

Housing Needs Assessment Report

Milborne St Andrew

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This document is an assessment of housing need for the parish of Milborne St Andrew. 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 Milborne St Andrew in the period 2018 to 2033, and the types of housing needed.

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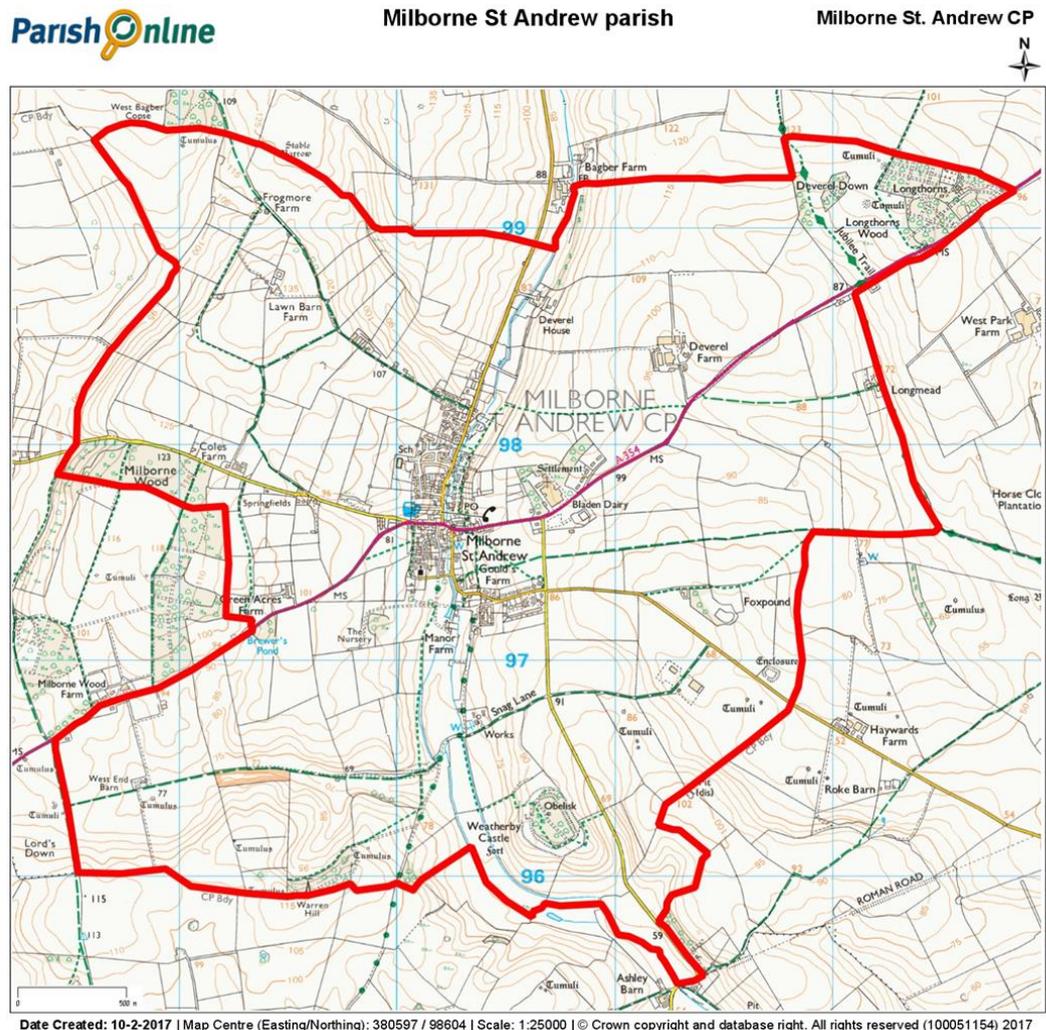
1. Process followed

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:

- > Bournemouth/Poole Housing Market Area – Strategic Housing Market Assessment - North Dorset Report Jan 2012 (the ‘2012 SHMA’) which informed the objectively assessed needs of the adopted local plan
- > Eastern Dorset Housing Market Area - SHMA 2015 North Dorset Summary Report (the ‘2015 SHMA’) which is likely to inform the objectively assessed needs of the emerging local plan
- > Draft Indicative Assessment of Housing Need Based on Proposed Formula, 2016 to 2026, Department for Communities and Local Government 2017
- > Past rate of development from available planning permissions data provided by Dorset County Council (DCC) and North Dorset District Council (NDDC)
- > 2011 Census data
- > North Dorset District Council Housing Register data
- > Household Survey

2. Key statistics

At the time of the 2011 Census there were 1,062 people living in Milborne St Andrew parish, forming 453 households in a parish of 472 dwellings.



