

A photograph of a row of multi-story brick houses, likely in a residential development. The houses are arranged in a line, with some having multiple chimneys and gabled roofs. The foreground shows a paved road with white lane markings and several streetlights. The sky is filled with large, dramatic clouds, and the overall lighting is somewhat dim, suggesting an overcast day. The text 'Appendix B Housing and Employment Research Paper' is overlaid in white on the right side of the image.

Appendix B

Housing and Employment Research Paper

Planning for Additional Housing through the period up to December 2031

The aim

Planning for the provision of additional housing to supply the needs of an expanding population and encouraging the conditions in which a regular but sustainable supply of housing is available through the plan period.

Local and national context

One of the main principles of the National Planning Policy Framework – the NPPF [[weblink](#)], is that there is a presumption in favour of sustainable development. It is explained in Section 2 of the NPPF 'Achieving Sustainable Development'.

This sets out the 'Three Overarching Objectives' which are interdependent, and they are:

- Economic
- Social
- Environmental

Economic: To help build a strong responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure.

Social: To support strong vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and by fostering a well-designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

Environmental: To contribute to protecting and enhancing our natural, built and historic environment including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.

It would be difficult to find fault with any of these ideals. All of them aim to support and help bring about positive changes in the built environment.

A key point is that they are interdependent

The NPPF requires that Strategic policies on housing should look ahead over a period of 15 years. The existing Local Plan has a 15-year strategy through to 2031, but the Local Plan Review is likely to look ahead to at least 2038 if not longer.

There is an evolving series of plans and plan adoption dates, which makes planning for the future an inherently difficult process of 'second-guessing' the direction of future national and local policies.

Section 3 of the NPPF, at paragraph 30, requires that the Neighbourhood Plan, once it comes into force, will take precedence over non-strategic policies in the Local Plan. However, where the Local Plan is subsequently amended and is in conflict with the Neighbourhood Plan, the Local Plan will take precedence.

A 5-year supply pipeline

The Local Planning Authority is required under the NPPF section 5 to demonstrate that there is a five year supply of new housing in the pipeline.

This supply is defined as numbers of dwellings for which outline or full planning permission has been granted by the Local Planning Authority. Schedules of these permissions are prepared and once the construction of a dwelling has been completed, that dwelling no longer counts in the supply pipeline.

The NPPF also recognises that there is a need for small and medium sized sites, given that these sites can often be built out relatively quickly. It suggests 10% of the Local Plan housing needs should ideally be provided

through sites of less than 1 hectare (2.4 acres).

The housing need targets are based on household projection forecasts but take into account affordability (the difference between local wages levels and house prices). A national target of 300,000 new dwellings per annum has been established as being the realistic target. In the year end to September 2018, the number of new dwellings for which Planning Permission was granted in England, reached 359,500 (ONS). Up until 1979, that number was being achieved regularly however for most of the period since, the actual number of new dwellings being completed, for all types of housing, public and private, was 150,000 (ONS).

The Local Planning Authority (now Dorset Council) are required by Government to publish an Annual Monitoring Report (AMR) and the latest of these at the time of drafting the plan was published by North Dorset District Council in December 2018. The report covers the 12 month period from 1st April 2017 to 31st March 2018 [\[weblink\]](#) and of necessity there is a slight time lag between collecting the data and its publication. An updated report was published in December 2019 [\[weblink\]](#), just prior to this plan's submission, covering 2018-19. The AMR includes relevant statistics on population estimates, the number of dwellings granted planning permission, the statistical mix of housing types and similar key statistics used in

checking whether the Local Plan is on track to deliver what was intended through the plan period to the year 2031.

Local Plan review and the 5-year pipeline

Under the existing Local Plan covering the whole of North Dorset [\[weblink\]](#), 285 new dwellings a year was the target set out in Policy 6. This was for the period 2011 to 2031, a period of 20 years.

A review of the North Dorset Local Plan [\[weblink\]](#) was started in the knowledge that the housing targets were likely to require an upward adjustment based on the latest national housing projections for this area. In November 2017 the options paper on the Local Plan Review [\[weblink\]](#) included a suggested revised target of 366 dwellings per year through to the end of the Plan period.

A 28% increase.

In 2018 the Government updated their household projections (using 2016-based data). These forecast a lower requirement, which (using the proposed standard methodology) would have resulted in lower housing targets across many parts of England, including North Dorset. However, these revised figures would not deliver the 300,000 homes per year that the Government consider are needed. Therefore an interim solution was agreed by the Government, that Local Planning Authorities should continue to use the earlier (2014-based) household projections and not

adjust their housing targets based on this latest 2016-based household projection forecast.

