



EAST DORSET MONITORING REPORT 2011-2012

March 2013



Prepared by East Dorset District Council

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1. Executive Summary

- 1.1 This Monitoring Report has been prepared by East Dorset District Council to meet the requirements of the new planning system. It covers the year 1st April 2011 – 31st March 2012.
- 1.2 As part of the preparation of the Local Development Framework, joint working has been undertaken with Christchurch Borough Council. The Regional Spatial Strategy has effectively been revoked following the statement from the Secretary of State for Communities and Local Government in July 2010 and the publication of the Decentralisation and Localism Bill in December 2010. Deleted reference to RSS
- 1.3 As with the previous AMR's the contextual indicators confirm the well-known circumstances of the District. It is relatively prosperous, with a population, almost wholly white, skewed towards the older age groups and with low crime rates. Housing is relatively modern and provides a high level of amenities. Most is privately owned, although there is a serious problem of access to affordable housing, and current planning policy is failing to deliver significant amounts of additional affordable housing to fill the gap.
- 1.4 The area is one of high car ownership with long journeys to work and poor bus services. The area is relatively prosperous, with a steady growth in local businesses and the local economy is strong in terms of output per worker, although this is affected by the high proportion of retired people. The area is characterised by very low levels of unemployment.
- 1.5 The environment remains of high quality, despite the extensive development of the District and including extensive heathland areas of International Importance and AONB.
- 1.6 Under the existing Local Plan, there has been good progress on providing the planned housing, although a few sites remain inactive. Planning permission has been granted to bring forward one of the main planned employment sites, with consent for 40,500m² of employment uses being approved. A high proportion of development has been on 'brownfield' land, but much has been at densities below government targets which existed at the time. Progress on the supply of affordable housing has been poor, and the Report indicates the need for policy, and the application of policy, to be strengthened.
- 1.7 Policies on flood risk and biodiversity are proving effective in their application, although many nature conservation sites suffer from the stress of nearby urban areas.
- 1.8 The Plan proposals for open space are generally advancing well.
- 1.9 In terms of transport, there is evidence that non-residential development is meeting parking standards. There is some good progress on local minor transport schemes, except on those on the trunk and primary route network, and the Local Transport Plan 3 has deleted the need for the West Moors or Sixpenny Handley bypasses. Progress on cycling provision has been disappointing and there is a constant battle to provide and retain bus services within both the urban and rural areas.
- 1.10 In rural areas the Council has pursued policies of strengthening four key settlements. This has been broadly successful. Policies for protecting Green Belt and the AONB are proving effective, although pressure on the Green Belt remains strong.
- 1.11 The main shopping centres have been the subject of a Retail Assessment and were generally found to be functioning satisfactorily, but with room for improvement, and the rural villages are largely holding their own in terms of facilities. The proposals for strengthening facilities in Verwood are being carried into effect, although the town centre still remains weak in terms of shopping provision even though new shops have been provided. The proposed sports hall and pool, which were always seen as long term projects, have not progressed. Discussions have taken place with the operator of the major supermarket in the town culminating in the submission of a planning application to demolish existing store, 5 shops and leisure centre, and construct new store, petrol filling station, and replacement parking spaces. The Verwood Hub has been extended to accommodate some of the facilities lost by the demolition of the leisure centre.

2. Introduction

- 2.1 The Authorities Monitoring Report is a legal requirement of the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011. The Council must prepare a report which follows on from the preceding report. In East Dorset's case the reports currently cover the period April till March. No more than twelve months may elapse between reports. This report need not be sent to the Secretary of State but must be available to the public.

STATUTORY REQUIREMENTS OF AUTHORITIES MONITORING REPORTS¹

Section 35 of the Act, Local Planning Regulation 48 and SEA Regulation 17 require that authorities undertake five key monitoring tasks, all of which are inter-related, in their annual monitoring reports:

- review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
- assess the extent to which policies in local development documents are being implemented;
- where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
- identify the significant effects of implementing policies in local development documents and whether they are as intended; and
- set out whether policies are to be amended or replaced.

- 2.2 This is the eighth monitoring report to be produced. Data covering periods before this are included, either to give some trend indications, or because more recent data is not yet available. The report is made as part of a wider system of monitoring, in which the unitary planning authorities and the district councils all participate.
- 2.3 The report covers three main areas. It contains an initial section relating to progress on the preparation of the Local Development Framework which will replace the East Dorset Local Plan; it contains a section on the 'contextual indicators' which give some idea of the real situation 'on the ground' and particular events affecting the District; and it contains information on the operation and effectiveness of the Council's existing planning policies in the East Dorset Local Plan, and the extent to which objectives are being met.
- 2.4 The Report relies on information about a number of Indicators. The Government had previously defined those which it considered to be 'core indicators' which it required all local authorities to provide. These have now been relaxed but are still contained in this report to enable it to be compared with previous reports. The report also includes 'local indicators', where the Council has chosen to investigate issues in greater depth or provide information important to its particular area. These indicators will be developed for subsequent Authorities Monitoring Reports.
- 2.5 Where the Council does not hold data for a particular issue, this is explained and any measures the council will be taking to produce the necessary information are set out.

¹ This section taken, with thanks, from the AMR of Bath and North East Somerset.

3. Joint Working on Monitoring and Methods

- 3.1 The Council is preparing this Monitoring Report in parallel with that of Christchurch Borough Council, on broadly similar lines, in order to facilitate future joint production of monitoring reports. Because of the difference in the two Councils' local plans and policies, this convergence is expected to take some years to achieve.
- 3.2 In addition, the Council has worked with the Dorset Monitoring Group to agree a standard set of contextual indicators, and to use jointly prepared material, particularly information prepared by the Dorset County Council Research and Intelligence Team. This is to facilitate comparisons across local authority areas, and to save work.
- 3.3 In a number of cases, information is not available to cover topics adequately in this Monitoring Report, and new processes of information gathering will need to be set up to fill these gaps in Reports in subsequent years.
- 3.4 To achieve this, a monitoring group has been established within the Policy Planning Division, and a Dorset Monitoring Group to provide a wider data resource, support and direction. In particular 'significant effects indicators' are being developed to test the effects of a number of policies. It is likely that this area of monitoring will expand from a small base over the next few years.

4. Local Development Framework Progress

- 4.1 In October 2007 the Secretary of State saved a large proportion of the policies contained in the East Dorset Local Plan.
- 4.2 The Core Strategy has been in preparation for a number of years. This has involved considerable community consultation, the collection of evidence and working with partners, including other Local Planning Authorities, service providers, town and parish councils, community groups, the Local Community Partnerships, businesses, government organisations and developers/agents. The key stages that have taken place so far are
 - Evidence gathering – work on baseline data and studies which inform the issues to be addressed in the Core Strategy.
 - Issues and Options – where consultation took place to identify issues and a range of possible options for addressing them. Consultation and engagement on this stage took place during 2008 and 2009.
 - Options – where the Councils identified one or more options for dealing with key issues and published them for consultation. This took place between October 2010 and January 2011
- 4.3 The responses from this consultation have now been analysed and further evidence assessed. The Council intends to carry out a consultation on the Pre-Submission stage of the plan's preparation in the spring of 2012, with the intention of submitting the Core Strategy to the Secretary of State in 2013
 - A substantial amount of evidence has been prepared and considered in order to develop the Core Strategy. The key studies that have been produced are as follows: Christchurch Strategic Housing Land Availability Assessment
 - East Dorset Strategic Housing Land Availability Assessment
 - Joint Affordable Housing Viability Study
 - Dorset wide Strategic Housing Market Assessment
 - Joint Level 1 Strategic Flood Risk Assessment
 - Christchurch Level 2 Strategic Flood Risk Assessment
 - Joint Town Centres Retail Study

- Employment Land Review Stages 1 and 2
- Joint Planning Policy Guidance Note 17 Open Space, Sport and Recreation Study
- Christchurch Urban Extension Master Plan
- East Dorset New Neighbourhoods Master Plan
- South East Dorset Multi Modal Transport Study
- East Dorset Town Centre Pedestrian Footfall Counts
- Bournemouth Airport Ecology and Economic Studies

4.4 The Dorset Councils have agreed to take forward a single Development Plan Document relating to the provision of sites for Gypsies and Travellers. This work is to be primarily undertaken by consultants and the contract has been let to Baker Associates from Bristol who will produce the DPD by 2014. This will need to be programmed within an amended Local Development Scheme.

5. Context

- 5.1 East Dorset District lies on the eastern edge of the South West Region, bordering Hampshire. The southern and eastern part of the District lies on the low, heathy ridges and clay vales which geologically form the western Hampshire Basin. This part of the District is extensively urbanised. These towns and villages hold the bulk of the District's population, and lie within the commuter belt of the main coastal towns of Bournemouth and Poole to the south. The northern and western part of the District rises onto the chalk downland of the Cranborne Chase and is sparsely populated, suffering problems of remoteness from employment and facilities.
- 5.2 The towns and villages of the southern and eastern part of the District are interspersed with areas of open countryside, protected as Green Belt, and containing a number of internationally important nature conservation sites. These include some of the rivers which flow through the District, which also have extensive flood plains. The northern and western part of the District falls within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and is extensively agricultural.

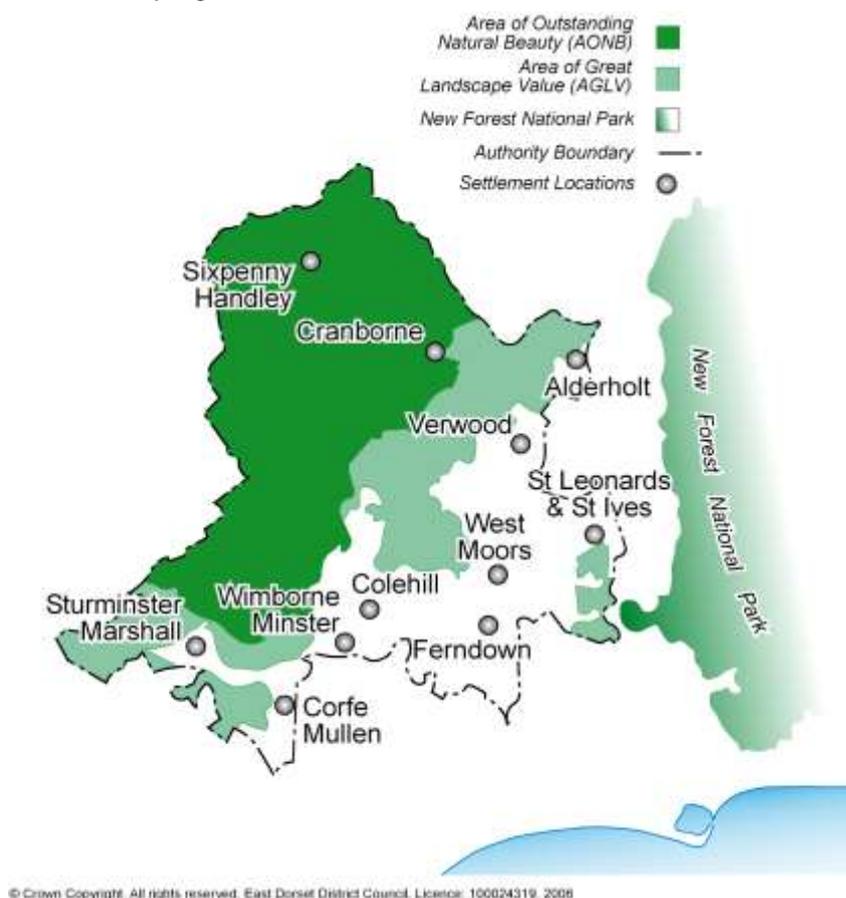


Figure 1. An Overview of East Dorset

- 5.3 The following contextual indicators, with, wherever possible, regional and national comparisons, give a statistical impression of the District, which widens this general description extensively.

Population

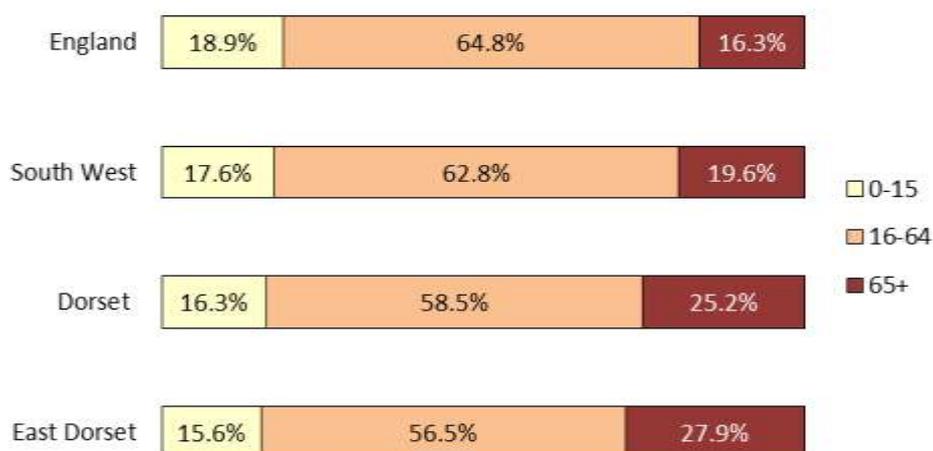
- 5.4 The high rate of growth in population of the District in the 1970s reduced significantly in both absolute and percentage terms in the last two decades of the twentieth century, reflecting the strength of environmental constraints and planning policies in the area.

Group	Indicator	Number	%	Comment / Comparison		
Population		East Dorset		Dorset ²	England	
<i>Source: Ten yearly Censuses, LA Census Profiles. ONS (Rounded).</i>	Increase 1971 - 1981	16,660	32.4	12.0	0.8	
	Increase 1981 - 1991	10,550	15.5	9.8	1.5	
	Increase 1991 - 2001	5,090	6.5	8.4	4.3	
	Increase 2001-2011	3,300	4.0	5.5	7.1	
<i>Source: 2011 Census ONS</i>	Population size 2011	87,166	-	412,905	53,012,456	
	Age structure	0 to 15	13,609	15.6%	16.3%	18.9%
		16 to 64	49,238	56.5%	58.5%	64.8%
		65+	24,319	27.9%	25.2%	16.3%
<i>Source: 2011 Census ONS</i>	Area (ha)	35,437		254,162	13,027,843	
	Population density (persons/hectare)	2.50		1.60	4.10	

- 5.5 It can be seen that there has been a significant growth in population within the District over the four Census periods from 1971. However, it is equally notable that the real increase in population has slowed down considerably through this period.
- 5.6 In terms of age structure the District has a strong bias towards the retired age groups, and has a lower proportion of young adults than nationally.

² Dorset County Council area, excluding Bournemouth and Poole
East Dorset District Council March 2013

Percentage of Population by Broad Age Band



Source: 2011 Census ONS

5.7 There is a very low proportion of non-white ethnic groups within the area. However these groups have become slightly larger since the 2001 Census in line with the national trend.