3. Local Plan context and Strategic Housing Market Assessments

The statutory development plan is the North Dorset Local Plan (2016).

The Local Plan does not identify a specific housing need figure for the neighbourhood plan area of Milborne St Andrew, or the village. However, it does set out a housing need figure for rural areas outside the four main towns. Over the period 2011 to 2031, it states that at least 825 dwellings out of a minimum of 5,700 dwellings district wide will be built in Stalbridge and the eighteen villages.

The Review of the Local Plan has commenced, with an Issues and Options Report published for consultation in November 2017. This asked for views on whether a housing need figure of 366 dwellings a year (based on the Government consultation on a standard methodology, September 2017) was an appropriate figure on which to plan for housing growth in North Dorset. It also asked whether the existing spatial strategy should be amended to allow for some limited growth at Stalbridge, beyond just meeting local needs. No uplift in terms of deliver was suggested for the remaining villages.

To establish the specific Local Plan housing need target for Milborne St Andrew, we can look at what the Local Plan target for Stalbridge and the villages would mean simply on a pro-rata basis. This calculation is based on Milborne St Andrew's percentage of the total 'Stalbridge and more sustainable villages' housing stock in North Dorset, multiplied by the rural area target. This two-step process is set out below:

Step 1: 2011 census based 'pro rata' estimate

Total population [1,062] ÷ Total population in Stalbridge and the 18 villages [20,150] = 5.27%

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

Rural target [825] x Pro-rata amount [5.27 %] = 43 - 44 dwellings for the period 2011-2031

The estimated housing need for Milborne St Andrew based on the North Dorset Local Plan would be about 44 dwellings for the period 2011-2031 (averaging about 2.2 a year).

Step 3: checking against the latest SHMA target

The latest (2015) housing needs assessment has yet to be tested at examination, but suggests a slightly higher annual requirement across the North Dorset part of housing market area, equating to 330 dwellings per annum (as opposed to 285). As well as being untested, no decision as yet has been taken on their strategic distribution such as the town / rural area 'split'. However, in the absence of any other information, the best assumption that can be made is that there may well be a requirement to increase the amount of housing by an equivalent amount.

Proportionate uplift $(330-285)/285 = 15.8\%$

Milborne St Andrew target [43.5] + 15.8% = 50 dwellings for the period 2011-2031 (averaging about 2.5 dwellings a year)

Step 4: checking against the DCLG draft target

In September 2017 the draft Indicative Assessment of Housing Need Based on Proposed Formula, 2016 to 2026, was issued by the Department for Communities and Local Government. This suggests that the starting point for considered the objectively assessed needs for North Dorset should be an annual house building target of 366 dwellings per annum. This is a greater than the SHMA target, and would suggest a need for flexibility to accommodate a slightly higher growth rate. The Local Plan Review issues and options consultation suggests this target could be adopted in the revised Local Plan.

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Proportionate uplift $(366-285)/285 = 28.4\%$

