

NORTH DORSET LOCAL PLAN 2011 – 2026 PART 1

EXAMINATION

Inspector's requests and points arising during hearing sessions

Issue 4: Housing

Note

- **Considering the additional contribution care homes can make to housing supply.**
- **Showing changes to housing trajectory.**

May 2015

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1. Recommendation

1.1 The following recommendation is made as a result of the work undertaken in producing this note:

- That the revised housing trajectory included in Section 4 of this note be inserted into Section 11 of Local Plan Part 1.

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2. Introduction

- 2.1 At Hearing Session 1, the Inspector requested that the Council make available the detail behind the housing trajectory included within the Hearing Statement for Issue 4. This detail was made available in document MHD003 and this note should be read alongside that note.
- 2.2 In addition at Hearing Session 1, the Inspector asked that the Council to re-assess its approach to development in the countryside to promote a strong rural economy. Document MHD007 has been prepared which proposes the retention of settlement boundaries around Stalbridge and eighteen of the larger and more sustainable villages.
- 2.3 At the Hearing Session for Issue 7 Blandford the Council were asked to produce a note looking at the ecological issues on development around Blandford (MHD012). This has led to a change in the phasing of housing supply on two sites to the West of Blandford St Mary at Lower Bryanston Farm and Dorchester Hill.
- 2.4 Following further discussions during the rest of the examination hearing a number of more specific issues were raised in relation to the housing trajectory. The Council were asked to review any expired or refused housing sites which contributed to the five-year supply of housing. It was suggested that these should be moved out of the first five years of supply. In addition, a few agents suggested that certain sites could be adjusted within the trajectory. These adjustments are detailed in Section 3 below.

3. Care homes and housing supply

- 3.1 During Hearing Session 3 related to The Economy, the contribution that care homes can make to housing supply was raised as a point the Council should consider.
- 3.2 The National Planning Practice Guidance on producing Housing and Economic Land Availability Assessment (updated 20 March 2015) advises that local planning authorities should count housing provided for older people, including residential institutions in Use Class C2 against their housing requirement.
- 3.3 The Council will identify any new care home sites through the annual housing completion survey process. New care home sites will be added to the housing supply when they have had pre applications discussions or when a site has planning permission.
- 3.4 New care home sites with permission will then be surveyed annually alongside its housing completion surveys. Extant permissions will be counted towards the supply of housing sites and any completions will be counted towards the Council's housing requirement.
- 3.5 Following the hearing sessions the Development Services Manager advises that he has been in recent discussions with Dorset County Council, who are planning a new care home facility in Gillingham. This new facility is expected to be for 50 units and has been included in the housing trajectory in years 2017/18 and 2018/19.

4. Changes made to the housing trajectory

- 4.1 All sites which were included in the first five-years of the Council's housing land supply but where permission had expired have been reviewed. A similar review has taken place for sites where the principle of development was supported but where permission for development had been refused. Where there has been no subsequent planning permission, any contribution to housing land supply has been moved into year six or later. The sites which have been changed are shown in the table below.
- 4.2 Sites within Stalbridge and the eighteen larger villages, which are included in the Strategic Housing Land Availability Assessment (SHLAA) as sites suitable for housing, have been included in the updated housing trajectory. This provides an additional 96 dwellings towards the total housing supply requirement. All of these additional dwellings are included from year seven onwards in the trajectory. This is shown in the table below, aggregated into village totals.
- 4.3 In addition to SHLAA sites in Stalbridge and the eighteen largest villages, an allowance has been made for sites in these settlements that will be allocated in Local Plan Part 2 or anticipated through neighbourhood plans. This allowance totals 177 dwellings expected to be delivered from 2020 onwards.
- 4.4 The start date for development on Dorchester Hill and Lower Bryanston Farm in Blandford moved towards end of plan period to allow for measures to mitigate the impact on the Bryanston SSSI to become established.
- 4.5 The start date for development on Land North of Livestock Market and the site capacity of Land off Elm Close both in Sturminster have been changed.
- 4.6 A new care homes site for 50 units in Gillingham has been included in the updated housing trajectory.
- 4.7 The capacity at Land adj A350/A354 Junction St Mary's Hill Blandford increased to 450 dwellings.
- 4.8 In addition to these changes the Development Services Manager has also advised that the start date for development on the Brewery Site in Blandford is likely to be delayed by two years and is unlikely to provide dwelling completions until 2018/19

Figure 3.1: Detailed changes made to the sites within the housing trajectory from that within MHD003