Group	Indicator	%		Comment / Comparison			
		2001	2011	Dorset		England	
Population	Ethnic Group						
		2001	2011	2001	2011	2001	2011
	White	98.99	98.26	98.75	97.92	90.92	85.42
	Mixed / Multiple	0.51	0.68	0.50	0.82	1.31	2.25
	Asian or Asian British	0.23	0.85	0.25	0.93	4.57	7.82
	Black or Black British	0.06	0.12	0.15	0.22	2.30	3.48
	Other	0.22	0.10	0.37	0.10	0.89	1.03

Source: 2001 & 2011 Census ONS

Housing

5.8 It is important that the statistical information for housing is considered as part of a wider housing market area, which includes the Bournemouth, Poole and Christchurch conurbation. Different types and sizes of property and a different range of tenures are available beyond the District's administrative boundaries, within the same housing market area. Within this context the District contributes a large proportion of family housing, serving the housing needs of the Bournemouth and Poole conurbation.

i) Household Composition

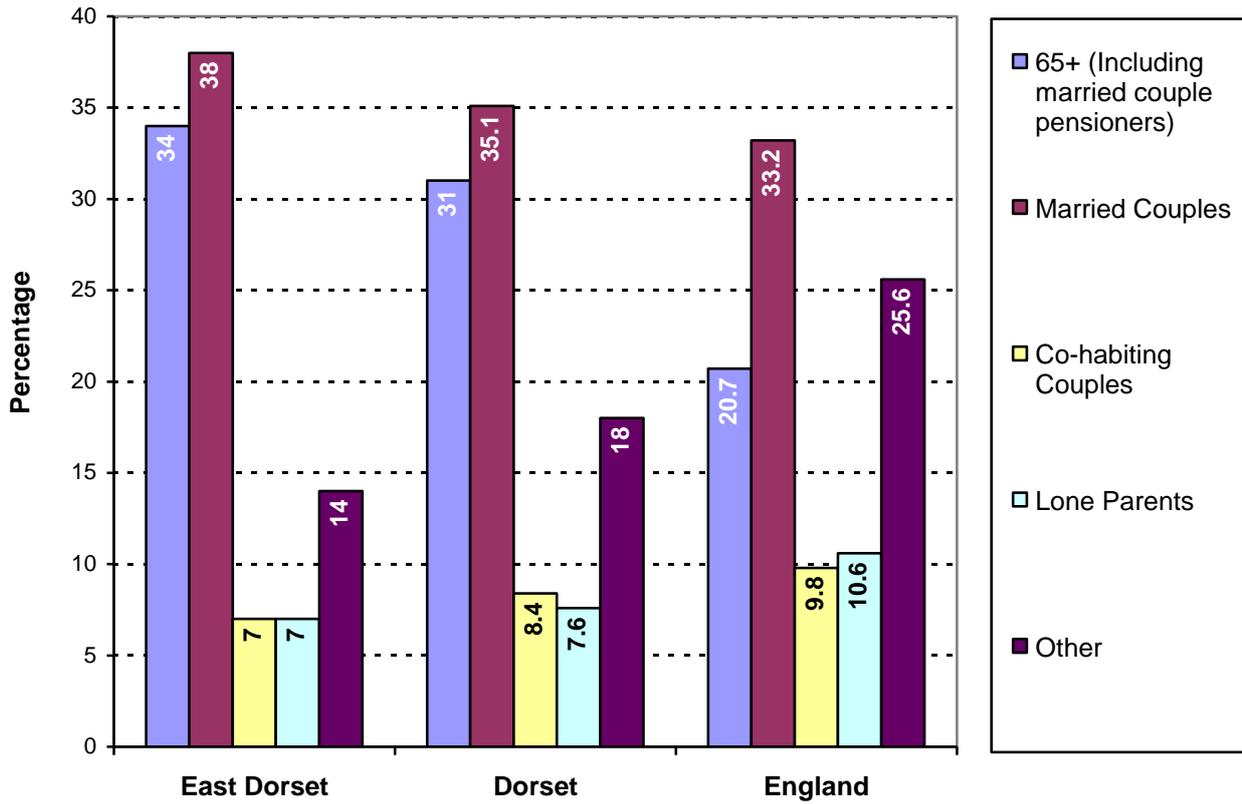
5.9 The household composition of the District remains strongly traditional, despite an increase in the proportion of lone parent households and co-habiting couples since the 1991 Census. While the proportion of married couples has fallen slightly, the figures indicate a strong and cohesive family structure. The very high proportion of persons aged 65 and over leads to significant levels of need in fields such as housing, transport, and social support.

Group	Indicator	Number		% of Households	Comment / Comparison	
Housing	Households				Dorset	England
<i>Source: 2011 Census ONS</i>	Total number of households	37,564				
	Average household size	2.32			2.29	2.40
	Household composition (Based on Census categorisation)	65 and over ³	2001	35.8	33.4	23.8
			2011	34.0	31.0	20.7
		Married Couples or Same Sex Partnerships	2001	41.0	37.7	36.5
			2011	38.0	35.1	33.2
		Co-habiting Couples	2001	5.9	7.0	8.3
			2011	7.0	8.4	9.8
		Lone Parents	2001	5.7	6.8	9.5
			2011	7.0	7.6	10.6
Other	2001	11.6	15.1	21.8		
	2011	14.0	18.0	25.6		

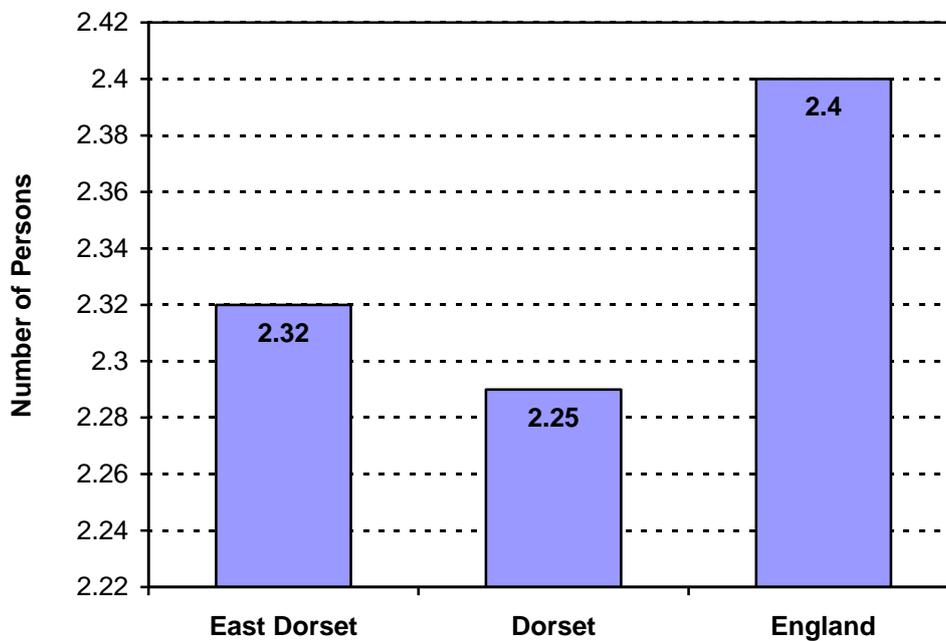
5.10 It can be seen that average household size is comparable to the National picture, and slightly higher than that found in Dorset.

³ Including 65+ married couples

Household Composition (2011)



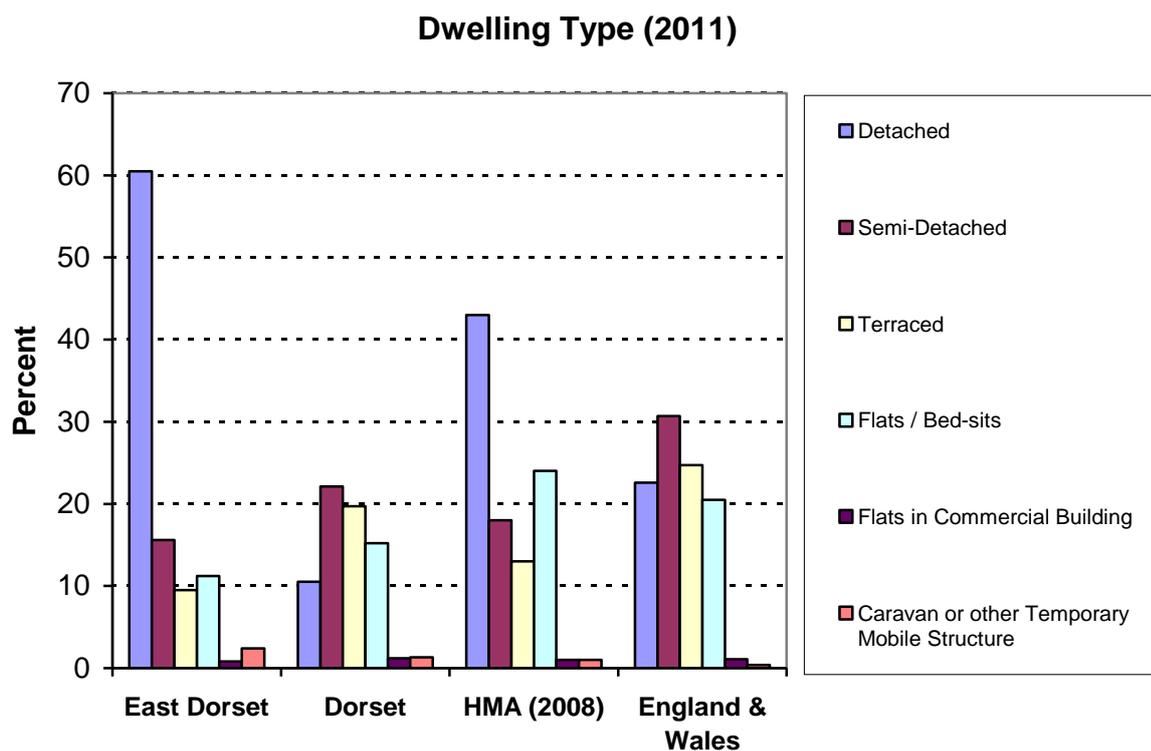
Average Household Size (2011)



Source: 2011 Census ONS

ii) Dwelling Type

5.11 The table and graph below indicate that overall there is a very high proportion of detached dwellings in the District, almost three times the proportion found at the National level. The impact of this is that all other dwelling types are underrepresented in comparison, despite the increase in the number of flats both nationally and locally. This, if considered in isolation from the Housing Market Area (HMA), leads to a very unbalanced range of house types in the District. However, it can be seen that across the Housing Market Area the stock is more mixed although not comparable with Dorset and England and Wales.



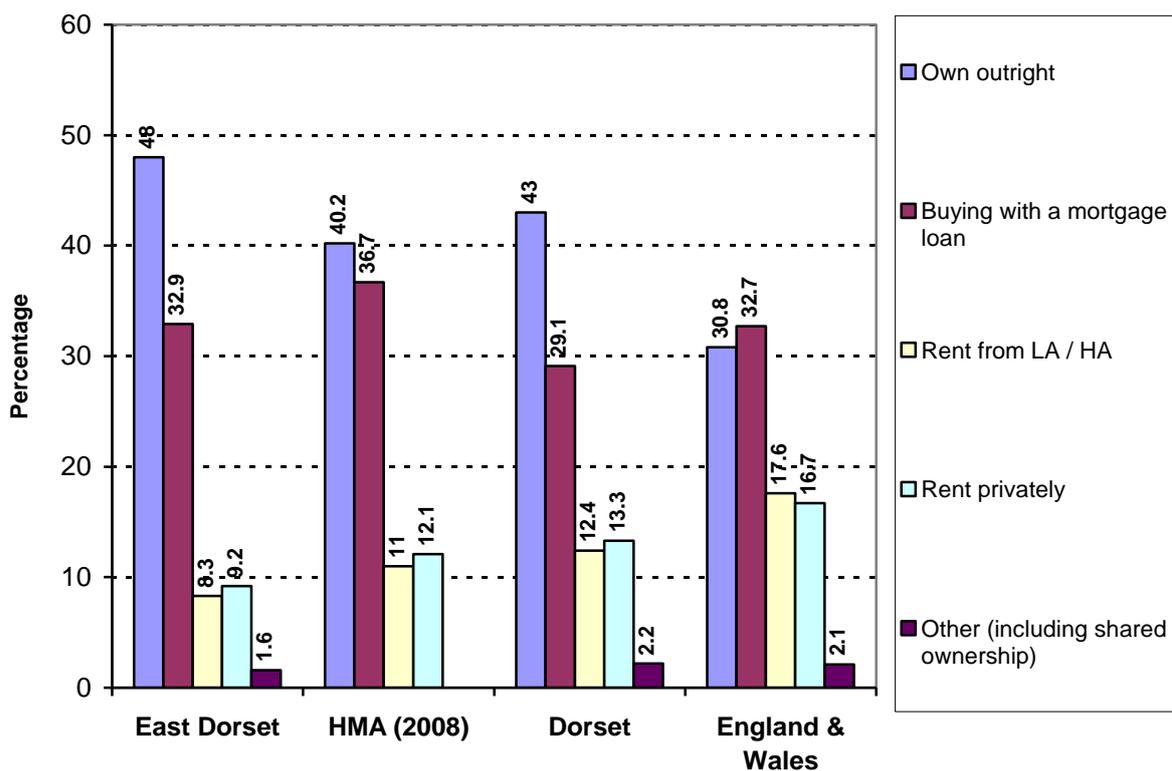
Group	Indicator		% of Dwellings	Comment / Comparison			
Housing	Number of dwellings			HMA (2008)	Dorset	England & Wales	
Source: 2001 / 2011 Census ONS	Dwelling type	Detached	2001	64.0	43	44.9	23.7
			2011	60.5		40.5	22.6
		Semi-Detached	2001	16.3	18	23.4	32.9
			2011	15.6		22.1	30.7
		Terraced	2001	9.8	13	21.0	27.1
			2011	9.5		19.7	24.7
		Flats/Bed Sits	2001	9.3	24	14.0	18.8
			2011	11.2		15.2	20.5
		Flats in Commercial Building	2001	0.8	1	1.4	1.2
			2011	0.8		1.2	1.1
Caravan or other temporary mobile structure	2001	2.5	1	1.3	0.4		
	2011	2.4		1.3	0.4		

iii) Tenure

5.12 The prosperous nature of many of the residents of the District is reflected in the fact that almost half of households own their property outright. This figure has increased over the last 10 years. A further 33% own their home, but with an outstanding mortgage. The proportion of private rental has increased markedly since 2001, whilst social renting has remained broadly unchanged and still remains low compared to National and County figures. This contributes to the acute affordable housing problems faced by residents on low incomes, or looking to enter the private market.

Group	Indicator		% of house holds	Comment / Comparison			
Housing <i>Source: 2001 / 2011 Census ONS</i>	Tenure			HMA (2008)	Dorset	England & Wales	
		Own outright	2001	45.7	40.2	41.0	29.5
			2011	48.0	n/a	43.0	30.8
	Buying with a mortgage / loan	2001	38.3	36.7	34.8	38.8	
		2011	32.9	n/a	12.4	17.6	
	Rent from LA / HA	2001	8.1	11	12.1	19.2	
		2011	8.3	n/a	12.4	17.6	
	Rent privately	2001	4.9	12.1	7.8	8.7	
		2011	9.2	n/a	13.3	16.7	
	Other (including shared ownership)	2001	3.1		4.4	3.9	
2011		1.6		2.2	2.1		

Tenure (2011)



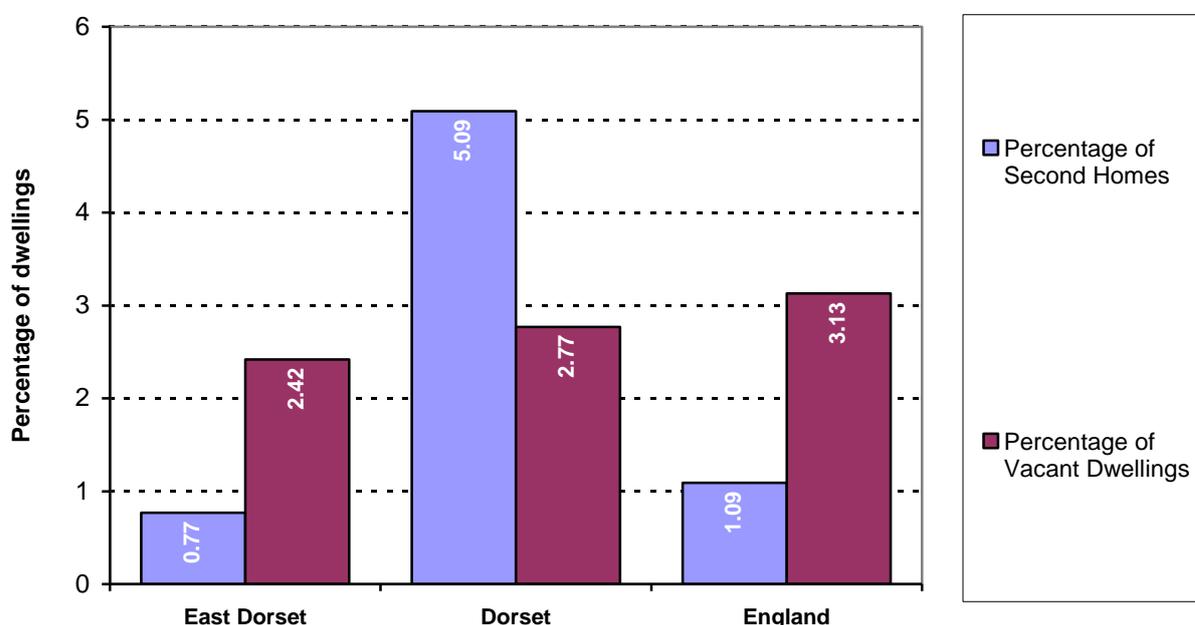
iv) *Second Homes*

5.13 The proportion of second homes is close to the national average and this reflects the suburban nature of much of the housing within the District. Only the northern and western areas of the District are particularly attractive for this use. The District does not have any significant level of vacant or unused housing and there is, therefore, little potential in increasing supply from this

source. This is reflected by the Council's Empty Homes Strategy that looks to bring three vacant properties into use per year.