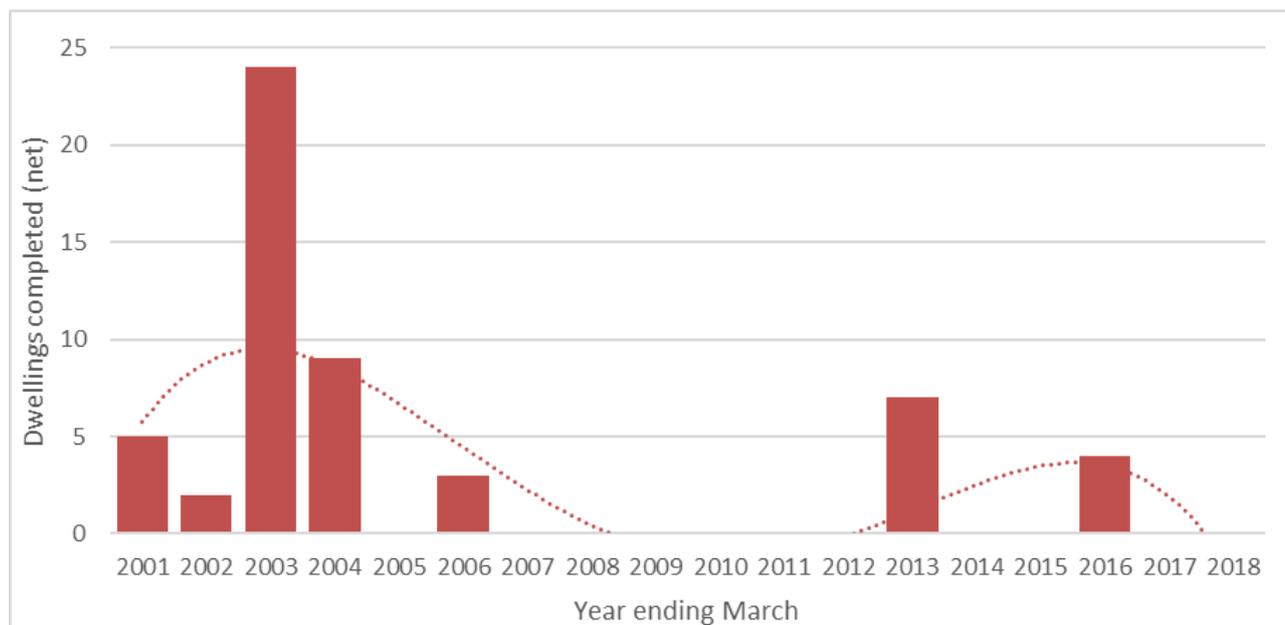
Milborne St Andrew target $[43.5] + 28.4\% = 56$ dwellings for the period 2013-2033 (averaging about 2.8 dwellings a year)

It is noted that the latest 2016-based household projections published in September 2018 indicate a lower level of growth than underpinned the DCLG draft target that used the 2014-based household projections. This estimates that the population of North Dorset will be 71,779 by 2033 (as opposed to 74,407). Although it is understood that the Government methodology is to be updated, it is considered unlikely that a higher target will be set.

Given that the Local Plan figure is based on a minimum target (“at least”), it is suggested that the higher SHMA and DCLG-based targets are likely to be a more robust assessment of general housing need for the area, and as such would suggest a target **of 2.5 - 2.8 dwellings a year.**

It should also be noted that this figure is a high level figure that does not factor in any local considerations specific to Milborne St Andrew. It can therefore be considered an appropriate starting point or baseline for testing against other local factors as set out in the sections that follow.

4. Past Build Rates



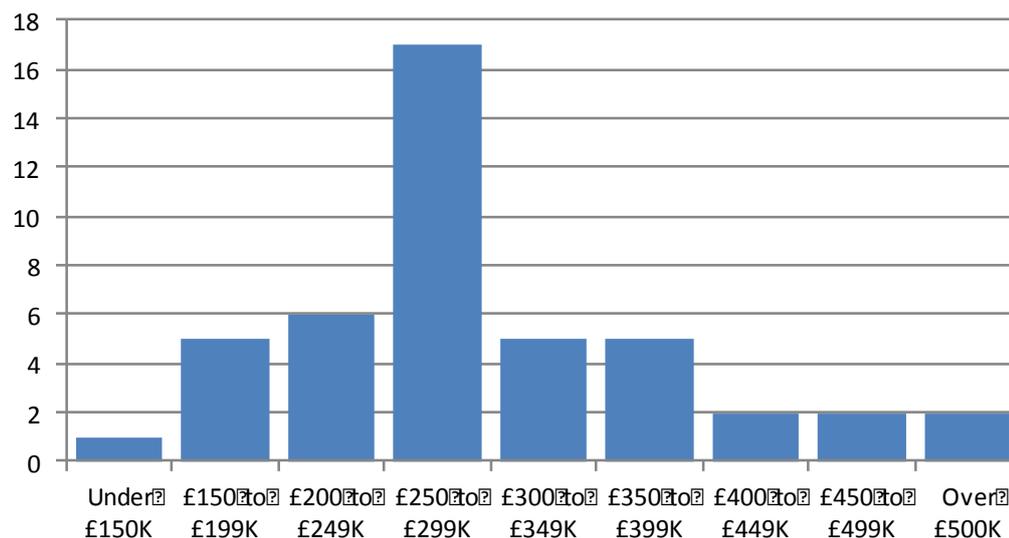
Past build rates can give an impression of demand for housing, and what may be the baseline to judge whether the plan will ‘boost’ housing in line with national policy aims. However looking at past trends does not necessarily provide an indication of likely future need or demand. They are necessarily supply constrained as they relate to specific sites, whereas the assessment of housing need seeks to identify an unconstrained housing need figure.