Shaftesbury has been in the past allocated 'at least' 20% of the North Dorset target and that broadly translates as 57 dwellings per year under the current Local Plan. Applying the 28% increase suggested in the North Dorset Local Plan Review would increase this to 73 dwellings per year.

The target is expressed as being 'at least' 57 dwellings per year. Even on the basis of 73 dwellings per year, there is no immediate need to release further sites in and around Shaftesbury to deliver its share of the North Dorset target.

The Schedule of Dwellings set out in the Annual Monitoring Review published in December 2018 for the period up to March 2018, showed that there were some 455 dwellings "in the pipeline" in Shaftesbury, and an average expected completion of 91 dwellings each year over the short term.

The 2018/19 Annual Monitoring Review update shows a similarly healthy supply picture, with 69 dwellings completed in 2018/19, a further 327 likely to be built in the next 5 years (65 dwellings each year – a slightly lower figures as the start date for site adjoining Wincombe Business Park has been pushed back slightly), and 156 in the 2 years following.

Appendix B: Housing and Employment Research Paper

Figure B1: Housing supply as analysed at the time of the Pre-Submission (2017/18 monitoring report checked July 2019)

Location	Planning ref	Status	Comment	Dwellings
Land at 101 St James's St	2/2002/0425	Started	Private	2
17 Bell Street SP7 8AR	2/2013/1338/PLNG	Started	Private	1
19 Old Boundary Road SP& 8ND	2/2015/0316/FUL	Permitted	Private	3
Former Workshop Mustons Lane SP7	2/2015/0979/FUL	Permitted	Change of Use	1
46 Salisbury Street SP7 8EJ	2/2015/1001/FUL	Permitted	Private	1
St Denis Lodge Salisbury Road SP7 8BS	2/2016/1868/FUL	Permitted	Care Home	-1
Tower View Bleke Street SP7	2/2017/0817/FUL	Permitted	Private	1
Mampitts Farm Mampitts Lane SP7 8PG	2/2017/1005/AGDWPA	Permitted	Private	1
9 Love Lane SP7	2/2016/1842/FUL	Planning Permission	Private	1
3A High Street SP7 8HZ	2/20170973/FUL	Permitted	Private	1
Plot 1 The Farmhouse Well Lane SP7	2/2017/1013/FUL	Permitted	Private	1
6 Paddock Close SP7 8DD	2/2017/0971/FUL	Permitted	Private	4
35 High Street SP7 8JE	2/2017/0524/FUL	Permitted	Private	1
44 Sweetmans Road SP7 8EH	2/2017/1331/FUL	Permitted	Private	1
8 Spillers House 25 Old Boundary Road SP7 8EP	2/2017/1531/FUL			-1
Toby's 1 Bimport/5 High Street SP7 8NA	2/2016/0018/FUL and 2/2017/1284	Started	Private	7
ATS Euromaster New Road	2/2016/0629/FUL	Permitted	Renaissance	28
Chubbs Almshouses 33 Salisbury Street SP7 8EL	2/2017/1727/FUL	Started	Retirement dwellings	3
Adjacent Wincombe Business Park	2/2014/1350/FUL	Permitted	Barratt Homes	155*
Parcels 6&7 East of Shaftesbury	2/2016/0658/PAEIA	Permitted	Persimmon	86
Land West of Littledown	2/2015/0598/OUT	Outline PP	Redrow	155*
Net total (5 year)				455
Years 6 onward				91**
Net total (plan period)				546

*These sites have approval for 190 and 170 dwellings and the number for the pipeline data has been scaled back on the assumption that not all these would be built within the 5-year period.

**of which 46 are yet to be permitted.

Figure B2: Housing supply as analysed at the time of the Submission (2018/19 monitoring report checked December 2019)

APP NUMBER	LOCATION	2011-2	2012-3	2013-4	2014-5	2015-6	2016-7	2017-8	2018-9	2019-20	2020-1	2021-2	2022-3	2023-4	2024-5	2025-6	2026-7	2027-8	2028-9	2029-30	2030-1	Total
Completions		220	62	119	122	85	36	55	10													709
Extant consents																						
2/2019/0680/ FUL	A T S Euromaster, New Road SP7 8QH											18										18
2/2014/1350/ FUL	Adj Wincombe Business Park												45	50	50	46						191
2/2016/0658/ PAEIA	Land East of Shaftesbury Parcels 6 and 7								59	26												85
2/2018/1418/ REM	Land west of Littledown										35	45	45	45								170
Other										4	11			3								18
Allocations																						
Local Plan	Land To The SE of Wincombe Lane														30	30						60
Total		220	62	119	122	85	36	55	69	30	46	63	90	98	80	76	0	0	0	0	0	1251
Cumulative Total		220	282	401	523	608	644	699	768	798	844	907	997	1095	1175	1251	1251	1251	1251	1251	1251	1251