Group	Indicator		% of dwellings	Comment / Comparison	
				Dorset	England
Housing	Second/Vacant Dwellings			Dorset	England
<i>Source: DCLG 2011, NHF Home Truths 2012</i>	Percentage of Second Homes	2001	0.65	2.80	0.70
		2011	0.77	5.09	1.09
	Percentage of Vacant Dwellings	2001	1.94	2.90	3.20
		2011	2.42	2.77	3.13

Vacant and Second Homes (2011)



v) Stock Condition

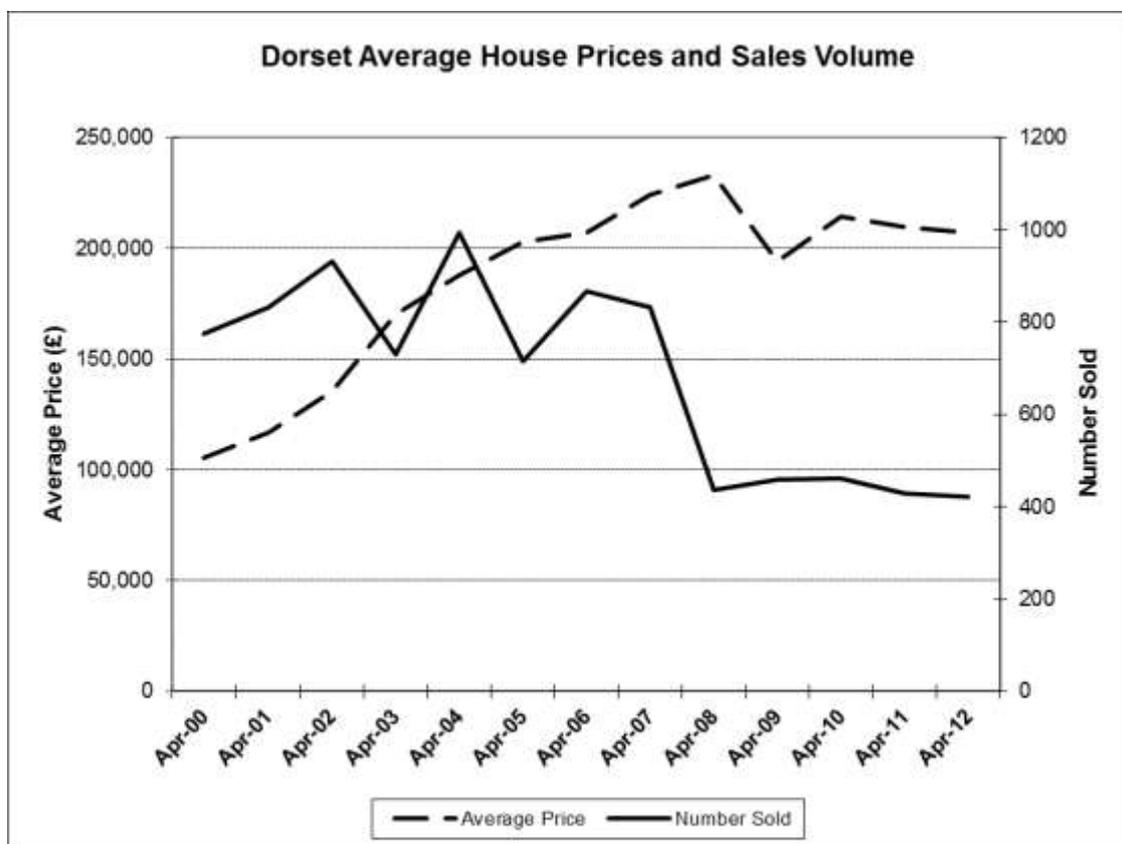
- 5.14 The dwelling stock of the District is predominantly modern, reflecting substantial development in the later part of the twentieth century. This, coupled with the high value of property tends to mean that the condition of dwellings in the District is very good. However, there is a geographical split in the nature of housing in the District. The modern housing stock is predominantly within the urban areas of the south and east of the District. To the north and west there are a loose scatter of villages and hamlets, where the housing stock is in general a lot older. A disproportionate number of dwellings in poor condition are in this rural area.
- 5.15 The table of amenities indicates the high quality of the dwelling stock across the District. The high proportion of dwellings with central heating is significant in relation to the large pensioner population for whom heating is a particularly critical need.

5.16 East Dorset District Council undertook a Housing Condition Audit in 2008. This has assessed the range, character and age of dwellings, along with the overall fitness of this housing stock across the area. It found that 4.1% were considered unfit for human habitation (1,600 properties) and approximately 10% was considered to be seriously defective (3,800 properties), a further 5% were in need of repair, 1% lacked modern facilities and 15% had a poor degree of thermal comfort.. The poorest conditions are associated with the oldest stock (for example, over one half of the incidences of unfit properties were built before 1919).

vi) House Sales

5.17 The quality of the housing and the pressure of demand are reflected in high house prices within Dorset as a whole contributing to problems of affordability. There are currently no separate figures for the District.

5.18 Although many better-paid workers in the conurbation choose to live in East Dorset, there is strong competition for housing from those moving into the area from outside, principally the South East Region. This places a great deal of pressure on the availability and affordability of housing to local people.



Group	Indicator						
Housing	Annual Average Price (£)					Sales	
<i>Source: Land Registry</i>	House Type	Detached	Semi-Det	Terraced	Flat/Mais	Overall	Number Sold
	Apr-00	158,990	99,260	80,790	63,290	105,397	776
	Apr-01	176,371	110,112	89,622	70,209	116,920	832
	Apr-02	204,145	127,451	103,735	81,265	135,332	931
	Apr-03	257,196	160,572	130,693	102,384	170,500	730
	Apr-04	283,165	176,785	143,889	112,721	187,715	993
	Apr-05	305,747	190,883	155,364	121,710	202,686	715
	Apr-06	312,188	194,904	158,637	124,274	206,955	867
	Apr-07	338,050	211,050	171,778	134,569	224,099	833
	Apr-08	351,607	219,514	178,667	139,966	233,087	437
	Apr-09	293,009	182,930	148,891	116,640	194,241	458
	Apr-10	322,927	201,609	164,094	128,549	214,074	462
	Apr-11	316,593	197,654	160,875	126,028	209,875	429
	Apr-12	312,394	195,033	158,741	124,356	207,162	422

- 5.19 The above figures and graph show that house prices in Dorset have fluctuated within a £50,000 band since 2000 until the recession where prices between April 2008 and April 2009 fell by approximately 17%. House prices recovered between 2009 and 2010 with a 10% increase but lately they have fallen back by 0.7%. There has been a corresponding reduction in sales.
- 5.20 The house price and income ratio fluctuates with the movement of prices in the housing market. However, the price / income ratio has remained persistently high in East Dorset over recent years in comparison with other areas.

Group	Indicator	Ratio	Comment / Comparison	
Housing	Housing Affordability		South West	England
<i>Source: Home Truths 2012, National Housing Federation South West</i>	Ratio of house prices to incomes	14.3	11.5	11.1

Crime

- 5.21 Although the table below shows that there are low levels of crime in the District and East Dorset is one of the safest places to live in the Country, it is recognised that residents have a serious concern about crime.

Group	Indicator	Rate/1,000 Population	Comment / Comparison
Social	Crime Type		Dorset
<i>Source: Dorset Police (with rate calculations by Drug Action & Community Safety Team, DCC)</i>	Domestic Burglaries	3.0	3.4
	Violent Crime	4.7	8.8
	Vehicle Crime	4.1	4.5
	Criminal Damage	6.1	9.3

Deprivation

- 5.22 Deprivation can be seen to be low in the National context. However, the picture over the District is not consistent, with some areas facing particular problems. For instance, the rural part of the District scores poorly on access to services, whereas some of the urban areas, such as Heatherlands and Leigh Park score poorly in relation to economic social deprivation indices. However, Heatherlands has become slightly more deprived since 2007
- 5.23 In contrast Canon Hill is one of the least deprived areas in the Country and was the least deprived in Dorset in 2007 although it has now become slightly more deprived. Nevertheless it is still the least deprived areas in the County. In fact the top 5 least deprived areas in the County are in East Dorset.

Group	Indicator	2010			2007		
Social	Deprivation	National Rank	Dorset Rank	District Rank	National Rank	Dorset Rank	District Rank
<i>Source: DCLG</i>	Index of Multiple Deprivation 1 = most deprived: 32,482 = least	Out of 32,482	Out of 247	Out of 57	Out of 32,482	Out of 247	Out of 57
	Ferndown Tricketts Cross East	9,872	21	1	9,460	15	1
	Heatherlands, Ferndown	11,319	27	2	13,844	18	3
	Leigh Park, Wimborne	11,379	28	3	12,966	9	2
	Verwood Emmanuel	32,189	246	56	32,011	244	54
	Colehill - Cannon Hill	32,299	247	57	32,317	247	57

- 5.24 Overall East Dorset remains one of the least deprived authorities in the Country, as can be seen in the table below.

Group	Indicator	Rank	Comment / Comparison	
Social	Deprivation	Out of 326	Dorset (Out of 149 ⁴)	England & Wales
<i>Source: DCLG</i>	Index of Multiple Deprivation 1 = most deprived: 326 = least	284	128	-

Health

Group	Indicator		Comment / Comparison		
Social	Life Expectancy/Health		Dorset	England	
<i>Dept Health 2012 ONS 2012</i>	Life expectancy at birth (years)	Male	82.0	80.6	78.2
		Female	85.9	84.8	82.7
<i>Source: ONS 2011 Census</i>	Percentage of people with a long-term limiting illness		19.7	20.1	17.6
	Percentage of people with a long-term limiting illness who are of working age		10.2	11.6	11.4

- 5.25 East Dorset has one of the highest rankings among local authorities in England and Wales for male life expectancy . In terms of the proportion of the population with chronic and limiting ill-health, East Dorset is at around the national average. Considering the relative disproportion of older people in the District, this again suggests good health.

Economy

- 5.26 The District has a number of industrial sites, including Ferndown which is of regional significance and which attracts commuters from a wide area.

⁴ Administrative County excluding Poole and Bournemouth

Group	Indicator		Comment / Comparison	
Economy	Number of businesses by size band, (number of employees)		Dorset	SW Region
<i>Source: UK Business: Activity, Size and Location 2012, ONS</i>	mini micro 1-4 employees	72%	70%	68%
	micro 1-9 employees	86%	85%	83%
	small 1-19 employees	93%	93%	92%
	medium 20-249 employees	7%	7%	8%
	large 250+ employees	-	-	-
	Total businesses	4,565	20,310	241,265

- 5.27 In common with the County and Regional picture, most businesses in East Dorset have fewer than 20 employees (93%). All areas in the South West Region have less than 1% of firms employing 250 or more employees

Unemployment/Employment

Group	Indicator		Comment / Comparison			
Economy	Employment and Pay		Dorset	SW Region	GB	
<i>Source: Claimant Count Data ONS</i>	Unemployment Rate % Apr 2011 – Mar 2012		1.5	2.1	3.4	5.1
<i>Source: Annual Survey of Hours and Earnings, 2012, (ONS)</i>	Median gross weekly pay of full-time employees	Living in the District (£)	518	485	476	508
		Working in the District (£)	458	480	467	507
<i>Source: ONS Nomis 2012</i>	Percentage of working age ⁵ population in employment %		84.2	78.9	78.7	76.6

- 5.28 Local unemployment rates are very low, representing virtually full employment when the movement of people between jobs is taken into account.
- 5.29 Earnings of those living in the District are higher than the Regional and County levels, and above the national average. This contrasts with those working in the District, but living outside, where earnings are below the Regional and National average.

⁵ % are for those aged 16-64

- 5.30 The proportion of the local population in employment is above the average for Dorset and the Region but greater than the Country as a whole
- 5.31 The table set out below shows the relative importance of the main sectors.
- 5.32 The most businesses in East Dorset occur in the Professional, Scientific, Technical and Construction Sectors. Overall the district is not dissimilar to the county, regional and national distribution of Sectors. The one exception is agriculture where there are less businesses than in the county and region. This may be attributable to the proximity of large urban areas with the consequent change in the way the local countryside has changed.

Group	Indicator		Comment / Comparison		
Economy	Businesses by Sector of the Economy:		Dorset	SW Region	GB
<i>Source: UK Business: Activity, Size and Location 2012, Office for National Statistics</i>	Agriculture, Forestry & Fishing	5%	10%	9%	4%
	Production	9%	7%	6%	6%
	Construction	15%	13%	11%	10%
	Motor Trades	4%	3%	3%	3%
	Wholesale	5%	4%	4%	5%
	Retail	8%	11%	11%	11%
	Transport & Storage (inc. Postal)	3%	3%	3%	3%
	Accommodation & Food Services	4%	7%	7%	6%
	Information & Communication	6%	5%	6%	7%
	Finance & Insurance	3%	2%	2%	3%
	Property	4%	3%	3%	4%
	Professional, Scientific & Technical	14%	12%	12%	15%
	Business Administration & Support Services	7%	6%	6%	7%
	Public Administration & Defence	1%	1%	1%	1%
	Education	2%	2%	2%	3%
	Health	4%	5%	6%	6%
	Arts, Entertainment, Recreation & Other Services	6%	7%	6%	7%
TOTAL ⁶	100%	100%	100%	100%	

⁶ May not sum due to rounding.

Transport

- 5.33 The main roads into the conurbation and to the west pass through the District. They carry heavy flows of traffic, including substantial amounts of daily commuters, and heavy additional flows in holiday periods. They run through or beside some of the District's main towns and villages, creating a number of environmental problems, severance and congestion.
- 5.34 A major transport study, known as the South East Dorset Multi Modal Transport Study has been completed. This has provided valuable information for the future AMR's and the development of planning policy. It has also provided information for LTP3.
- 5.35 There is no rail line in the District and bus services are relatively weak.