The building rate has varied considerably, so it is difficult to provide a short-term average that reflects what has happened historically. It has ranged from 6 years with no building at all, to a high of 24 houses built in 2002/3 as a result of the old school site being sold for redevelopment. The mean average for the period 2001 - 2011 (ie the 10 years before the plan period) indicates a build rate of 3.9 dwellings a year. Since 2011 the average build rate has dropped to 1.6 dwellings a year. A reasonable target for the plan period, would therefore be in the range of **1.6 to 3.9 dwellings a year**.

APP NUMBER	Approved	Address	Notes	Comp	Extant
n/k	pre 2001	n/k	DCC monitoring data	5	
2/2000/0912	10/10/01	First School, Chapel St		34	0
2/2001/0426	08/11/01	The Causeway		1	0
2/2004/1125	15/12/04	21A Wetherby Close,	2/2002/0130 outline	1	0
2/2004/1103	15/02/05	adj The Nest, Milton Rd	superceded 2/2004/0216	2	0
2/2005/1092	21/12/05	Coach House, Old Rectory	was 2/2000/0595, lapsed (1)	0	0
2/2009/0206	12/08/10	Goulds Farm, Little England	bungalow demolished	7	5
2/2013/0655	29/07/13	N of Springfields Milton Rd	listed for sale April 2016	2	0
2/2013/0798	01/10/13	Hillside, Little England	marketed for sale March 2017	1	0
2/2012/0621	02/05/14	Bramble Cottage, Chapel St	lapsed (2)	0	0
2/2015/0046	05/05/15	Grays Stores, Milton Road,	was 2011/1136 and 2013/1302	1	0
2/2015/1073	17/12/15	Land off Manor Farm Lane	commenced	0	1
2/2017/0277	16/07/17	Land at Goulds Fm, Fox View	no works commenced	0	7
TOTAL				49	13

5. Housing Affordability

House price data



According to the Land Registry during 2015 there were 22 houses bought and sold, with an average house price of £300K. In 2016 there were 23 houses bought and sold, with an average house price of £307K. Prices ranged from £100K to £705K. The median average across the two years was £277K, with the first quartile price averaging £240K. None of these homes were registered as new. There have only been 2 homes registered as new build in the past 5 years (selling for £235K and £435K).

There is no readily available data on private market rents (because of the low numbers).

In comparison, gross weekly full time earnings for people who live in the North Dorset area is estimated at just under £500 (Annual Survey of Hours and Earnings (2016), ONS). This suggests that an average single-income household could afford a mortgage of £104K (4x multiplier), far lower than the first quartile price of a typical house (£240K).

Local Affordable Housing – Registered Need

An assessment of the Affordable Housing Register for North Dorset can be helpful in showing how many people are seeking properties in Milborne St Andrew, 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 (January 2017) held by North Dorset District Council is set out below:

North Dorset Housing Register	Affordable / Social Rented				Affordable intermediate / home ownership			
	1bed	2bed	3bed	4+bed	1bed	2bed	3bed	4+bed
Living in Milborne St Andrew	5	1	1	0	0	0	0	0
Connection to Milborne St Andrew	4	2	1	0	0	0	0	0
No connection but request Milborne St Andrew	8	7	7	0	2	0	1	0

There are 39 applicants on their housing register interested in finding accommodation in Milborne St Andrew. 7 of these were living in Milborne St Andrew in unsuitable accommodation, and 7 more were living outside of the parish 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.