Appendix B: Housing and Employment Research Paper

Some 768 homes were built in Shaftesbury between 2011 and 2019. Shaftesbury also has 483 new homes 'in the pipeline' according to North Dorset District Council's AMR. So, whether you use the original target of 57 homes, or the increased figure of 73 homes, Shaftesbury already has enough housing land for at least 6 to 8 years without releasing further greenfield sites.

There is no shortage in the current 5-year supply for Shaftesbury, and Shaftesbury will probably have met its quota, allocated by North Dorset District Council, by 2026, some 5 years before the end date of their plan.

The schedule in Figure B2 above shows the completions to 2019 and a series of figures which represent the Housing Trajectory for Shaftesbury up to 2031 based on the NDDC

Local Plan. This is represented in the graph below.

The total of 768 dwellings up to March 2019 represents an average of just under 100 dwellings per annum so far in the Local Plan period. With the average household size in Shaftesbury being 2.2, that equates to an increased population of about 220 persons every year since 2011. It is clear that the construction of additional dwellings in Shaftesbury has been significantly in excess of the 5-year rolling target and also the 15-year strategic target.

It is also evident from the statistics that Shaftesbury has delivered a disproportionate number of new dwellings compared to the rest of the district. This is likely to change in the future given the supply pipeline in Gillingham, Blandford, Sturminster Newton,

Stalbridge and Marnhull and some of the larger villages in North Dorset.

The Housing Trajectory indicates that the new housing supply in Shaftesbury will tail off in about 5 years' time. Whereas the trajectory shows an abrupt halt in 2026, in reality there will always be some windfall new dwellings from small single unit schemes, changes of use under Permitted Development Rights and other development of a type which is unpredictable in its extent or timing.

Windfall supply for this area runs at an average of 20 dwellings per annum and these generally are the single units of the type set out in the pipeline schedule above. Typically, the organic growth from these windfall units would form 15-20% of a revised 73 dwelling target, if this level of growth was agreed.

Housing Trajectory



Shaftesbury Neighbourhood Plan 2019-2031

The Public Consultation that has taken place as part of the Neighbourhood plan process [\[weblink\]](#) indicates an overwhelming desire for the provision of additional housing supply in the plan area to be put on hold so that Shaftesbury has some time to digest the large new supply without further strain on the Town's infrastructure. The Consultation has also provided a majority view that any new housing provision should be on land within the settlement boundary. In this respect, the sustainability of the new housing must be tested strictly as required under the NPPF.

The Objectively Assessed Need (OAN) referred to earlier is required by the NPPF to

be considered alongside the sustainability of new supply both in terms of pure numbers, and other factors including in particular the environmental impact.

It can be argued that over-provision in one part of a county should be avoided and the county-wide provision balanced. This is not currently how National Policy works.

However, the current Statutory requirement to apply a district-wide target may change in the future, particularly when the Dorset Local Plan is produced which will cover a much wider area. There is some hope that over-supplied areas such as Shaftesbury may

be able to argue successfully that they should be 'disaggregated' from the District-wide target, in order to balance the distribution of supply and the impact on the resources of Towns which are over-supplied.

This fact ought to encourage decision makers dealing with Planning Applications to reflect very carefully on any further provision in Shaftesbury and particularly for schemes outside the settlement boundary.

Looking at the NDDC context, the trajectory for the other major Towns is as follows:

	Blandford	Gillingham	Sturminster	Stalbridge	Shaftesbury
Completions	383	79	32	19	768
5yr HLS	459	1112	96	142	327
Total	842	1191	128	161	1095
2011 dwellings	5,276	5,340	1,998	1,217	3,429
% growth by 2024	16%	22%	6%	13%	32%

It can be seen how the supply is currently so strikingly out of balance and the lack of growth elsewhere (due to sites in other parts of the district not being brought forward earlier) has left Shaftesbury exposed to speculative applications for new housing.