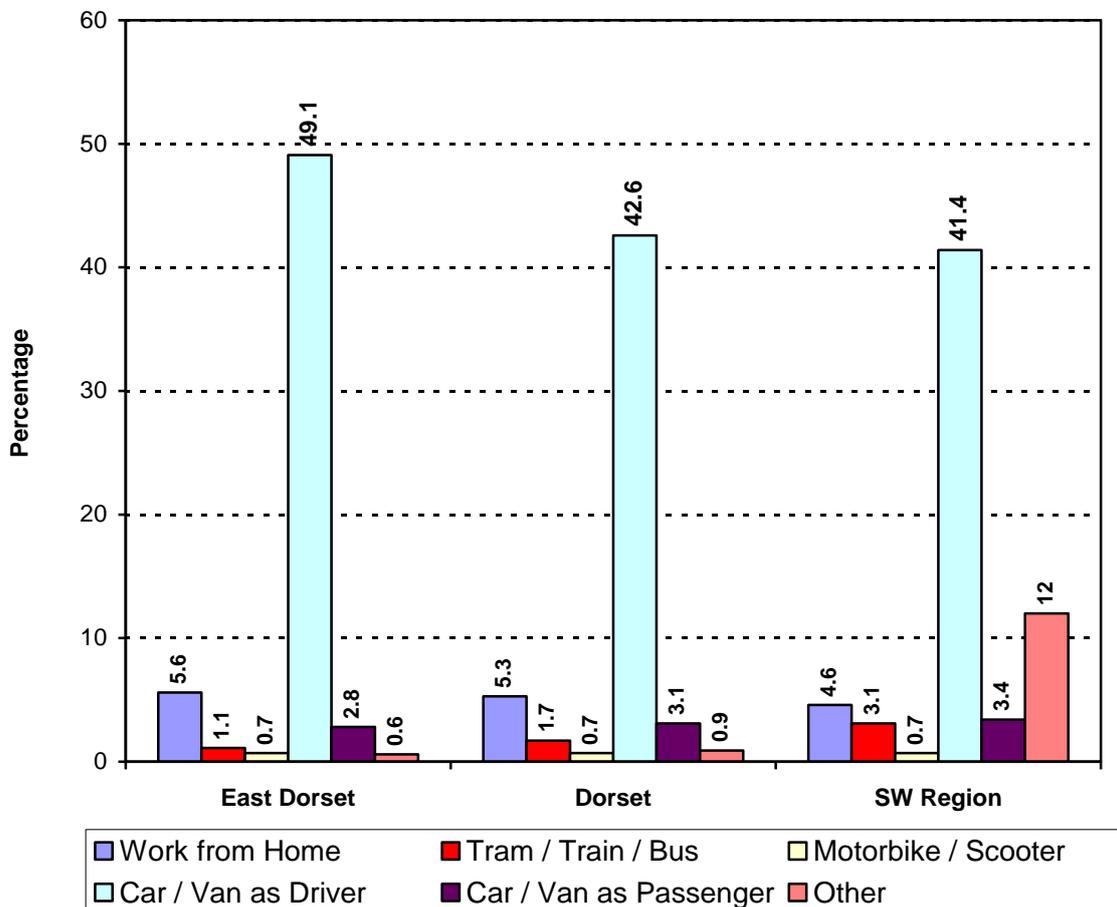
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Figure 2: Major Transport Routes in East Dorset

Travel to Work

Group	Indicator	Comment / Comparison	
Transport	Travel to work - mode	Dorset	SW Region
<i>Source: ONS 2011 Census.</i>	Work from home	5.6%	5.3%
	Tram / train / bus	1.1%	1.7%
	Motorbike / scooter	0.7%	0.7%
	Car / van as driver	49.1%	41.4%
	Car / van as passenger	2.8%	3.4%
	Other	5.8%	12.0%

Travel to work - Mode (2011)



5.36 The figures underline the very high dependence of the area on private transport - a consequence both of the prosperity of the area and of its dispersed pattern of employment centres and housing areas. This creates problems for the provision of public transport services.

Group	Indicator	%	Comment / Comparison	
Transport	Travel to work - distance	East Dorset	Dorset	England & Wales
<i>Source: ONS 2001 Census. (2011 Census data not currently available)</i>	Less than 2km	14.0	23.1	20.0
	2km to less than 5km	13.0	13.4	20.0
	5km to less than 10km	22.1	16.0	18.2
	10km to less than 20km	20.3	15.4	15.2
	20km to less than 30 km	3.3	4.8	5.4
	30km to less than 40 km	2.7	2.9	2.4
	40km to less than 60km	2.1	2.0	2.2
	60km and over	3.9	3.8	2.7
	Other	18.6	18.6	13.9

5.37 The length of the journeys to work further underlines the 'unsustainability' of the commuting patterns of the area with a low proportion of journeys of less than 5km, and a high proportion in the range 5km to 20km. This is further emphasised by the fact that 70% of journeys to work are undertaken by car, compared to 61% in Dorset and 55% Nationally.

Access to Transport

Group	Indicator	%	Comment / Comparison	
Transport	Access to transport		Dorset	England & Wales
<i>NLPG – Geoplace 2012</i>	% of dwellings within 400m of hourly daytime bus service ⁷	75	No comparable data available	
<i>Source: ONS 2011 Census</i>	% of households with no car	10.3	15.5	25.8
	% of households with 1 car	39.6	43.5	43.8
	% of households with 2+ cars	31.1	29.1	27.5



5.38 Access to private transport is strikingly high, particularly in the proportion of households with two or more cars and the small proportion with no car. This has happened because of the general prosperity of residents in the District, but also because of the lack of alternatives available.

⁷ Properties with primary category of residential in the National Land and Property Gazetteer.

Education

5.39 The level of educational achievement is generally comparable to the national average.

Group	Indicator	Comment / Comparison		
		East Dorset	South West	England ⁸
Education	Educational Achievement			
<i>Source: ONS 2011 Census</i>	Percentage with no Qualifications	21.5%	20.7%	22.5%
	Percentage of pupils achieving Level 2 qualifications ⁹	16.4%	16.4%	15.2%
	Percentage of pupils achieving Level 3 qualification ¹⁰	11.6%	13.2%	12.4%

Environment

5.40 The table below shows that the District has significant amounts of land of high landscape and nature conservation quality.

Group	Indicator	Comment / Comparison			
		East Dorset	Dorset	SW Region	England
<i>Council GIS, Natural England, DERC and DCC</i>	Nature Conservation: % of area covered by one or more designations	12.3%	No comparable data available		
	Landscape: % of area covered by AONB	45	53	27	15
<i>Source: East Dorset District Council Air Quality Report 2007, NETCEN</i>	Number of Local Air Quality Management Areas	0			
	Air Quality Objectives Being Met?	Yes			
	Air Quality NO _x emissions tonnes/km ² (2005)	0.51			

⁹ 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A Level/ 2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Welsh Baccalaureate Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma Apprenticeship

¹⁰ 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, Welsh Baccalaureate Advanced Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma

- 5.41 Air quality is considered to be good, with no requirement for Local Air Quality Management Areas and all air quality objectives being met.

6. Output indicators

- 6.1 The following sections of the report cover specific topic areas. They deal with the objectives of the saved East Dorset Local Plan relating to that topic, and the groups of policies which are concerned with it. In many cases specific objectives, such as the development of a site, can be attributed to the policies, although they were not set out in the Plan in that form.
- 6.2 In addition, the sections show relevant objectives from the approved Scoping Report for the Sustainability Appraisal / Strategic Environmental Appraisal of the forthcoming Local Development Framework., and relates to the new Local Development Framework rather than to the existing East Dorset Local Plan. Its use helps to indicate where conflicts might be arising between the directions being given to development by the Local Plan policies, and the wider aims and objectives for sustainable development.
- 6.3 In the longer term, as the Local Plan is replaced by new policies and proposals, these sections of the Monitoring Report will change. The Sustainability Appraisal / Strategic Environmental Appraisal objectives will provide a common base to which each separate Local Development Document will be related, although it is likely that each will require in addition some objectives, indicators and monitoring of its own.
- 6.4 In each case, where there are 'Core Output Indicators' relevant to the topic area, they are included. The Core Output Indicators were until recently specified by government as required elements of the Authorities Monitoring Reports. These have now been rescinded as a requirement but are continued here in order to establish a 'time series' of comparable statistics.

7. Housing

Local Plan Objectives

- 7.1 Both the Local Plan Housing Requirement and the Structure Plan on which it was based concluded in 2011. The original objective was to provide adequate areas and types of sites for housing development to the levels proposed by the former Structure Plan and to ensure an adequate proportion of land is provided for affordable housing.¹¹
- 7.2 The number of affordable houses was set at 640 for the plan period.
- 7.3 The provision of about 4,400 new dwellings (gross) between 1994 and 2011.¹²

Sustainability Appraisal Objective

- 7.4 Objective 13: Help make suitable housing available and affordable for everybody.¹³

¹¹ East Dorset Local Plan Paragraph 5.47

¹² Objective drawn from East Dorset Local Plan Policy HSUP1.

¹³ Objective 1, Christchurch and East Dorset Draft Sustainability Scoping Report, October 2008.

Level of development

Indicator	Outcome	Comment
East Dorset Local Plan – Former Housing Requirement 1994 – 2011	2012 Update	
Additional dwellings since the start of the development plan period (1994)	5,245 gross	The Local Plan (and the Structure Plan on which it is based) deal in terms of gross dwelling figures.
Additional dwellings for the current year: new dwellings completed	107 net 141 gross	
Original projected additional dwellings up to the end of the development plan period (1994 - 2011)	4,622 gross	
Annual additional housing requirement	-623 gross for the first year beyond the Local Plan period	Actual completions over the Plan period have substantially exceeded requirement.
Annual average number of additional dwellings needed to meet overall housing requirements, having regard to previous years' performances	0	

- 7.5 The former Structure Plan and Local Plan housing requirements are gross figures, and do not take into account the loss of dwellings. As a consequence monitoring of housing completions for much of the early period of the Plans did not account for the loss of dwellings. It is therefore not possible to provide net figures that relate to the former Local Plan housing requirement.
- 7.6 The figure in the preceding table has been calculated as the total housing target divided by the seventeen years' of the Plan period (1994 – 2011). The rate of development in the first decade of the Plan period has been high. As a consequence the gross housing requirement for the Local Plan period has been met.

Five Year Housing Land Supply

- 7.7 A separate report detailing the five year land supply in the District had been included in the 2009 SHLAA Report (March 2010) which was reported to the SHLAA Panel in March 2010, and the return completed in respect of the Housing and Delivery Grant Data May 2010. The data used for the SHLAA Report was based on information from the previous year's Monitoring Report due to the difference in the timescales in preparing the reports.
- 7.8 However, due to the abandonment of the RSS and the introduction of the Localism agenda by the new Government, it now falls to East Dorset District Council to establish its housing target for the area. Work has updated the Strategic Housing Market Assessment, and Master Planners have examined areas within the District with residential potential across the District. The annual SHLAA reports will also be used to assist in establishing a local housing target

based on meeting an established local need. This will be finalised by the adoption of the Core Strategy.

- 7.9 The current 5 year supply, in the absence of an agreed housing target, equates to an estimate of the number of dwellings which may come forward via existing commitments and a number of other factors which include:-
- i. Existing planning consents already granted.
 - ii. An estimate of new planning consents that are expected to be granted based on past figures.
 - iii. An estimate of housing sites that are likely to expire based on past figures.
 - iv. An estimate of expected completions based on past figures.
 - v. An estimate of unused SHLAA land (which is not expected to form part of new consents in ii above) which remains available.
 - vi. Remaining unused Local Plan allocations.

	Period	Dwellings (net)	Average dwellings per year
RSS Housing requirement	2011 – 2026	No Requirement. RSS abandoned July 2010	None
Completions	2006 - 2012	742	124
Housing provision for the 5 year period <i>(based on projected historic completions for the preceding 5 years)</i>	2013 – 2017	674	135
Number of dwellings which can be provided on deliverable sites for the 5 year period from April 2012		1055	211

- 7.10 The Council does not intend to prevent the approval of new dwellings in the District on the basis of the former Structure Plan figures. The District has remained ahead of the 'strategic requirement' of the Structure Plan for its final year to 2011. The completed result of the Structure Plan is included in the Housing Trajectory section to demonstrate that there has been a 500+ overprovision of dwellings compared to the overall target. With the abandonment of the Regional Spatial Strategy there are no formal housing provision targets. The Council's formal Housing Target will only be established once the Core Strategy is adopted. In the interim, as the Council did not accept the housing figures set out in the emerging RSS before its effective abolition, the Council's Housing target must be based on its completion rates and an assessment as to whether there is adequate land with planning permission to meet the current completion rates experienced across the District.
- 7.11 The trajectory also confirms the expected result that, as the main greenfield sites brought forward under the former Structure Plan have been completed, the rate of house building has reduced to a level sustained by continued infilling and redevelopment within existing town and village boundaries. The Council has undertaken a Strategic Housing Land Availability Assessment which replaced the old Urban Potential Study which is now considered to be out of

date. This will update our understanding of the future provision of new housing within the urban areas and identify if action is required to address a shortfall in the long term supply of housing

Progress on Local Plan Policies and Proposals

- 7.12 The former Draft and Deposit East Dorset Local Plans contained a number of substantial sites which were developed rapidly at the same time as the Plan progressed to adoption. These sites were removed from the adopted Plan in 2002 because they had been completed, having contributed to the substantial total of development noted against 2005 Core Output Indicator 2a(i). The remaining sites listed represent the residue of the sites brought forward in the Plan. Historically, these sites have been held back by the landowners, although there were no infrastructure constraints. Three of the main development opportunities are now in question. The sites at Hainault Farm, Verwood and Three Legged Cross lie within 400m of the International Heathland Designations and so are no longer considered to be appropriate for development into residential use. The site at Aggis Farm, Verwood also lies partially within this.

Policy or Proposal Number	Proposal	Site area (ha)	Dwellings expected in Local Plan (net)	Completed	Progress
FWP1	Green Worlds Housing, Ferndown	2.8	60	0	Land not yet brought forward for development, but the landowner has undertaken some pre-application discussions with the Council. The site is now heavily treed which could preclude a higher density development
WIMCO1	Victoria Rd / Old Road, Wimborne	0.2	15	0	Land not yet brought forward for development.
WIMCO2 (not saved)	Canford Bridge, Wimborne	0.7	25	34	Complete
WIMCO4	Brook Road, Wimborne	2.0	0	0	The site now has consent for commercial use.
V1	Aggis Farm, Verwood	3.7	8	0	The majority of the site lies within 400m of heathland, therefore only frontage development on Station Road would be possible.
V2	Hainault Farm, Verwood	2.3	0	20	Undeveloped remainder within 400m Protected Heathland
V3 (not saved)	Ebblake	6.2	186	170	Completed.
TLC1	Horton Road, Three Legged Cross	1.0	0	0	The site lies within 400m Protected Heathland
CHASE5	Opposite the Smithy, Gussage St	0.85	0	0	Majority of the site now lies within Floodzone

Policy or Proposal Number	Proposal	Site area (ha)	Dwellings expected in Local Plan (net)	Completed	Progress
	Michael				3
CHASE6	Back Lane, Sixpenny Handley	0.8	25	0	It is considered that the site has a greater capacity than originally estimated
CHASE7	Frogmore Lane, Sixpenny Handley	0.5	15	0	Proposals dependent on bypass construction
CHASE13	Between PO & Mount Pleasant Cottages, Witchampton	0.16	2	2	Completed
CHASE14	North of Downley Cottages, Witchampton	0.07	1	1	Completed
Totals			337	227	

- 7.13 In view of the high level of development already achieved and a fact that nearly half of the residual sites have been developed, it is considered that there is no immediate urgency in taking stronger action to bring these sites forward. This will, however, need to remain under review in particular to enable the provision of affordable housing and in order to maintain a rolling five year supply of suitable, achievable and available housing development land.
- 7.14 Sites FWP1 and WIMCO1, lie within main urban areas, and there is therefore no reason to consider their deletion. Site CHASE5 is in a relatively small village and is affected by flooding issues, and consideration should be given to its review and possible deletion in the work on the LDF. Sites CHASE6 and CHASE7 are within a key rural settlement. They may prove useful in providing affordable housing, but their suitability in relation to sustainable objectives will be reviewed in the LDF. The infrastructure constraint on CHASE6 should be reviewed if the Highways Authority considers that the bypass is no longer required. The reviews will be included in a Site Specific Allocations Development Plan Document.

Housing Trajectory

- 7.15 The government specifically asks local authorities to show how housing has developed compared with what was planned, and what is expected to happen in the coming years. This 'Housing Trajectory' extends to 2026.
- 7.16 The requirement of the Structure Plan (to 2011) which concluded in 2011 is included to show the outcome. The former Regional Spatial Strategy was abandoned in July 2010 and is therefore omitted this year.
- 7.17 Without these strategies there are no current targets to compare housing completions against. The remaining period of the trajectory therefore shows projected completions based on the Strategic Housing Land Availability Assessment and extant consents. The baseline for this

Report is 31st March 2012, and at that time the Council was preparing to publish for consultation a Pre-Submission Core Strategy. This proposes new areas of land for housing, but these are not progressed sufficiently to take into account within this report. It is expected that the next accounting year, to the end of March 2013, a housing target will have been identified and the new areas of land identified for housing can contribute to the trajectory.

- 7.18 The former core output indicators H2a-d indicates the recent levels of housing delivery both in previous years and in this survey year. This indicator is retained for the completeness of the 'time series'. The indicators also look at the levels of housing expected to be provided in future years, and how this future level of house building needs to be managed taking into account previous years performances. However in the absence of targets for housing provision beyond 2010, the figures included represent projected completion rates.

