opinions	6	General acceptance of some growth of up to 5 dwellings per annum, if providing an appropriate mix reflecting local needs (particularly affordable and 'retirement' homes) delivered on small sites	
Market signals	7	Demand is likely to outstrip supply due to the number of people looking to move to the general area. Focus of provision should be on affordable 2 – 3 bedroom homes	
Service provision issues	8	Possible concern with school capacity – to be investigated further	
Key Census statistics	9	Highlights aging population and 'over-provision' of larger detached properties available on the open market	
OVERVIEW		The above data would suggest in the region of 62 dwellings (the average of the ranges suggested through 3 and 4), with specific guidance on affordability and suitable dwelling types	
SUGGESTED TARGET			62 dwellings
Less already consented (April 2016)			
<i>Laymore Barn, Laymore, Winsham WD/D/14/003240</i>			1
<i>Broadwindsor Craft Centre WD/D/16/001940</i>			5
Housing site requirement to 2031 (on sites yet to be identified)			56 dwellings

West Dorset District Council consultation:

The Local Planning Authority were consulted on the initial findings of the housing needs assessment in July 2017. In an emailed response dated 24/07/14 the Local Plan Team Leader states that "In relation to the housing needs assessment, the level of need you have identified seems broadly appropriate to the area however it should not necessarily be seen as either an upper or lower limit, merely a guide to be refined through more detailed site level work and further consultation.

However when establishing how to meet the need, the focus for this should be on the larger settlement (Broadwindsor) within the area as this is where the majority of services are located. Any dispersed approach runs the risk of falling foul at examination as being contrary to national and local policy and not promoting sustainable development. There is also a need to consider the site options for providing this level of growth; it maybe that there are an insufficient number of suitable sites."