SHLAA Reference	Site	Change to trajectory
2/45/0058	Land rear of The Crown Inn, Shaftesbury	Site expired housing supply moved into year 7 of trajectory
2/45/0022	Highlands, Littledown, Shaftesbury	Site expired housing supply moved into year 7 of trajectory
2/20/0038	Land to the rear of Fairey Crescent, Gillingham	Site was expired. New application for 2 dwellings 2/2014/1363 – moved into year 4 of trajectory
2/20/0105	Purns Mill, Gillingham	Site expired housing supply moved into year 7
2/20/0036	Land between Layton and No. 4 Buckingham Lane, Gillingham	Site expired housing supply moved into year 7
2/20/0134	Part garden Foxholes View, Gillingham	Site expired housing supply moved into year 7
2/20/0248	Adj Journey's End, Common Mead Avenue, Gillingham	Planning application refused housing supply moved into year 7
2/20/0212	The Elms, Gillingham	Planning application refused housing supply moved into year 7
2/03/0126	Ameys Garage & No. 10 Oakfield Street, Blandford	Site was expired. New application 2/2014/1677 for 10 dwellings - housing supply changed to 10 units
2/03/0015	23, Orchard Street, Blandford	Site expired housing supply moved into year 7
2/03/0024	53 Salisbury Road, Blandford	Site expired housing supply moved into year 7
2/03/0007	47 & 49 Salisbury Street, Blandford	Site expired housing supply moved into year 7
2/03/0038	Larksmead House, Blandford	Site expired housing supply moved into year 7

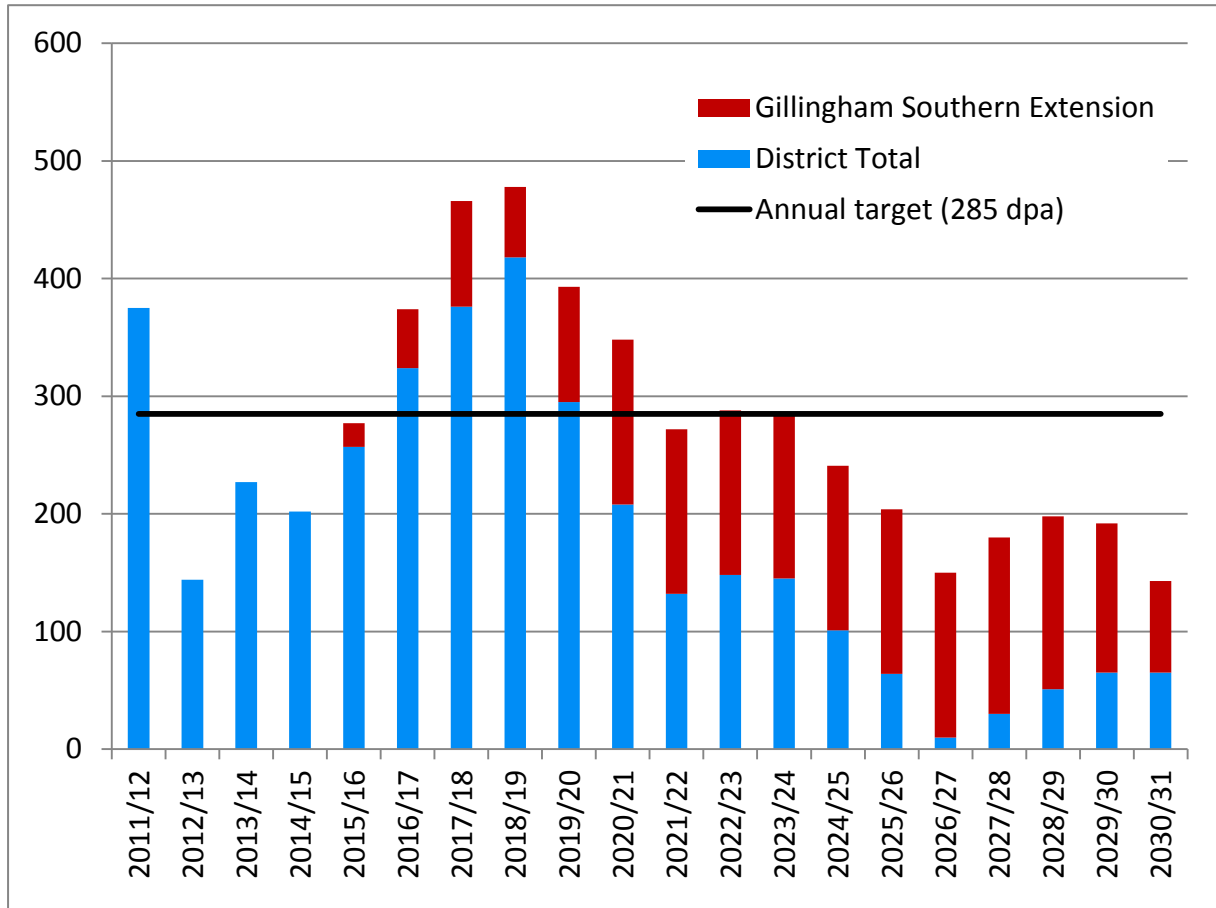
SHLAA Reference	Site	Change to trajectory
2/54/0003	North Livestock Market, Sturminster Newton	Pushed back 1 year to start in 2016/17 as a result of discussions at hearing