Core Output Indicator	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26		
Formerly H2a Completions in previous years	323	225	173	128	164	116	70	157																	
Formerly H2b Completions this year									107																
Formerly H2c Net additions										246	206	203	207	193	191	194	194	206	104	104	106	109	112		
Formerly H2c Hectares	Regional Spatial Strategy - Since July 2010 the Spatial Strategy has been abandoned and consequently there are no current targets to compare housing completions against.									6.00	24.44	27.81	16.83	13.91	6.84										
Formerly H2c Target										135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135
Formerly H2d Expected completions										246	206	203	207	193	191	194	194	206	104	104	106	109	112		

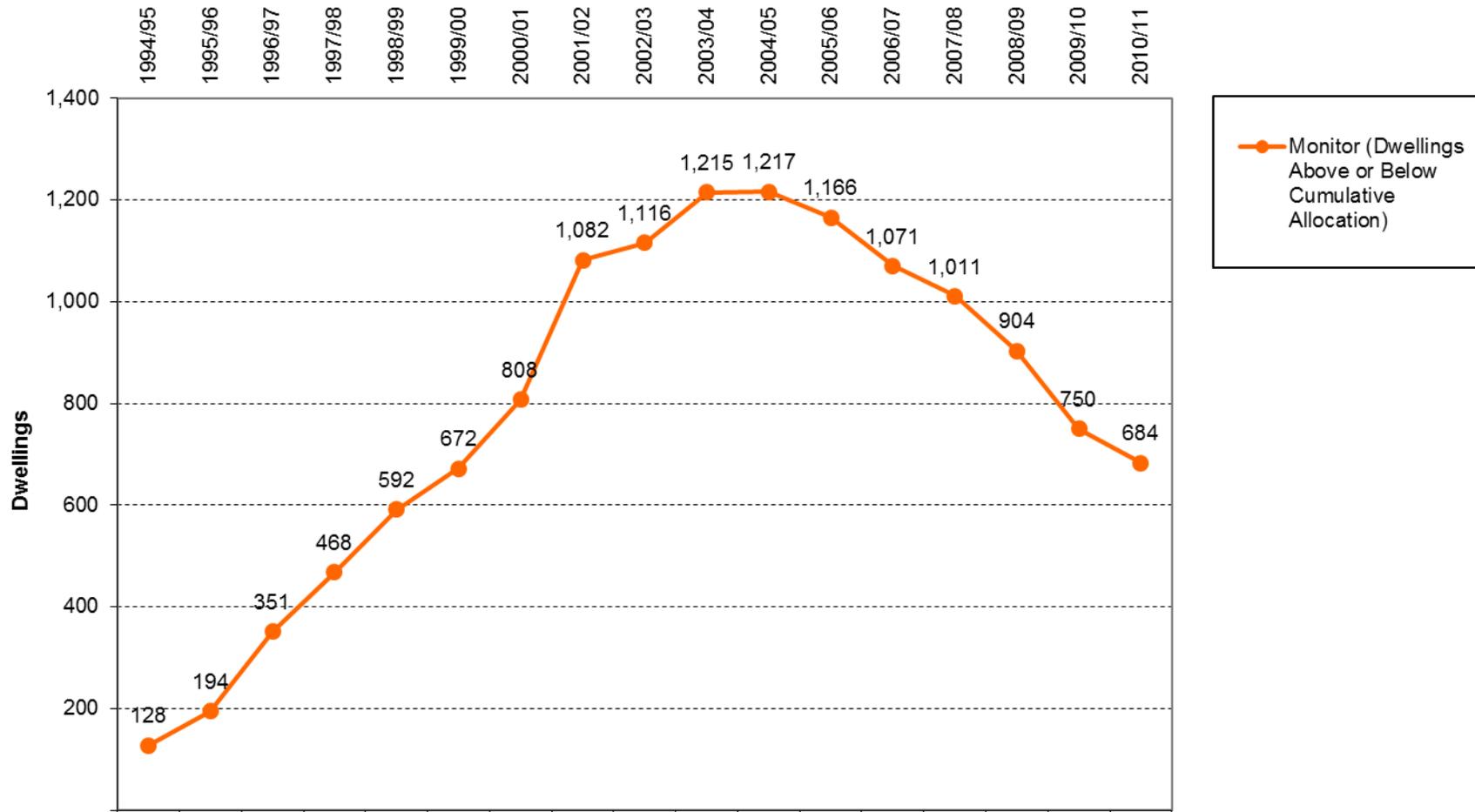
7.19 The following Housing Trajectories give more detail to the figures in the above tables.

Housing Trajectory 1994 - 2011

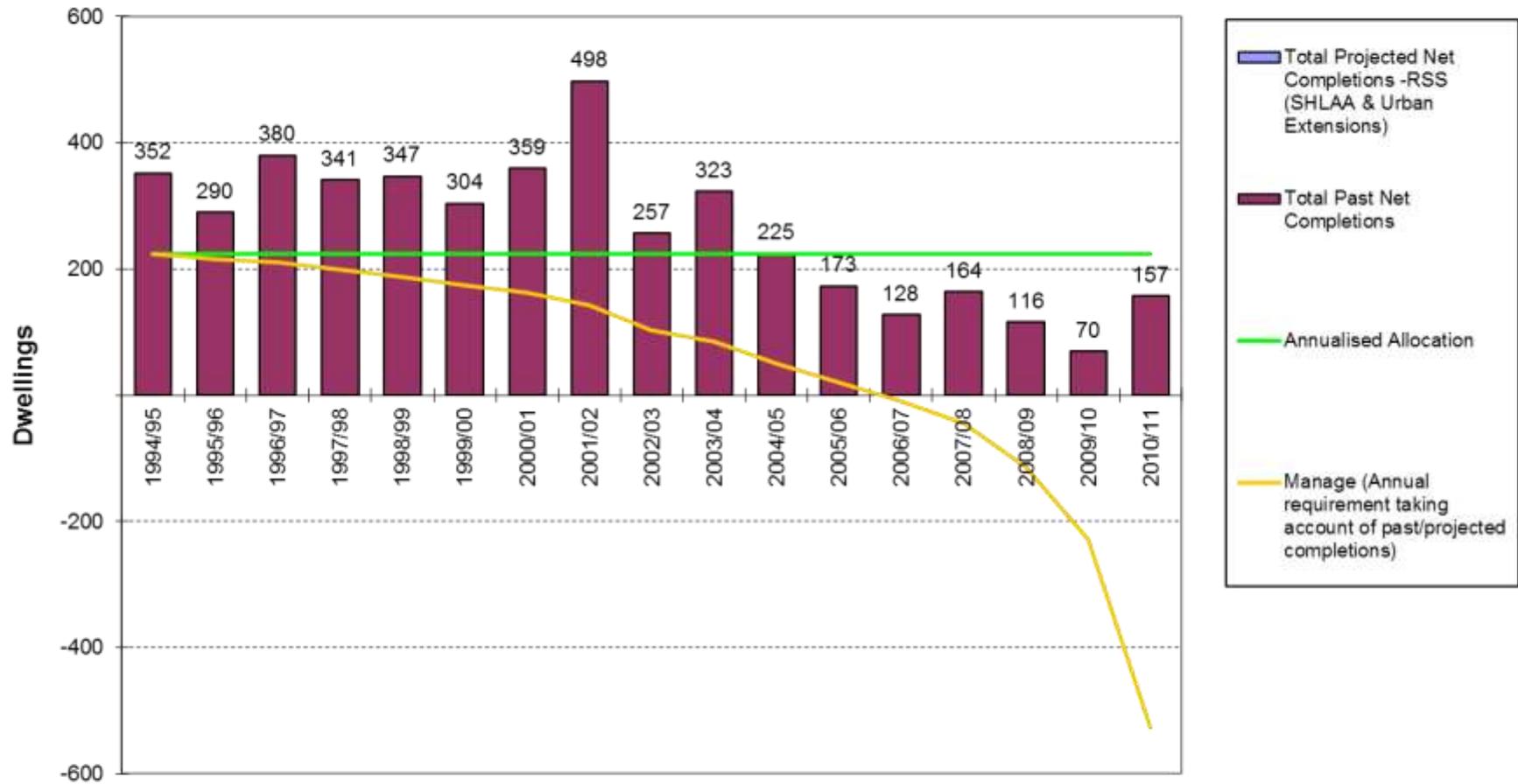
Bournemouth, Dorset and Poole Structure Plan (Completed)

Structure Plan Housing Trajectory	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Total Past Completions (Including Allocations)	352	290	380	341	347	304	359	498	257	323	225	173	128	164	116	70	157
Total Projected Completions (Including Allocations)																	
Cumulative Completions	352	642	1,022	1,363	1,710	2,014	2,373	2,871	3,128	3,451	3,676	3,849	3,977	4,141	4,257	4,327	4,484
Annualised Allocation	224	224	224	224	224	224	224	224	224	224	224	224	224	224	224	224	224
Cumulative Allocation	224	448	671	895	1,118	1,342	1,565	1,789	2,012	2,236	2,459	2,683	2,906	3,130	3,353	3,577	3,800
Monitor (Dwellings Above or Below Cumulative Allocation)	128	194	351	468	592	672	808	1,082	1,116	1,215	1,217	1,166	1,071	1,011	904	750	684
Manage (Annual requirement taking account of past/projected completions)	224	216	211	198	187	174	162	143	103	84	50	21	-10	-44	-114	-229	-527

Housing Trajectory 1994 - 2011 Bournemouth, Dorset and Poole Structure Plan (Completed)



Housing Trajectory 1994 - 2011 Bournemouth, Dorset and Poole Structure Plan (Completed)



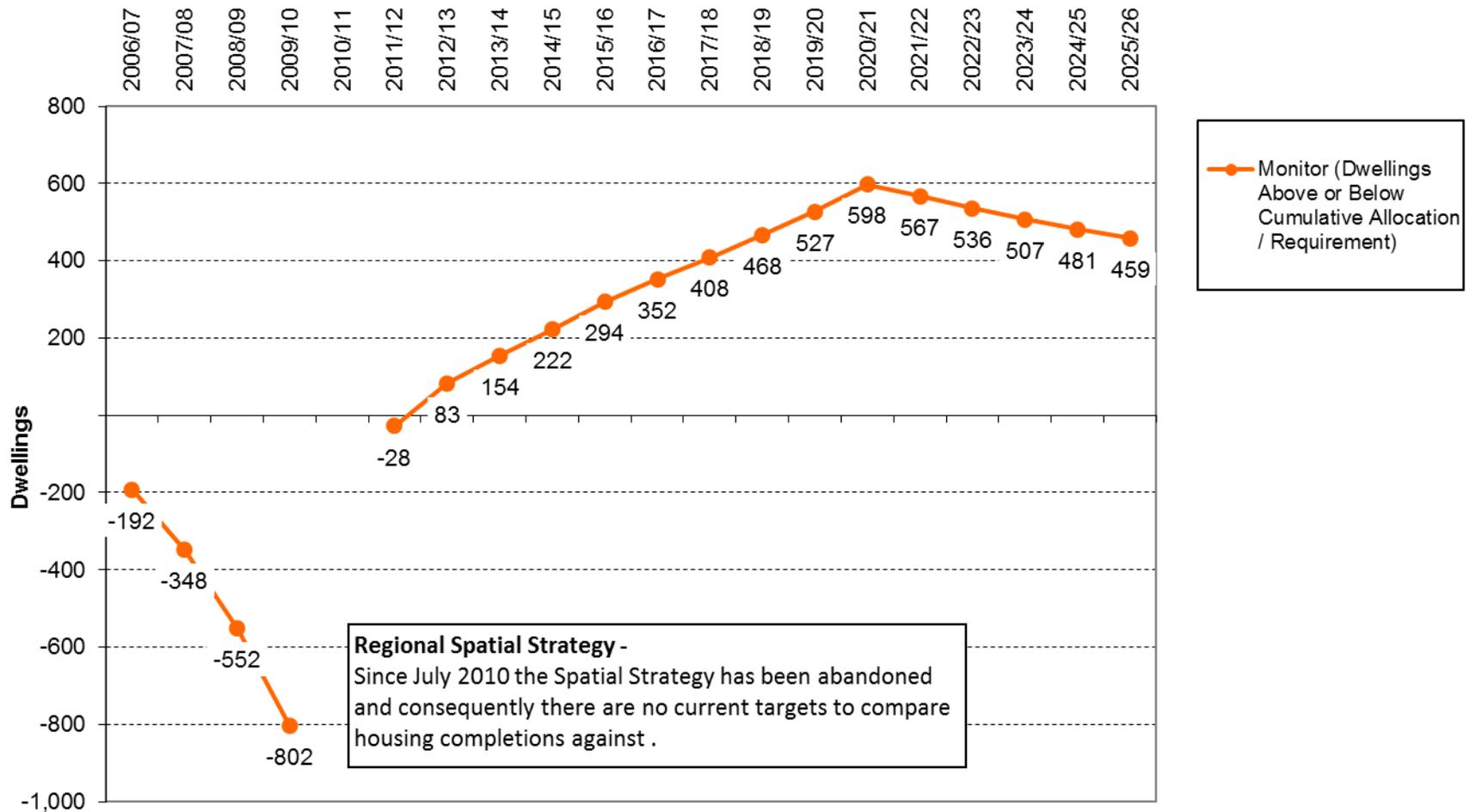
Housing Trajectory 2006 - 2026

Regional Spatial Strategy 2006 - 2010 and Projected Completions 2011 - 2026

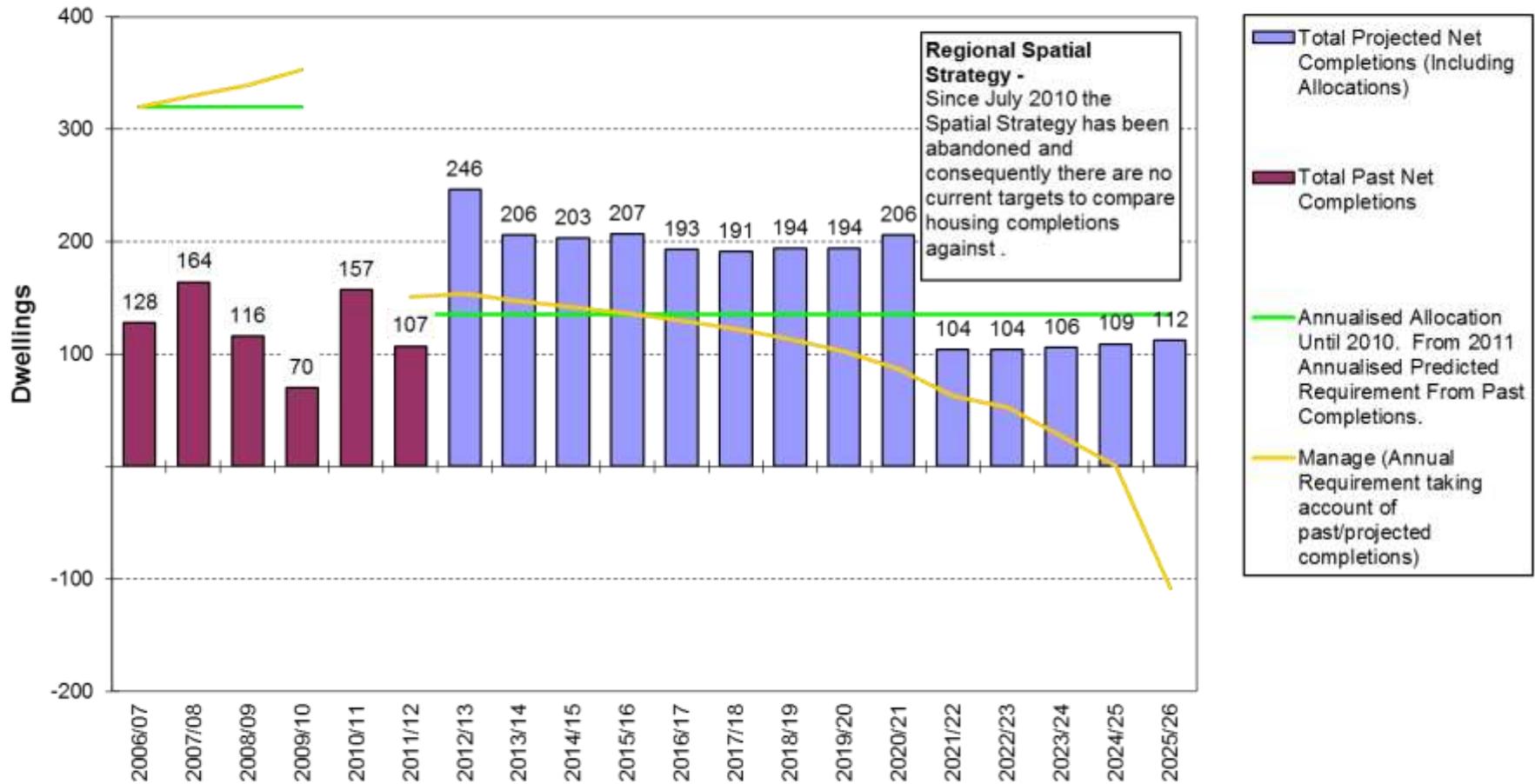
Regional Statal Strategy 2006 - 2010 & Projected Completions - Housing Trajectory	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Total Past Completions (Including Allocations)	128	164	116	70	157	107															
Total Projected Net Completions (Including Allocations)							246	206	203	207	193	191	194	194	206	104	104	106	109	112	
Cumulative Completions	128	292	408	478	635	107	353	559	762	968	1,161	1,352	1,546	1,740	1,946	2,050	2,154	2,260	2,369	2,481	
Annualised Allocation / Requirement	320	320	320	320		135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135
Cummulative Allocation / Requirement	320	640	960	1,280		135	270	405	539	674	809	944	1,079	1,214	1,348	1,483	1,618	1,753	1,888	2,023	
Monitor (Dwellings Above or Below Cumulative Allocation / Requirement)	-192	-348	-552	-802		-28	83	154	222	294	352	408	468	527	598	567	536	507	481	459	
Manage (Annual requirement taking account of past/projected completions)	320	330	339	352		151	154	147	142	136	129	122	114	102	87	63	53	27		-108	

Regional Spatial Strategy -
 Since July 2010 the Spatial Strategy has been abandoned and consequently there are no current targets to compare housing completions against .

