

CHARMOUTH HOUSING NEEDS STATEMENT

Version 1: 2021

Purpose

The purpose of this Statement is to provide guidance to house owners/developers of the need, when making a planning application which includes housing, to comply with the policies of the Charmouth Neighbourhood Plan, 2021-35 (CNP). Based on CNP, this Statement summarises the type of housing required in Charmouth to meet its current and future *housing needs* ie size, type and tenure and when there is a requirement to provide *affordable homes*.

In this Statement, words in italics have a specific meaning in CNP and its policies and their definitions can be found in its Glossary (CNP Appendix A). An extract of specific housing terms is provided in the Glossary at the end this Statement.

Introduction

CNP can be found on the Charmouth Parish website (www.charmouthparishcouncil.gov.uk). If changes occur in Charmouth's *housing needs* and priorities, then this Statement will be updated (see CNP Chapter 11) and the latest version appearing on the Charmouth Parish website is the only version that should be considered.

The identification of Charmouth's *housing needs* was a key issue in developing the vision, objectives and policies of the CNP. It was based upon extensive consultation with the community and supported by the 2018 Housing Needs Assessment (HNA) undertaken by consultants AECOM Ltd, which identified the requirement for specific types of housing. The context is that Charmouth has very few opportunities for new housing development and, therefore, it is essential that any new housing meets local needs.

Status

The CNP was 'made' (approved) on xxx and forms part of the statutory Development Plan for the area, sitting alongside the 2015 West Dorset, Weymouth & Portland Local Plan or any future replacement. All planning applications are determined against this Development Plan and therefore the housing policies (Chapter 8) of CNP are a material consideration. The *Charmouth Housing Needs Statement* is an integral part of the approved CNP housing policies and is specifically referred to in Policies H1 & H2. It is important that all the housing policies are considered in conjunction with each other, including their explanatory text, as well as other CNP policies which may include policy requirements potentially affecting housing development.

Housing Requirements

Size

CNP Policy H1 clarifies the need for *small homes* with one, two or three bedrooms which could be for purchase, rent or mixed tenure (see Policy H2 below):

“New housing developments will be supported, in principle, if they do not harm the natural and built environment and meet the following criteria:” one of which is “will contribute to Charmouth’s *housing needs* by size, type and tenure as defined in the latest *Charmouth Housing Needs Statement* (see *Parish Council* website) or, if out of date, the most objectively assessed review of Charmouth’s *housing need*. The initial need is for mixed developments of one, two and three bedrooms suitable for families, couples and individuals looking to downsize or as *starter/first homes*”.

Type and Tenure Mix

Policy H2 clarifies Charmouth’s priorities in terms of type and tenure, with *affordable homes* being a priority:

“New housing developments will be supported providing that they maximise their contribution to Charmouth’s *housing need* priorities which are, in descending order:

- *social/affordable rent*
- *intermediate affordable*
- *starter/first homes*
- *market housing*

and, therefore, all planning applications will state how the development will meet these *housing needs* priorities in terms of size, type and tenure of housing proposed”.

Policy H2 also explains the percentage mix of, and limits to, these categories of housing.

Summary of other Key Housing Policies

Other CNP Housing Policies can potentially impact on housing provision, some of the key ones being:

- Policy H1 limits *rural exception sites* to a maximum of 20 units per site, normally 100% *affordable homes* but, exceptionally, can include *market housing* if a viability case can be proven.
- Policy H2 identifies when *affordable housing* is a requirement and their percentage allocation and that the initial marketing of the *affordable homes* is to applicants with a *Charmouth Connection*,
- Policy H3 places restrictions on some types of new housing. New houses will be restricted to their occupancy as a *principal residence*. All new *small houses* on *rural exception sites* and *affordable homes* elsewhere will have restrictions placed on the size of any future extensions to safeguard the stock of new small houses,
- Policies H4 & H5 explain the form, layout and design of new housing and the applicant’s *Design & Access Statement* should explain how these have been met.

Glossary

The following is an extract of specific defined housing terms (**in bold**) from the CNP Glossary (Appendix A).

Affordable Housing/Homes: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy, or is at least 20% below local market rents; (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. Income restrictions should be used to limit a household's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less. (see also **Starter/First Homes**)
- c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, and other low cost homes for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Charmouth Connection: To be used in legal agreements to determine how affordable housing should be allocated (in descending order of priority):

- being permanently resident in Charmouth for at least 2 years
- being in permanent full-time or part-time (minimum 16 hour contract per week) work in Charmouth for 12 months. This may include the need to move to Charmouth in connection with permanent employment (minimum 16 hour contract per week) where commuting from the person's existing home is accepted as unreasonable. In all cases there should be no break in the period of employment for more than 3 months over the relevant period
- having immediate relatives (i.e. parents, non-dependent children, brother or sister) who have lived in Charmouth for at least 5 years and with whom there has been shown to have been frequent contact, commitment or dependency
- having previously lived in Charmouth for a continuous period of 10 years up to the age of 18

- other categories or relationships may be considered where there is clear evidence of a special need to be resident in Charmouth.

Charmouth Housing Needs Statement: A summary of Charmouth's housing needs by size, type, tenure and originally based on the 2018 Housing Needs Assessment (HNA). This will be updated over time as necessary and be available on the Charmouth Parish Council website to inform developers of the number and type of housing required at that time.

Design and Access Statement: A report accompanying a planning application explaining how a proposed development responds to its site and setting and how it will be accessed. In Charmouth, as a **Designated Area**, a Report is required for one or more houses or buildings of 100 sq. m. or more.

First Homes (see also Starter/First Homes): Homes for sale at a discount for eligible first-time buyers with priority to those with a local connection.

Housing Needs: Charmouth's priority needs for specific sizes, types and tenures of housing as detailed in Chapter 8 of the Charmouth Neighbourhood Plan and summarised in the **Charmouth Housing Needs Statement**.

Intermediate Affordable Homes: See **Affordable Housing** definition section d) and includes 'shared ownership' which offers the occupant part ownership/part affordable rent of a home e.g. from a Housing Association.

Market Housing: Homes available for sale on the open market i.e. not **Affordable Homes**.

Principal Residency: The sole or main residence of the occupier for the majority of their time and cannot be used as a Second Home or Holiday Let.

Rural Exception Sites: Small sites adjoining the Defined Development Boundary used for **Affordable Housing** in perpetuity where sites would not normally be used for housing. Rural Exception Sites seek to address the **housing needs** of the local community that the market is failing to provide by accommodating households who are either current residents or have an existing family or employment connection (see **Charmouth Connection**).

Social/Affordable Rent: see **Affordable Housing**.

Small Homes/Houses: Homes with 1-3 bedrooms.

Starter/First Homes: see **Affordable Housing** definition section b) and **First Homes**.