2/54/0459	Land off Elm Close, Sturminster Newton	Site capacity increased to 45 units and to reflect comments from agent at Hearing
2/04/0540	Dorchester Hill, Blandford	Pushed back to 2027/28 to allow Bat mitigation to be established
2/06/0541	Lower Bryanston Farm, Blandford	Pushed back to 2029/30 to allow Bat mitigation to be established
2/04/0460	Land Adj A350/A354 Junction (St Mary's Hill) Blandford	Capacity on site increased from 300 to 450 dwellings
2/03/0168	Hall & Woodhouse Brewery, Blandford	Pushed back to start in 2018/19 as a result of information provided by Development Services
N/A	Gillingham extra care facility St Martins	Extra home facility for 50 units expected to come forward via Dorset County Council. Included in years 2017/18 and 2018/19.
N/A	SHLAA site in Bourton	Rural site - included 1 dwelling in housing supply year 6 onwards
N/A	SHLAA sites in Child Okeford	Rural sites - included 4 dwellings in housing supply year 6 onwards
N/A	SHLAA sites in East Stour	Rural sites - included 11 dwellings in housing supply year 6 onwards
N/A	SHLAA sites in Iwerne Minster	Rural sites - included 6 dwellings in housing supply year 6 onwards
N/A	SHLAA sites in Marnhull	Rural sites - included 3 dwellings in housing supply year 6 onwards
N/A	SHLAA sites in Milborne St Andrew	Rural sites - included 7 dwellings in housing supply year 6 onwards
N/A	SHLAA sites in Motcombe	Rural sites - included 11 dwellings in housing supply year 6 onwards
N/A	SHLAA sites in Okeford Fitzpaine	Rural sites - included 3 dwellings in housing supply year 6 onwards
N/A	SHLAA sites in Pimperne	Rural sites - included 5 dwellings in housing supply year 6 onwards
N/A	SHLAA sites in Shillingstone	Rural sites - included 1 dwellings in housing supply year 6 onwards