Housing Trajectory 2006 - 2026 Regional Spatial Strategy 2006 - 2010 and Projected Completions 2011 - 2026



Housing Trajectory 2006 - 2026 Regional Spatial Strategy 2006 - 2010 and Projected Completions 2011 - 2026



- 7.20 The trajectory confirms the expected result that, as the main greenfield sites brought forward under the existing Structure Plan have been completed, the rate of house building has reduced to a level sustained by continued infilling and redevelopment within existing town and village boundaries. The Council has undertaken a Strategic Housing Land Availability Assessment which replaced the old Urban Potential Study which is now considered to be out of date. This will update our understanding of the future provision of new housing within the urban areas and identify if action is required to address a shortfall in the long term supply of housing. This will be taken forward in the Core Strategy.

Previously Developed Land

Local Plan Objective

- 7.21 The Local Plan sets no specific objective for this, but one may be drawn from the proposals set out in Paragraph 5.47 of the Plan, which expects that during the remaining part of the Plan period 746 dwellings will be built on windfall sites already permitted, with 1,097 on further windfall sites yet to come forward. In the case of East Dorset virtually all windfall sites are on previously developed land because of the Green Belt and other policies. The allocations with permission and yet to be permitted are almost entirely on green field sites, although mostly within urban areas.
- 7.22 The Local Plan Objective may therefore be said to be that 64% of development should take place on previously developed land (i.e. the windfall sites).

Sustainability Appraisal Objective

- 7.23 Objective 2: Promote the conservation and wise use of land.

Output Indicator

Indicator	Outcome	Comment
Percentage of new and converted dwellings on previously developed land 2011/12 (This figure is a gross figure as previously required by COI indicator H3)	66.67%	

- 7.24 Much of the residential development in East Dorset has traditionally occurred on garden sites due to the constraints imposed by the Green Belt as well as natural constraints that are prevalent in this area. This form of development using gardens is likely to continue but now will not be counted as occurring on previously developed sites which will affect the compliance with Local Plan objective outlined in 7.21.

Density of Development

Local Plan Objective

- 7.25 The Local Plan has no measurable objective but a general aim is implied by Policy HODEV2 (a) which requires development to make the best use of the available land, with higher densities particularly in town centres and places with good public transport accessibility. The minimum density requirement of 30 dwellings per hectare has been removed from PPG3.

However data collection continues using the same categories in order to maintain a time series.

Sustainability Appraisal Objective

7.26 Objective 2: Promote the conservation and wise use of land.

Output Indicator

Indicator	Outcome 2011-12	Outcome 2010-11	Comment
Percentage of new dwellings completed at the following net densities			Previous national policy targets have been dropped in recent policy guidance. However for the purposes of comparison with previous years these are continued here for the time being.
Less than 30 dwellings / ha	57%	39%	
30 to 50 dwellings / ha	14%	11%	
More than 50 dwellings / ha	29%	50%	

7.27 Much development in the District has taken place on small infill or redevelopment sites which impose significant constraints, and where development must take account of its setting and is unable to create its own environment. This is largely as a result of policy continuing to limit the opportunity for the development of green-field sites. All sites allocated in the Local Plan are proposed at densities of 30 dwellings / ha and upwards. During the period 2011-12, the densities being achieved showed an increase in low density developments compared with the previous year, where densities were more evenly distributed. This reflects the construction of and more traditional detached housing at lower densities, particularly detached bungalows

Form of Development

Local Plan Objective

- 7.28 The Local Plan has a general aim implied by Policy HODEV2 (b) which requires development to provide an appropriate range of dwelling sizes and types.
- 7.29 This year's annual survey of housing completions shows that house building has exceeded the construction of flats in the district, unlike 2010 and 2011.

Indicator		% of Dwellings	Comment / Comparison	
<i>(Source: East Dorset Annual Housing Completions Survey)</i>	New Completion House Types	2012	2011	2010
	Detached Houses	45%	23%	33%
	Detached Bungalows	7%	17%	5%
	Semi-detached Houses	14%	8%	11%
	Semi-detached Bungalows	-	-	5%
	Terraced Houses	1%	-	1%
	Terraced Bungalows	-	-	1%
	Flats / bed-Sits	33%	52%	44%

- 7.30 This year the provision of 3 and 4+ bedroom dwellings has been the dominant type for houses and bungalows similar to last year. Flat building this year, like last year was predominantly favouring 2 bedrooms with a considerable drop in 1 bedroom properties.

Indicator		% of bedrooms		Comment / Comparison	
Dwellings		2012		2011	
<i>Source: East Dorset Annual Housing Completions Surveys</i>	Number of Bedrooms	Houses & Bungalows	Flats & Maisonettes	Houses & Bungalows	Flats & Maisonettes
	1	1	12	2	47
	2	19	76	17	51
	3	42	9	39	2
	4+	38	3	35	-

Affordable Housing

Local Plan Objective

- 7.31 Paragraph 6.178 of the Local Plan gives the following objective for the provision of affordable housing:

1994 to 2000	230 completed
2000 to 2011	100 on allocated sites 110 on other known sites 200 on unidentified windfall sites
Total	640 dwellings

Between 2000 and the end of the Monitoring Year, 278 affordable dwellings were completed out of the 410 proposed for the whole period 2000 – 2011.

Sustainability Appraisal Objectives

- 7.32 Objective 13: Help make suitable housing available and affordable for everybody.

Core Output Indicator

Indicator		Outcome	Comment / Comparison		
(Source: East Dorset Annual Housing Completions Survey)	Affordable Housing Completions	2011-12	2010-11	2009-10	2008-9
	Dwellings	4	14	28	19

- 7.33 The present level of achievement of affordable housing is very disappointing. Over recent years direct development by Registered Social Landlords has been very low. Planning gain has been viewed as the main source of supply, although very infrequent, as there are very few sites of a scale to trigger the affordable housing policy thresholds. Saying this, it is anticipated that a large windfall site will come forward for development over the next two years, which should provide a substantial number of new affordable homes.
- 7.34 As stated, many of the windfall sites gaining planning permission are falling below the threshold size set out in government advice and in the Local Plan Policy HODEV5 (15 dwellings or 0.5 ha and upwards in urban areas, 5 dwellings or 0.25 ha and upwards in rural areas). The figures showed the urgent requirement for a review of the percentages of affordable dwellings to be sought on eligible sites as planning gain, which led to the adoption of an SPG on Affordable and Special Needs dwellings, in November 2005. The thresholds set in Local Plan Policy HODEV5 also need reconsideration as part of the review of policies in the LDF, with a strong case for further reduction in thresholds. Meanwhile, scrutiny of applications just below the thresholds in the development control process should question whether the best use is being made of the land in terms of Policy HODEV2 (a).

Gypsies and Travellers

- 7.35 No sites for Gypsies and Travellers have yet been identified, and no planning applications for this use have been approved within the monitoring period. One appeal in respect of the change of use for the residential occupation of a single caravan for a Gypsy family was refused and dismissed at appeal in January 2012, largely on the grounds that the proposal lay too close to an area of internationally protected heathland. Consultants have been commissioned by all of the Dorset Authorities, including Poole and Bournemouth, to produce a Dorset – wide DPD to address this matter, and were appointed in March 2010. It is anticipated that the DPD will be completed in 2014.

Core Output Indicator Number	Indicator	Permanent	Transit	Total
Formerly H4	Net Additional Pitches	0	0	0

8. Biodiversity and Natural Environment

Water

Local Plan Objective

- 8.1 There are no explicit objectives in the Local Plan and the policies for flood risk have not been saved as of 30th September 2007. Planning applications are therefore to be considered against the advice in PPS25.
- 8.2 There are specific proposals for measures in association with new development to prevent pollution and reduce flood risk.

Sustainability Appraisal Objectives

- 8.3 Objective 8: Maintain water consumption within local carrying capacity limits (taking account of climate change).
- 8.4 Objective 9: Limit water pollution to levels that do not damage natural systems, maintain and enhance the quality of water.
- 8.5 Objective 10: Reduce vulnerability to flooding and, sea level rise (taking account of climate change).

Core Output Indicator

Core Output Indicator Number	Indicator	Outcome		Comment
		Flooding	Quality	
Formerly E1	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds.	0	0	This may not equate with the data given on the EA website. Their figures often do not take account of where their objections have been withdrawn following flood risk assessments provided by applicants.

- 8.6 The District enjoys a choice of sites which has enabled undefended floodplains to remain free of sensitive new development. The location of development in relation to flood risk will be further informed by the Strategic Flood Risk Assessment which has been undertaken for the Council.
- 8.7 The following specific proposals are included in the Local Plan which have an impact on drainage and flood risk:

Policy or Proposal Number	Proposal	Progress
FWP2	Pollution control measures in association with industrial site FWP1	Not yet implemented: awaiting development proposals on site.
SLSI5	Sustainable drainage system in association with development at St. Leonards Hospital	Not yet implemented: awaiting development proposals on site.
WIMCO2 (not saved)	Housing at Canford Bridge – flood water channel	Implemented
V4 (not saved)	Pollution control pond at Ebblake in association with housing development, also reducing existing pollution risks on Ebblake Stream.	Implemented
V36	Pollution control reedbed at Potterne associated with various development sites	Not implemented due to land shortage

8.8 The proposals included above generally concern the Moors River or its headwaters. The River is a particularly sensitive SSSI, and has suffered a number of serious pollution incidents. The proposals are therefore essential.



Figure 3: The Rivers of East Dorset

Biodiversity

Local Plan Objectives

8.9 The Local Plan has as a general objective: To protect areas of the best and most versatile farmland, productive woodlands, mineral resources, underground and surface water and areas

of nature conservation value and importance for biodiversity against damaging forms of development.¹⁴

- 8.10 Policy NCON1 of the Local Plan was not saved as of 30th September 2007 and planning applications relating to international and national nature conservation designations are now to be determined in the context of PPS9.
- 8.11 Policies NCON2 and NCON3 deal with other sites of lesser importance and seek a balance of interests in considering development proposals. Policy NCON4 provides protection for heathland. From it may be derived the objective: To avoid direct loss or damaging impacts from development on heathland sites.
- 8.12 Proposal FWP10 has the objective of creating a Local Nature Reserve east of Ford Lane at Ferndown.

Sustainability Appraisal Objective

- 8.13 Objective 1: Protect, enhance and expand habitats and protected species (taking account of climate change), avoiding damage to designated wildlife and geological sites and protected species on which they depend.

Core Output Indicator

- 8.14 Advice is sought from Natural England on all applications within or within consultation zones defined around SSSIs and SACs, SPAs and Ramsar sites. No permissions were granted during 2011/12 against Natural England Advice. A net additional area of 28.56 hectares has been added this survey year. This is in the form of a new Site of Nature Conservation Interest at Gussage Down.

Core Output Indicator Number	Indicator	Outcome		Comment
		Loss (ha)	Addition (ha)	
Formerly E2	(ii) change in areas designated for their intrinsic environmental value, including sites of international, national, regional, sub-regional or local significance	1.39	28.56	The Dorset Environmental Records Centre (DERC), which is supported by all the Councils in Dorset, has supplied data on the change in areas of priority habitats.

- 8.15 The previous Dorset Heathlands Interim Planning Framework ran out at the end of 2011. However, the local authorities of Bournemouth, Christchurch, Poole and Purbeck who together with East Dorset operated this document, agreed to the extend the interim framework until its replacement was prepared and adopted. This new Supplementary Planning Document is called The Dorset Heathlands Planning Framework 2012-2014 and will operate until 2014. It prevents the construction of new dwellings within 400 m of a protected heathland and requires a financial contribution towards the provision of Suitable Alternative Natural Green Spaces

¹⁴ Local Plan paragraph 4.10.

(SANGS) for new dwellings constructed between 400m and 5 Km of a heath. In a number of key cases, appeals have been dismissed.

Local Output Indicator	Indicator	Outcome		Comment
		Allowed	Dismissed	
	Appeals where nature conservation policies NCON2 – 4 were cited ¹⁵	1	5	
	Appeals involving Protected Dorset Heaths	0	1	

Policy or Proposal Number	Proposal	Site area (ha)	Progress
FWP10	Local Nature Reserve at Ford Lane	-	Not yet implemented.
WIMCO13	Local Nature Reserve at Leigh Common	-	Implemented.

Renewable Energy

Local Plan Objective

- 8.16 Policy RNDEV1 has not been saved as of the end of September 2007 and planning applications are therefore now considered against the advice provided in PPS22. This encourages the development of renewable energy. No targets are set in the Local Plan. This situation is currently under review, as part of the future monitoring strategy being developed..

Sustainability Appraisal Objective

- 8.17 Objective 11: Reduce non-renewable energy consumption and greenhouse emissions.

¹⁵ The figure in this and subsequent tables covers appeals whose decision date were in the Monitoring Year.
East Dorset District Council March 2013

Core Output Indicator

Core Output Indicator Number (Formerly E3)	Wind onshore	Solar photovoltaics	Hydro	Biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	0	0	0	0	0	0	0	0	0	0
Completed installed capacity in MW	0	0	0	0	0	0	0	0	0	0

- 8.18 No applications for significant installations were received or determined during the year. The local climate, with its high levels of sunshine and temperatures, encourages the domestic installation of solar heating and photovoltaic panels. However, there is no monitoring of these or any intention to undertake such monitoring in view of the difficulty in doing so.

9. Historic Environment

Conservation Areas

Local Plan Objectives

- 9.1 To protect the 'cultural heritage' of the area including ancient monuments, archaeological sites, historic buildings or areas from damaging development.¹⁶

Sustainability Appraisal Objective

- 9.2 Objective 18: Protect and enhance historic buildings, archaeological sites and other culturally important features.

Core Output Indicators

- 9.3 There are no relevant Core Output Indicators.

¹⁶ East Dorset Local Plan paragraph 4.11

Local Output Indicators

- 9.4 The programme of reviews of the Conservation Area appraisals, completed at the end of the last monitoring year, did not reveal any need for changes to boundaries.

Local Output Indicator	Indicator	Outcome	Comment
	Total number of Conservation Areas at 31 st March 2010	19	
	Areas with up to date character appraisals at 31 st March 2010	19	A programme of review and consultation on the Conservation Area appraisals was completed at the 31 st March 2006. All appraisals have been prepared and issued for consultation
	Percentage of Conservation Areas with published management proposals at 31 st March 2010	0	It is intended to prepare a Management document covering all the Conservation Areas in East Dorset, following the completion of the programme of review of the appraisals. However, this would be outside the monitoring period.