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Most applicants on the waiting list (92%) were looking for rented accommodation, primarily for 1 bedroom properties (particularly for those with a local connection).

According to the 2011 Census, 13 households (2.9%) 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 in line with the district average and lower than the national average (North Dorset 3.0%, England 4.5%).

Household Questionnaire Responses

In response to the household questionnaire (Summer 2016) 56 responses reported housing needs that will change over the next 10 - 15 years, which suggests this could apply to 25% of all households.

<i>Will You Have Different Housing Needs in the Next 10 - 15 Years?</i>	<i>Count</i>	<i>%</i>
No	124	56%
Not sure	41	19%
Yes - additional home (becoming more than one household)	18	8%
Yes - different home (due to changing circumstances)	38	17%

The main reasons cited were either to move to a home more suitable for health reasons (e.g. limited mobility), the need to a starter home for young adult/couple, or larger home to accommodate children. In addition, a further 47 responses were received in relation to future housing needs of family members wishing to relocate to the village – with a slightly greater emphasis on family homes. 36 responses were received from households saying they were in need of more affordable housing currently.

In the absence of a more detailed local survey of housing need, it is suggested that a minimum target could be based on known need with a local connection (14) as potentially delivered via open market sites. Using a 40% delivery rate would equate to a target of $14/0.4 = 35$ dwellings delivered on large (11+) housing sites over a 15 year period to 2033 (or the equivalent of **2.3 dwellings a year**).

6. Local Opinions - Household Questionnaire Responses

In response to the household questionnaire (Summer 2016) local residents gave their view on possible levels of housing growth, based on the following options:

<i>Future Growth Rates / Household Type</i>	<i>Count</i>	<i>%</i>
Very limited growth that just meets the need of people who have a local connection.	45	22%
The level of growth that we have had over more recent times, 1 or 2 homes a year	45	22%
The level of growth that we have had on average, 3 or 4 homes a year	69	33%
A higher level of growth, perhaps 5 or 6 homes a year	50	24%
(blank)	12	
Grand Total	221	

This shows a relatively broad spread of opinion, from those wanting to see very little growth, to those happy to see a much higher level than past growth rates if this could help deliver significant benefits to the village. The category with the most 'votes' (accounting for a third) was for between 3 or 4 dwellings per year for the life of the plan, but a greater proportion of respondents favoured a lower number.

On this basis, a reasonable target would be **2 - 3 dwellings a year**.