SHLAA Reference	Site	Change to trajectory
N/A	SHLAA sites in Stalbridge	Rural sites - included 19 dwellings in housing supply year 6 onwards
N/A	SHLAA sites in Stourpaine	Rural sites - included 20 dwellings in housing supply year 6 onwards
N/A	SHLAA sites in Winterborne Stickland	Rural sites - included 4 dwellings in housing supply year 6 onwards
N/A	SHLAA sites in Winterborne Whitechurch	Rural sites - included 1 dwellings in housing supply year 6 onwards

5. Revised housing trajectory – May 2015

5.1 The Housing Trajectory included in the Council’s Hearing Statement for Issue 4 has been updated and revised reflecting the discussions at the hearing sessions. The revised trajectory is shown at Figure 4.1.

Figure 4.1: Revised Housing Trajectory for insertion into the Local Plan



Appendix A: Breakdown of Housing Trajectory

The detailed information in Figure A1 is the updated breakdown of the information that sits behind the housing trajectory in Section 4 of this report. The information is updated to reflect the revised plan period, the revised approach to the rural areas and the minor changes to phasing outlined in this report.

This information is an update to the information included in MHD003.

Figure A1: Breakdown of housing trajectory data

Settlement	Source	Unstarted	Under construction	Completed 2011/12	Completed 2012/13	Completed 2013/14	Estimated Completions 2014/15	Estimated Completions 2015/16	Estimated Completions 2016/17	Estimated Completions 2017/18	Estimated Completions 2018/19	Estimated Completions 2019/20	Estimated Completions 2020/21	Estimated Completions 2021/22	Estimated Completions 2022/23	Estimated Completions 2023/24	Estimated Completions 2024/25	Estimated Completions 2025/26	Estimated Completions 2026/27	Estimated Completions 2027/28	Estimated Completions 2028/29	Estimated Completions 2029/30	Estimated Completions 2030/31	Total Completions	Total Supply	Overall Total 2011 to 2031	
Blandford	Permissions	301	26	103	35	71	28	44	57	3	40	40	40	30	30	15	0	0	0	0	0	0	0	209	327	536	
	Infill sites	31					0	0	10	6	0	0	15	0	0	0	0	0	0	0	0	0	0	31	31	31	
	Greenfield sites																										
	Land Adj A350/A354 Junction	450					0	0	20	40	40	60	60	60	60	60	40	10	0	0	0	0	0		450	450	
	Dorchester Hill	120					0	0	0	0	0	0	0	0	0	0	0	0	0	20	40	40	20		120	120	
	Lower Bryanston Farm	65					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	40	20	65	65	65
Total		967	26	103	35	71	28	44	87	49	80	100	115	90	90	75	40	10	0	20	40	60	209	993	1202		
Gillingham	Permissions	114	3	15	9	7	5	30	52	26	2	2	0	0	0	0	0	0	0	0	0	0	31	117	148		
	Infill sites	290					0	0	0	41	34	23	32	30	40	40	30	20	0	0	0	0	290	290	290		
	Greenfield sites																										
	Land at Bay	54					0	0	0	20	34	0	0	0	0	0	0	0	0	0	0	0	0		54	54	
	Land adjacent Lodden Lakes	128					0	0	0	70	40	18	0	0	0	0	0	0	0	0	0	0	0		128	128	
	Land at Park Farm	687					0	0	0	0	20	40	70	70	70	70	70	70	70	50	50	37	0		687	687	
	Land at Ham Farm	627					0	0	0	0	0	40	70	70	70	70	70	70	70	70	27	0	0		627	627	
	Land at Newhouse Farm	268					0	0	0	0	0	0	0	0	0	0	0	0	0	30	70	90	78		268	268	
Total		2168	3	15	9	7	5	30	52	157	130	123	172	170	180	180	170	160	140	150	147	127	31	2171	2202		
Shaftesbury	Permissions	242	18	220	62	119	91	91	76	0	0	0	2	0	0	0	0	0	0	0	0	0	401	260	661		
	Infill sites	15					0	0	1	0	0	1	6	0	0	0	0	7	0	0	0	0	15	15	15		
	Greenfield sites																										
	Adjacent Wincombe Business Park	179					0	0	30	50	50	49	0	0	0	0	0	0	0	0	0	0	0		179	179	
	Land off Littledown	150					0	0	0	30	60	60	0	0	0	0	0	0	0	0	0	0	0		150	150	
	Land SE of Wincombe Lane (Hopkins Land)	57					0	0	17	0	0	0	40	0	0	0	0	0	0	0	0	0	0		57	57	
	Land East of Shaftesbury Parcel 6	49					0	0	0	20	29	0	0	0	0	0	0	0	0	0	0	0	0		49	49	
	Land East of Shaftesbury Parcel 7 (White Land)	28					0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0		28	28	
Total		720	18	220	62	119	91	91	124	128	139	110	48	0	0	0	0	7	0	0	0	0	401	738	1139		
Sturminster Newton	Permissions	22	2	11	5	1	3	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	24	41		
	Infill sites	108					0	0	27	0	0	20	0	0	1	20	20	20	0	0	0	0	108	108	108		
	Greenfield sites																										
	North of the Livestock Market	100					0	0	20	40	40	0	0	0	0	0	0	0	0	0	0	0	0		100	100	
	Land off Elm Close	45					0	0	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0		45	45	
Land north of Northfields	100					0	0	0	10	40	40	10	0	0	0	0	0	0	0	0	0	0		100	100		
Total		375	2	11	5	1	3	21	47	50	125	60	10	0	1	20	20	20	0	0	0	0	17	377	394		
Stlabridge + villages	Permissions	291	25	26	33	29	75	91	64	82	4	0	0	0	0	0	0	0	0	0	0	0	88	316	404		
	Infill sites	96					0	0	0	0	0	0	3	12	17	10	11	7	10	10	11	5	96	96	96		
	Greenfield sites																										
To be delivered through LP2 and Neighbourhood Plans (see MHD007)	177					0	0	0	0	0	12	15	15	15	15	15	15	15	15	15	15	15		177	177		
Total		564	25	26	33	29	75	91	64	82	4	12	18	27	32	25	26	22	25	25	26	20	88	589	677		
District Total no adjustments		4794	74	375	144	227	202	277	374	466	478	405	363	287	303	300	256	219	165	195	213	207	746	4868	5614		
Adjustments	Occupational dwellings	4	12				0	0	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4		56	56	
	Office to residential	3	6				0	0	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		45	45	
	Agricultural to residential	3	0				3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		51	51	
	Identified in Neighbourhood Plans	42	0				0	0	0	0	22	20	0	0	0	0	0	0	0	0	0	0	0		42	42	
District Total including adjustments		5023	92	375	144	227	205	280	380	476	510	435	373	297	313	310	266	229	175	205	223	217	746	5062	5808		
Cumulative total				375	519	746	951	1231	1611	2087	2597	3032	3405	3702	4015	4325	4591	4820	4995	5200	5423	5640	5808				