Listed Buildings

Local Plan Objectives

- 9.5 To protect the 'cultural heritage' of the area including ancient monuments, archaeological sites, historic buildings or areas from damaging development.¹⁷

Sustainability Appraisal Objective

- 9.6 Objective 18: Protect and enhance historic buildings, archaeological sites and other culturally important features.
- 9.7 Policy BUCON1 was not saved as of the end of September 2007. Whilst the policies themselves have been important and useful, they are unable to tackle the larger problems of decline in important buildings which may place them at risk. In the case of the two buildings at risk in East Dorset, discussions over several years have been taking place with owners to find long term solutions to their maintenance. These buildings are Wimborne St Giles House and the old Abbey at Witchampton. There are also a number of other historic structures which can be considered to be at risk, but which are not included on the official Register.

¹⁷ East Dorset Local Plan paragraph 4.11.

Local Output Indicators

Local Output Indicator	Indicator	Outcome	Comment
	Grade 1 and 2* Listed Buildings at risk (Source – English Heritage At Risk Register 2011).	3	A third structure is also included in the list, but this is a Scheduled Monument rather than a Listed Building and its condition is described as poor.

- 9.8 The Council has operated a grants and loans scheme suitable for more minor cases of repair, including re-thatching. However, this scheme has been suspended pending a review of the general community grants and loans process operated by the Council.

10. Economy and Tourism

Employment

Local Plan Objectives

- 10.1 To provide adequate areas and types of sites for industrial and commercial development, within the policies of the former Structure Plan.¹⁸ (The Structure Plan proposes that In East Dorset about 20 hectares (ha) of land should be developed up to 2011.¹⁹)
- 10.2 To ensure these sites are distributed so as to offer a range of jobs within easy reach of the workers living in the District.
- 10.3 .

Sustainability Appraisal Objectives

- 10.4 Objective 24: Facilitate a sustainable and growing economy for the District that creates economic and employment opportunity.

¹⁸ East Dorset Local Plan paragraph 4.12

¹⁹ Bournemouth, Dorset and Poole Structure Plan, February 2001, Economy Policy E, p 44.

Core Output Indicators

Core Output Indicator Number	Indicator		B1a	B1b	B1c	B2	B8	Mixed B Uses	Total
Formerly BD1	Amount and type of completed employment floorspace	Gross	448.04	-	18.87	4492.05	413.97	-	5372.93
		Net	448.04	-	18.87	4255.56	413.97	-	5136.44
Formerly BD2	Amount and type of completed employment floorspace on previously developed land	Gross	433.13	-	18.87	4474.24	413.97	-	5340.20
		% gross on PDL	96.67	-	100	99.60	100	-	99.39
Formerly BD3	Employment land available ²⁰ - includes allocated sites and current commitment	Hectares	0.67	0.42	0.77	4.50	6.43	-	12.79

- 10.5 The above table deviates slightly from the requirements of the former National Indicator in that it includes an additional column in the table above to show the occurrence of mixed B Class uses. This is because the majority of the District Plan allocations are for a range B Class uses. Also a number of planning permissions also permit a mixture of uses thus allowing the applicant to accommodate alternatives without the need to reapply for consent.
- 10.6 During 2011/12 the main employment land sites didn't move forward for development, The site at Ferdown (FWP2, 8.5 ha) has planning consent which has been issued in outline and accounts for the majority of additional hectares for B2 and B8 uses.. The sites at Wimborne (WIMCO3 and WIMCO4) are held by a major local company and at the 31st March 2009 planning permission had been granted for an office development on the site the subject of WIMCO 4. The site of WIMCO3 has also received consent for an office extension that has been completed during the survey year and accounts for the large completed floorspace areas in the table above. This occupies some of the existing car parking for the company's operation.
- 10.7 The site for a service area on the A31 at Ameysford has remained undeveloped over a long period, although in the hands of a petrol company. Originally allocated in response to Government criteria for the spacing of service areas on primary roads, the site is in the Green Belt and close to protected heathland. The need to retain this allocation should be reviewed in the LDF.

²⁰ Represents land available at the start of the reporting year

11. Open Space, Sport and Recreation

Local Plan Objectives

- 11.1 To provide land for local play, for sports and for informal recreation to at least national standards.²¹
- 11.2 To provide for adequate indoor sports facilities within easy reach of the main settlements.²²
- 11.3 The Local Plan Policy RCDEV1 was not saved as of the end of September 2007. It implies as an objective the retention of all recreation land except where there is no longer a need or the overall recreational value would be retained despite partial loss.
- 11.4 RCDEV2 implies as an objective the provision of children's play space to specific standards on new developments.
- 11.5 There are a number of specific proposals for new or extended open spaces; these are intended to be achieved by 2011.

Sustainability Appraisal Objectives

- 11.6 Objective 12: Create conditions to improve health, promoting healthy lifestyles, especially routine daily exercise and reducing health inequalities.
- 11.7 Objective 21: Improve the quantity and quality of publicly accessible open space.

Local Output Indicators

Local Output Indicator	Indicator	Outcome	Comment
	Area of open space protected by Policy RCDEV1 permitted to be converted to other uses (hectares)	0	
	Major additional open space land provided in association with other development	0	

- 11.8 No areas of land covered by Policy RCDEV1 were lost this year.

²¹ East Dorset Local Plan paragraph 4.12.

²² Ibid.

11.9 The Local Plan proposals are designed to provide an adequate coverage of open space and indoor recreation provision in terms of amount and location.

Policy or Proposal Number	Proposal	Site area (ha)	Progress
FWP9	Land at Ford Lane as extension to existing playing field	4.0	Implemented
FWP11	Land west of Bracken Road, Ferndown as informal open space	15.0	Part of area being developed as a community woodland in co-operation with local residents. Project delayed because of asbestos contamination. Consultants Report produced. The planned remediation works have been initiated, with partial clearance of the site achieved.
SL2	Woodland west of Folly Farm Lane St Leonard's	1.7	Implemented.
WM3	Playing Field extension at Fryer Field, West Moors	3.6	Land to replace loss of open space to proposed West Moors Bypass. Land has now been purchased, but not yet laid out, pending a decision on the Bypass.
WM4	Land at Oakhurst Road, West Moors	4.0	Land owned by Forestry Commission and in use as open space. Proposal WM4 to secure long term use.
WIMCO9	Land east of Canford Bottom, Colehill as NEAP	2.5	Proposal on hold..
WIMCO10	Land at Leigh Road, Wimborne and Colehill	16.0	Land purchased by Council as open space. Consultants report received and land reserved for heath-land mitigation. Work has begun on creating a car park, pond and associated footpaths.
V2	Open Space at Hainault Farm, Verwood, associated with housing	0.3	Unlikely to come forward as the housing site is adversely affected by the proximity of heathland.
V3	Open Space at Ebblake, Verwood, associated with housing	1.7	Implemented.

Policy or Proposal Number	Proposal	Site area (ha)	Progress
V11	Margards Lane, Verwood, playing fields	10.8	Contributions being collected from developers through the Verwood Contributions Policy.
V13	Village Green, Verwood – restoration from car park to open space.	-	Implemented. Now renamed Ferrett Green forming the central civic space for the town.
V14	Sports Hall and Pool, Margards Lane, Verwood	-	No progress: considered a lower priority than Community Centre.
TLC1	Recreation Ground at Three Legged Cross	0.4	Implemented.
SM3	Station Road Sturminster Marshall, sports pitches	3.5	No progress.

11.10 Proposals WM4 and WIMCO12 may no longer be needed if the current intentions of the Forestry Commission are confirmed. Policy WIMCO9 should be reviewed in the light of the negative response during the public consultation and the refusal of planning permission (08/0456) for part of the site to be laid out as open space not in accordance with the Local Plan policy. Proposal WM3 should be reviewed to take account of any decisions on the West Moors Bypass proposals..

12. Transport and Access

Local Plan Objectives

- 12.1 To create a network and hierarchy of traffic routes appropriate to their different tasks.
- 12.2 To provide additional road capacity where this is inadequate, and alternative forms of transport are impracticable.
- 12.3 To provide road improvements where these are needed for safety reasons.
- 12.4 To divert traffic away from sensitive areas.
- 12.5 To provide for the effective limitation of traffic volumes and speeds where this is desirable for safety or environmental reasons.
- 12.6 To locate new routes where their impact on the environment and on living conditions will be minimised.
- 12.7 To provide a convenient, attractive, safe and continuous network of local routes for pedestrians and cyclists in towns and villages and pedestrian areas in town centres and at recreational sites.
- 12.8 To ensure development is sited and designed to permit and encourage the use of public transport.²³
- 12.9 There are a substantial number of proposals in the Plan, creating specific objectives.

²³ East Dorset Local Plan Paragraph 4.13

Sustainability Appraisal Objectives

- 12.10 Objective 7: Reduce the need/desire to travel by car, lorry, or air by making public transport, cycling and walking easier and more attractive.
- 12.11 Objective 16: Help communities maintain facilities to support social cohesion and to enable everyone access to basic services easily, safely and affordably.

Core Output Indicators

Local Output Indicator	Indicator	Outcome 2011-12	Outcome 2010-11	Comment
	Percentage of completed non-residential development complying with car parking standards set out in the Local Plan	100%	100%	
	Percentage of Major Employment Centres within 400 metres of an hourly bus service	80%	80%	
	Percentage of new residential development:-			
	Within 400 metres of an hourly bus service:	83%	86%	
	Within 1.5 kilometres of a GP	77%	85%	
	Within 1.5 kilometres of a Community Venue ²⁴	89%	94%	
	Within 1.5 kilometres of a Primary or Middle School	90%	82%	
	Within 1.5 kilometres of a Major Employment Centre	29%	32%	
	Within 1.5 kilometres of a Town Centre ²⁵	64%	70%	

- 12.12 Generally access to most facilities has fallen has fallen whilst access to schools has improved. This tends to reflect the more scattered location of house building this survey year.

²⁴ Includes Village/Parish/Church Halls

²⁵ As defined in the East Dorset Local Plan 2002

Local Output Indicators

12.13 The Local Plan sought a close integration of transport and land-use measures. It therefore contains extensive transport proposals. The following table concentrates only on the key proposals listed in Chapter 7 of the Local Plan.

Policy or Proposal Number	Proposal	Progress
-	Definition of a road hierarchy.	Implemented as part of the Local Plan.
RODEV8 (not saved)	A31 to Poole link	Unlikely to be built by 2026.
-	A31 Trunk Road improvements	Central government schemes. Improvements have carried out at the roundabout at Canford Bottom. Dualling of the A31 is planned for 2020-26 with online improvements from 2018-22.
RODEV1	A350 Charlton Marshall, Spetisbury and Sturminster Marshall Bypass	The North and North East Dorset Transport Study shows that this scheme is no longer proposed and it is not included in the Local Transport Plan .
-	Verwood Distributor Road (north) and cycleway	Implemented. Provided as developer obligation, now adopted by Highway Authority.
-	Verwood Distributor Road (south) and cycleway	Implemented using developer contributions.
RODEV2	West Moors Bypass and B3072 improvements	No progress. The scheme is not in the Local Transport Plan and corridor improvements have been funded by developer contributions.

12.14 The following highway schemes are associated with the major town development scheme at Verwood.

Policy or Proposal Number	Proposal	Progress
V19 – V22	Road closures and environmental enhancements following from completion of Verwood Distributor Roads	Implemented. Although the inclusion of a left turning filter from Manor Road is not strictly as specified by the Local Plan.
V23 – V24	Manor Road improvements and junction closures	Implemented
V27	Church Hill improvement	Implemented
V28	B3081 improvement	Implemented
V30	Springfield Distributor Road	No progress.
V32	Hillside Road extension and through connection	Implemented
V33	New junction Ringwood Road and Blackmoor Road	Implemented
V33	New junction Ringwood Road and Blackhill	Implemented
V35	Potters Wheel new car park	Implemented
TLC6	Crab Orchard Bends	No progress. Minor works have reduced the problems for the short term.
TLC4 and TLC5	Three Legged Cross Link Road and junction improvements	No progress. Minor works have reduced the problems for the short term.

12.15 Other significant highway improvements contained in the Local Plan:

Policy or Proposal Number	Proposal	Progress
GBV3	B3073 Hampreston Crossroads	Implemented.
RODEV4	A354 Thickthorn Cross Junction Improvement	No Progress. The scheme does not appear in the current Local Transport Plan and is therefore unlikely to progress.
LP Para 11.50	B3072/ C124 Pinehurst Road/ West Moors Road/ Station Road, West Moors, junction	Implemented
SLSI7	C2 Horton Road/ Woolsbridge Road/ Lions Lane, St. Leonards and St Ives, junction.	Implemented
RODEV5	A354 Pentridge (junction with Bowling Green Lane)	Implemented
CM10	C5 Wimborne Road, Corfe Mullen (between Pine Road and Higher Merley Lane)	No progress. The scheme does not appear in the current Local Transport Plan and is therefore unlikely to progress.
CHASE9	Back Lane, Sixpenny Handley	No progress. The scheme does not appear in the current Local Transport Plan and is therefore unlikely to progress..

12.16 In general local highway schemes have progressed well. The trunk road and primary route network schemes show limited progress. There is a general concern among the Dorset local authorities over the inadequate national and regional investment in infrastructure for the area.

12.17 Other than where they have been associated with highway improvements or with specific development sites, the numerous cycle schemes included in the Local Plan have not progressed. Highway Authority money has been concentrated on the completion of National Cycle Network schemes, which have largely been outside this District, rather than on the 'utility' cycling routes proposed in the Local Plan. One scheme, CP10, for the creation of a trailway along the former railway line from Corfe Mullen to the District border, is being implemented in part over a 1.75km length as one of the initiatives of the East Dorset Community Strategy, and a route for pedestrians, cyclists and horseriders has been provided along Christchurch Road, West Parley, towards the airport (FWP16) by the County Council.

13. Rural

13.1 Local Plan Objectives

13.2 To protect areas of the best and most versatile farmland, productive woodlands, mineral resources, underground and surface water and areas of nature conservation value and importance for biodiversity against damaging forms of development.²⁶

²⁶ East Dorset Local Plan paragraph 4.10

- 13.3 To protect and enhance attractive landscapes in terms of both their visual quality and their character.²⁷
- 13.4 To foster vital and attractive town centres, and local shops.²⁸
- 13.5 To support the continued role of the larger rural settlements of Sturminster Marshall, Sixpenny Handley, Cranborne and Alderholt, and of Wimborne, as service centres for their local areas.²⁹
- 13.6 The Green Belt policy can be interpreted as implying the objective: To maintain open countryside around the towns and villages in the southern and eastern areas of the District, and keep open the key gaps between them.

Sustainability Appraisal Objectives

- 13.7 Objective 2: Promote the conservation and wise use of land.
- 13.8 Objective 16: Help communities maintain facilities to support social cohesion and to enable everyone access to basic services easily, safely and affordably.
- 13.9 Objective 19: Maintain and enhance diversity and local distinctiveness.
- 13.10 Objective 20: Create places, spaces and buildings that work well, wear well and look well.
- 13.11 Objective 22: Protect and enhance landscape.

Core Output Indicators

- 13.12 None.

Local Output Indicators

Settlement	Shops	Pubs	PO	Modern Village Hall	First School	Sports Field	Daily bus service	Local Employment
Sturminster Marshall	2	3	✓	✓	✓	✓	✓	✓
Sixpenny Handley	5	1	✓	✓	✓	✓	✓	✓
Cranborne	3	2	✓	✓	✓	✓	✓	x
Alderholt	2	1	✓	x	✓	✓	✓	x

- 13.13 Alderholt is without a modern village hall. The workshop units at Sixpenny Handley are small scale.
- 13.14 Access to these local centres from the surrounding countryside is almost entirely by car. Access to Wimborne is by car or by a bus service which for many villages is on one day a week. In addition there are community car and taxi schemes and a demand-responsive bus service has been introduced which increases the level of service to one or more round trips three days a week to Wimborne and one day to Blandford from most of the rural villages . However it is currently little used, which is attributable to a general lack of publicity for the

²⁷ East Dorset Local Plan paragraph 4.11

²⁸ East Dorset Local Plan paragraph 4.12

²⁹ East Dorset Local Plan paragraph 5.35

service and therefore knowledge of its existence to local residents.