7. Population and Housing Mix

Age profile

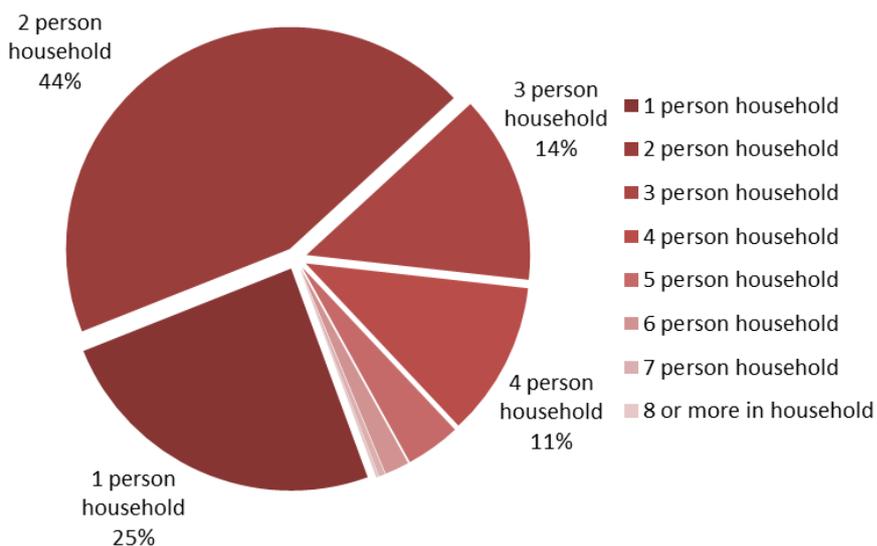
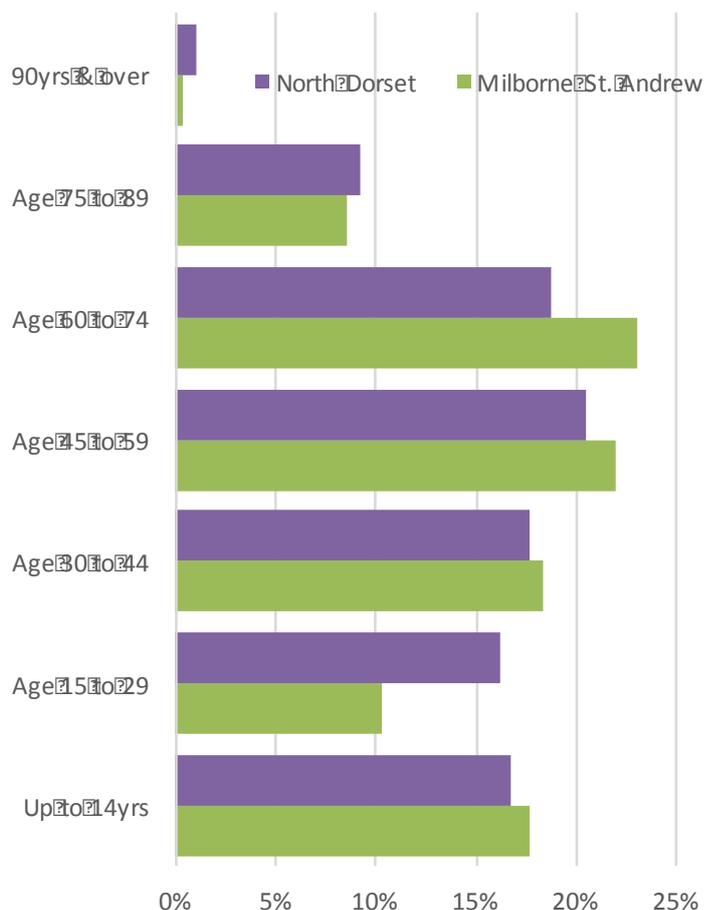
The median age was 46 years old, with about 1 in 5 aged 15 or under, and a similar proportion aged 65 or older. Compared to North Dorset, the age profile is skewed towards those in their late 40s to early 70s, with a notable lack in the early adult (15 - 29) age cohort.

Health and well-being

Looking at the health statistics, the data showed that 83% were claiming to be in good or very good health, and 4.5% in bad or very bad health. 18.5% claimed that their day-to-day activities are limited. About 11.7% of residents regularly provide some degree of unpaid care. These figures again are fairly typical for North Dorset.

Household size and composition

Two in three households (69%) are occupied by one or two people (according to the 2011 Census). About one in five households (24%) have dependent children living at home. About one in six (16%) households are one person aged 65 or more, living on their own.