Local Output Indicator	Indicator	Outcome	Comment
Agricultural Land	Permitted loss of Grade 1 and 2 land (ha)	0	

13.15 This policy has been successfully implemented. However, one of the areas being considered for further development in the Core Strategy Pre-Submission document contains a substantial area of Grade 2 Agricultural Land.

Local Output Indicator	Indicator	Outcome	Comment
AONB	Number of dwellings built	10	Although within the AONB, 6 of these were within village envelopes. The remaining 4 were affordable dwellings outside Hinton Martell village envelope.
	Major developments	0	

13.16 A small number of dwellings built within the Area of Outstanding Natural Beauty (AONB) can be considered to be a positive indicator of continued social vitality. Large numbers could raise landscape conservation issues, while major development, such as, wind farms, quarries or new roads could cause landscape damage. The indicator confirms that the AONB is not currently threatened by development.

13.17 The final critical area of countryside protection is Green Belt:

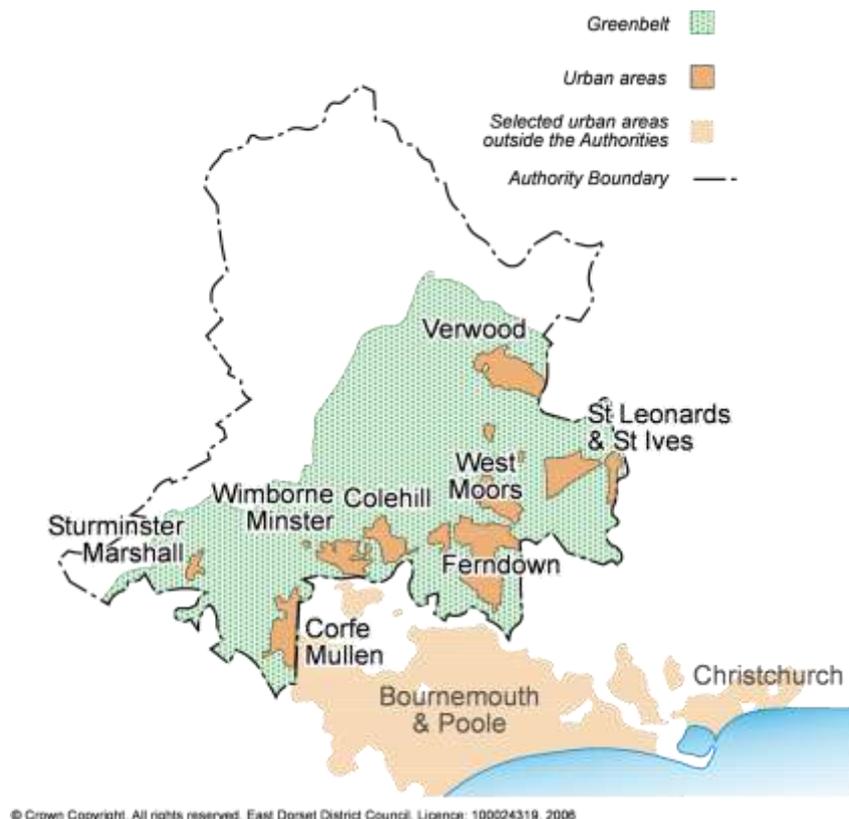


Figure 4: The Green Belt Areas within East Dorset

Local Output Indicator	Indicator	Outcome	Comment
Green Belt	Number of dwellings built on Green Belt outside villages	9	Of these 4 were exceptions affordable housing. 1 was an agricultural dwelling. 1 was a retrospective lawful use certificate. The remainder were replacement dwellings.
	Number of dwellings built in villages washed over by Green Belt	4	

13.18 The pressure on the Green Belt remains high, but the force of the policy reduces the number of occasions on which it is necessary to use it. However the Core Strategy Pre-Submission Document identifies areas for urban extensions to take place in the District which would all entail the rolling back of the Green Belt to accommodate additional development.

13.19 In general the countryside policies of the Plan appear to be operating satisfactorily.

14. Built Environment/Design

Local Plan Objectives

- 14.1 To protect features which contribute to the character and individuality of the area or particular places within it, and to enhance the 'sense of place';
- 14.2 To maintain a high quality of visual design and landscaping in new developments.³⁰

Sustainability Appraisal Objectives

- 14.3 Objective 19: Maintain and enhance diversity and local distinctiveness.
- 14.4 Objective 20: Create places, spaces and buildings that work well, wear well and look well.

Local Output Indicators

- 14.5 Council has a number of policies dealing with design and landscaping issues. The following tables show the frequency of use of key policies.

Local Output Indicator	Indicator	Outcome 2011-12	Previous 2010-11	Comment
Citations of Policy BUCON6 - Special Character Areas	Permissions	64	54	
	Refusals	14	19	
	Appeals allowed	1	-	
	Appeals dismissed	3	5	

Local Output Indicator	Indicator	Outcome 2011-21	Previous 2010-11	Comment
Citations of Policy DES8 - Quality of Design	Permissions	712	700	
	Refusals	142	148	
	Appeals allowed	9	8	
	Appeals dismissed	1	19	

- 14.6 The key design policies are extensively used and have not been so well supported on appeal this year as in previous years. Those that are supported on appeal often lead to the density of development being considerably lower than was previously demanded in Planning Policy Statements.

³⁰ East Dorset Local Plan paragraph 4.11

15. Local Services, Town Centres and Community Facilities

Local Plan Objectives

- 15.1 To foster vital and attractive town centres, and local shops.³¹
- 15.2 To provide for adequate indoor sports facilities within easy reach of the main settlements;
- 15.3 To ensure all towns and rural parishes have adequate meeting halls or community centres.
- 15.4 Policies V6, V8, V9 and V14 have the objective of providing additional facilities in Verwood to accompany and serve the town expansion.

Sustainability Appraisal Objectives

- 15.5 Objective 16: Help communities maintain facilities to support social cohesion and to enable everyone access to basic services easily, safely and affordably.
- 15.6 Objective 17: Increase access to and participation in cultural activities.
- 15.7 Objective 23: Ensure adequate shopping provision and vitality and viability of town centres.

Output Indicators

Local Output Indicator ³²	Location	Number of shops ³³	Community Centre	Comment
Shopping centres	Wimborne	185	✓	
	Ferndown	102	✓	
	Verwood	39	✓	
	West Moors	37		

- 15.8 The table above indicates the number of units whose ground floor use falls into classes A1 – A5 of the 1987 Use Classes as amended and which were occupied at the time of survey and fall within Town Centre Areas defined in development plan documents. The table below is the former national Core Output Indicator which indicates the gross and net internal floorspace of new development and changes of use completed during the survey period. The figures are given for the District as a whole and for Town Centre Areas. However this indicator omits classes A3 – A5 which are the food and drink uses that are found in town centres

³¹ East Dorset Local Plan paragraph 4.12

³² Source EDDC survey

³³ Number of units whose ground floor use falls into classes A1 – A5 of the 1987 Use Classes as amended and which were occupied at the time of survey

Core Output indicator		Square Metres	A1	A2	B1a	D2	Total
Formerly BD4	Town Centre Uses in District Area	Gross	634.87	99.40	482.04	120.22	1,336.53
		Net	150.33	57.05	43.14	120.22	370.74
	Town Centre Uses in Town Centre Areas ³⁴	Gross	32.73	41.71	87.59	-	162.03
		Net	-187.05	-0.64	-351.31	-	-539.00

- 15.9 The biggest loss this year involve the conversion of various retail units to residential. This particularly the case in Victoria Road, Ferndown where consent has been given to convert the first floors of a number of adjoining shops.
- 15.10 The number of shops in the main centres does not indicate their vitality. The Joint Retail Assessment carried out by Nathaniel Lichfield and Partners (May 2008), on behalf of Christchurch Borough Council, East Dorset District Council, North Dorset District Council and Purbeck District Council as part of the work on the Local Development Framework, concluded that the four main shopping centres within the District were generally functioning well, but that there was room for improvement in each area. The areas for improvement major around encouraging more national multiple retailers, a more vibrant evening economy, improving the quality of the townscape/streetscape and encouraging a better range of independent retailers. The Study identified that there was capacity for additional retail floorspace to be developed across the District. Wimborne, Ferndown and Verwood all contained substantial superstores belonging to national chains, although at Verwood this occupies an out-of-centre location. West Moors supports both a Co-op store and a Tesco Express. The totals quoted do not take account of vacant premises.
- 15.11 Measuring the vitality and health of town centres over time ensures that the impact of policies and new developments is understood. Two of the many indicators used for this purpose are the level of vacant premises and the use of pedestrian flows (footfall) as an indicator of the vitality of shopping streets
- 15.12 Planning Policy Statement 4 – Planning for Sustainable Growth (PPS4), sees the proportion of vacant ground floor property as an indicator of town centre health. However this indicator should be used with care as vacancies occur in even the strongest town centre.

Local Output Indicator ³⁵	Town Centre Location	Outcome 2011-12	Outcome 2010-11	Comment
Vacant Shops In Town Centre Areas	Wimborne	5.07%	5.31%	
	Ferndown	4.83%	4.86%	
	Verwood	3.13%	6.25%	
	West Moors	1.49%	4.34%	

³⁴ Town Centre Areas are those that are defined on Development Plan Documents within the East Dorset area

³⁵ Source EDDC survey

- 15.13 It should be borne in mind that these figures represent a 'snapshot' at a point in time and it is likely that some of the vacant premises may have subsequently been reoccupied.
- 15.14 Footfall Surveys have been conducted for all town centres for a number of years. These surveys measure the number and movement of people on the street in various locations and at different times of the day. These surveys are considered important in showing the number of people that are available for businesses to attract. The following table averages the total number of people passing all survey points within a Town Centre on all survey days for a particular year.

Local Output Indicator ³⁶	Town Centre Location	Outcome 2011-12	Outcome 2010-11	Comment
Average Total	Wimborne	32,553	33,741	
Footfall Movements	Ferndown	23,499	31,164	
Past All Points per Year	Verwood	12,336	17,640	
	West Moors	7,581	7,941	

- 15.15 The following table shows the progress on the provision of facilities at Verwood proposed in the Local Plan.

Policy or Proposal Number	Proposal	Progress
V6	Extension of shopping centre at historic core	Implemented.
V8	Coopers Lane First school Middle School	Implemented.
V8	Coopers Lane Middle School	No progress
V9	Bakers Farm Day Care Centre	Implemented
V9	Bakers Farm new Community Centre	Implemented
V14	Margards Lane New Sports Hall and Pool	No progress. Was intended by local plan for later phasing.

- 15.16 The following table deals principally with the facilities available in villages. However, information has also been included for localities within the main towns, for example the Ameysford area of Ferndown, which in some cases have local facilities separate from the main town centre.

³⁶ Source EDDC survey

Local Output Indicator	Settlement	Food shop or general store	Pub ³⁷	Village or community hall	First School
	Alderholt	✓	✓	✓	✓
	Colehill	✓		✓	✓
	Corfe Mullen	✓	✓	✓	✓
	Cranborne	✓	✓	✓	✓
	Edmondsham			✓	
	Ferndown Ameysford		✓		
	Ferndown Glenmoor Rd	✓	✓		
	Ferndown Heatherlands	✓	✓	✓	
	Ferndown Stapehill	✓		✓	
	Ferndown Town	<i>Main centre</i>	✓	✓	✓
	Furzehill	✓	✓		
	Gussage All Saints		✓	✓	
	Holt / Gaunts Common		✓	✓	✓
	Longham		✓		
	Pamphill	✓	✓	✓	✓
	St. Leonards and St. Ives	✓	✓	✓	✓
	Shapwick		✓		
	Sixpenny Handley	✓	✓	✓	✓
	Sturminster Marshall	✓	✓	✓	✓
	Three Legged Cross	✓		✓	✓
	Verwood	<i>Main centre</i>	✓	✓	✓
	West Moors Pinehurst Rd	✓			✓
	West Moors	<i>Main centre</i>	✓	✓	✓
	West Parley	✓	✓	✓	✓
	Wimborne Minster	<i>Main centre</i>	✓	✓	✓
	Wimborne St. Giles	Community run	✓	✓	✓
	Witchampton	Community run	Club	Club	✓
	Woodlands			✓	

15.17 Policy SHDEV8 of the local plan, which resists the loss of shops, public houses or community facilities in small rural communities.

³⁷ Outlying pubs in the countryside have been omitted. Pubs have only been included where they are within or adjoining the built up area of the village.

15.18 Planning policy has to be supported by other measures. The Council has given substantial financial help to parish councils to provide village halls across the District, but this situation is likely to change in the future due to spending restrictions.

16. Conclusions and Recommendations

16.1 This eighth monitoring report produced under the new system has not been able to cover a substantial number of the full range of indicators and issues which need to be included. In particular, indicators of outcomes – that is, the ‘significant effects’ of policies, whether intended or unintended – are still generally lacking. It is clear that it will take several years to develop these fully, and on some key issues such as, for example, the impact of policies on the protection of Sites of Special Scientific Interest, survey work co-ordinated with other bodies such as Natural England, the Dorset Environmental Records Centre and the Dorset Wildlife Trust, may be necessary over a considerable period before the effectiveness of policies can really be assessed.

16.2 In order to develop its monitoring capability, the Council has already taken a number of steps:

- It has established a separate section within the Policy Planning Division with responsibility for monitoring, the Local Land and Property Gazetteer, and information provision to external bodies and other Divisions within the Council.
- It has joined with the other councils in Dorset, including the County Council, in a Dorset Monitoring Officers’ Group to co-ordinate and share information-collection and analysis.
- It has instituted close joint working with Christchurch Borough Council, allowing shared resources to be used on this area of work, to the benefit of both Councils.
- It has established a close liaison with the County Council Research and Information team which has provided some of the information used in this report and is increasing the scope and coverage of its information service. The Council feeds information upwards to that team, particularly on development progress.
- It has joined with the other Councils in Dorset in support of local ‘observatories’, in particular the Dorset Environmental Records Centre.
- It has developed a comprehensive GIS enabling computer mapping on which developments, down to the level of individual dwellings, are logged and matched against planning factors such as floodplains and agricultural land, to assist in assessing the effectiveness of policies. This system of records is cross-linked to the Council’s planning application handling system (IDOX Uniform) enabling monitoring of applications through decision to implementation. The Monitoring of emerging developments is used to drive the Street Naming and Numbering process together with the statutory requirement to maintain an address database that can be used across Europe³⁸. Likewise this information helps the Council to refine both financial and community decisions.

16.3 The main constraint on the future development of the monitoring system is likely to be the small size of the monitoring team.

16.4 This Monitoring Report identifies two areas where priority action is **recommended**:

1. The first is to find mechanisms to increase the supply of affordable housing. A review of the thresholds at which an ‘affordable share’ from market housing sites is triggered has been undertaken and a revised policy is included in the Core Strategy Pre-Submission Consultation, published in April 2012. The Adoption of the Core Strategy in 2014 will offer the earliest opportunity for the issue to be addressed in policy.

³⁸ INSPIRE Regulations SI 2009 No 3157

2. The second is the need to consider the long term supply of housing as part of the Strategic Housing Land Availability Assessment and the Core Strategy.

16.5 There have been a number of other areas, noted through the report, where the indicators are at 'amber' rather than red and where continued close monitoring of progress is **recommended**. These are:

- The number of allocated housing sites which are not being brought forward for development by the choice of the landowners or because of environmental or physical considerations.
- The lack of progress on a number of important road schemes where at the present time these have been dropped from Local Transport Plans.

16.6 The following areas have previously been identified as requiring the collection of baseline information as a priority. These are

- A survey of the availability of employment land (in the light of the concern of employers and businesses). This need has been addressed by an Employment Land Review which was completed in 2007 and covers the period 2006 - 2026. The Bournemouth, Dorset and Poole Workspace Study of 2012 updates the earlier work.
- The annual completion of a Strategic Housing Land Availability Assessment .
- Increased collection of data from planning applications on parking and, in the case of industrial permissions, on the range of permitted uses. This is also being addressed through the monitoring of the use of different Local Plan policies.
- An analysis of the requirements across the South East Dorset Conurbation for the provision of Green Infrastructure and Suitable Alternative Natural Greenspaces (SANGs) which will feed into the Core Strategy and the Site Specific Allocations Development Plan Document as well as the Dorset Heathlands Joint Development Plan Document and the South East Dorset Green Infrastructure Strategy.