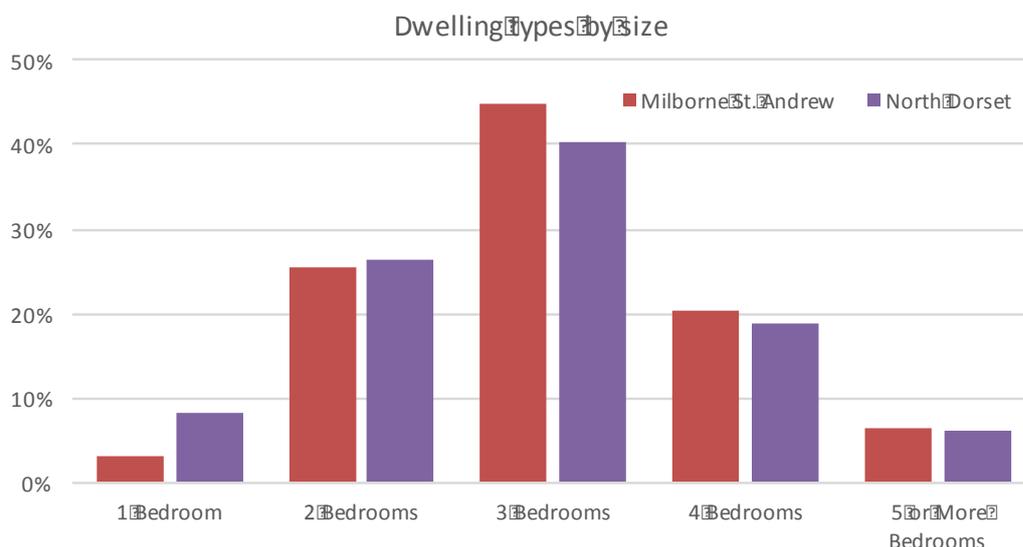


Housing stock and occupancy

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

Dwellings (with at least one usual resident)	MSA		ND
House or Bungalow; Total	446	98.5%	89.2%
<i>Detached</i>	220	48.6%	40.6%
<i>Semi-Detached</i>	174	38.4%	29.3%
<i>Terraced (Including End-Terrace)</i>	52	11.5%	19.3%
Flat, Maisonette or Apartment; Total	6	1.3%	10.1%
<i>Purpose-Built Block of Flats</i>	6	1.3%	7.6%
<i>Part of a Shared House (Including Bed-Sits)</i>	0	0.0%	1.5%
<i>In a Commercial Building</i>	0	0.0%	1.0%
Caravan or Other Mobile or Temporary Structure	1	0.2%	0.6%

Most households (70%) occupied either 2 or 3 bedroom homes. Just 3% were 1 bedroom properties (compared to 8% for North Dorset), and 27% having 4 or more bedrooms.



There were 453 households in the 472 dwellings, giving a vacancy

rate of around 4% (slightly lower than the North Dorset average of 6%). Similarly a lower proportion of residents usually resident in the village have second homes (4% compared to 7%).

Housing tenure

According to the 2011 Census about 45% of households owned their homes outright, and another 33% have a loan or mortgage against their home. There were very few households (2) in shared ownership. The stock of social rented homes was higher than private rented homes (13% compared to 8%). This compares broadly with the district average, with the exception of private rented homes which are below average.

All of the above would suggest that requirements for new homes should be broadly in line with the district average, with a slightly greater emphasis on including apartment / terraced housing for more affordable open market options.

8. Conclusion – Milborne St Andrew’s Housing Need

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	Target
2016 Local Plan and latest projections context	3	Not specifically connected to locality	2.5 - 2.8 dwellings a year
Past build rates	4	Average build rate has varied considerably since 2000	1.6 - 3.9 dwellings a year
Housing affordability data	5	Based on meeting registered need	2.3 dwellings a year through large sites (11 or more dwellings)
Local opinions	6	Broad spread of opinion	2 - 3 dwellings a year
Population and housing mix data	7	Slight under-representation of smaller and more affordable home types ie terraced / apartment. No obvious need for larger (4+ bedroom) homes.	Seek higher % of smaller and more affordable home types ie terraced / apartment
Proposed target	8	Within a range of 36 – 78 dwellings Target based on latest (2014-based) projections	56 dwellings (within 32 – 78 range)
<i>Less already built since 2013</i>		11 dwellings up to April 2018	-11 dwellings
<i>Less already consented since 2013</i>		5 dwellings at Gould’s Farm (2009/0206) 1 dwelling at Manor Farm Lane (2015/1073) 7 dwellings at Fox View (2017/0277)	-13 dwellings
Housing site requirement to 2033 (on sites yet to be identified)		Within a range of 1.8 - 3.9 dwellings a year (averaging 2.8 dwellings a year)	32 dwellings (within 8 – 54 range)

The suggested target of 56 dwellings for the period 2013 - 2033 would result in an increase in the housing stock of from 472 to 528 dwellings, a 12% increase in total (or annual increase of 0.56%). The provision should broadly follow the suggested SHMA distribution of house types, with slightly greater emphasis on apartment / terraced housing and 1 bedroom homes for more affordable open market options, which may help provide suitable properties for those in their 20s who appear to move away from the area, possibly due to house prices and for training / job opportunities.