So whilst Shaftesbury can show a 5 year housing land supply, since 2017 North Dorset District Council has made clear that it

cannot. The District as a whole has underperformed and the NPPF penalises Planning Authorities who underperform. The NPPF seeks to boost housing in these areas by operating a 'presumption in favour of sustainable development' where the housing supply policies are considered to be 'out of date', stating that housing should be permitted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when

assessed against the policies in this Framework taken as a whole'. It also requires that Planning Authorities must show they have a 5 year housing supply plus 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply, so the target becomes ever more difficult to reach.

Shaftesbury Neighbourhood Plan 2019-2031

This is particularly relevant in how planning applications can be determined in areas outside the settlement boundary as well as those within the boundary. The recognition that Shaftesbury has been oversupplied, particularly in the early part of the Local Plan period, and that further large-scale provision of dwellings in the medium term will be unsustainable, should be a relevant factor in determining planning decisions and the outcome of decisions made by the Planning Inspectorate on Appeal.

However the key point turns on showing that such sites would result in significant and demonstrable adverse impacts.

Major new permissions and major applications triggered by the lack of a 5 year supply in the rest of North Dorset risk undermining the viability and likely production of those permissions that do exist, given the competition between developers trying to bring their schemes to market first.

Initial assessments on how the new Dorset Council will perform as a wider Planning

Authority suggest that, in the first few years, it too may struggle to demonstrate a sufficient housing land supply across its area. However, major new schemes are in the pipeline elsewhere in the County and the supply is improving. There is also the prospect of significant new Public housing projects coming on stream through the Dorset Council 'Accelerated Homebuilding Programme' [\[weblink\]](#). This is a scheme aimed at producing 20,000 additional homes by 2033.

Identified potential locations for future development

The North Dorset Local Plan review (issues and options) published November 2017 [\[weblink\]](#) looked slightly further ahead to 2033. It contains a section specific to Shaftesbury and at Section 8 the document asks: **Where should future development be located in Shaftesbury?**

The responses to the Public consultations undertaken as part of the Plan showed a

strong desire to avoid new schemes outside the settlement boundary.

It is the case that the Local Pla's target was for at least 1,140 homes to be built in Shaftesbury, and the trajectory predicts a total of 1,251 and as mentioned earlier, and assumes NO new dwellings after 2025/26 - an unlikely scenario. There will be some infill development inside the settlement boundary and some additional dwellings supplied through permitted development rights which do not feature in the new dwellings statistics.

The Local Plan will need a review every 5 years right through the plan period and this allows to the supply and demand to be re-assessed at intervals. However, for future planning in the medium to long term (given that the new plan may well go to 2038 or beyond), it is likely that additional dwellings will need to be considered within the areas identified on the Schedule set out on Pages 56 to 59 of the Local Plan under review.

The Schedule is reproduced below:

Area	Possible?*	Location	Comment
A	Yes	Land to the East of Shaftesbury	East of the by-pass route and partly in Wiltshire. 1. Impact on the setting of the AONB. 2. Distance from the Town Centre and services. 3. Loss of Agricultural Land. 4. Partly in adjoining County and not within the designated areas for expansion in Wiltshire.
B	Yes	Land between Salisbury Road (A30) and Higher Blandford Road	The only remaining land set aside for Employment growth in Shaftesbury.

Shaftesbury Neighbourhood Plan 2019-2031

Area	Possible?*	Location	Comment
C	No	Land at Higher Blandford Road and A350	Adverse impact <ul style="list-style-type: none"> Natural tree lined valley and uneven topography.
D	Yes	Land between A350 and French Mill Lane	Adverse impact <ul style="list-style-type: none"> Impractical access. Adjoins school playing fields and would restrict expansion. Important views up to and down from Shaftesbury.
E	No	Land between French Mill Lane and B3091	Adverse impact: <ul style="list-style-type: none"> Heritage Assets Slopes Uneven topography and flooding.
F	No	Land between B3091 and Breach Common	Adverse impact: <ul style="list-style-type: none"> Uneven topography. Impact on Heritage Assets and slopes Partly in Melbury.
G	No	Land South of Long Cross and A30	Adverse impact on <ul style="list-style-type: none"> Biodiversity Heritage Assets and landscape. Uneven topography. Partly in adjoining parishes.
H	No	Land North of Long Cross and A30	Adverse impact on Landscape and Heritage Assets. <ul style="list-style-type: none"> Adverse impact on views up to and down from the Slopes. Includes land set aside for the Enmore Green B3081 Link Road Remote from shops and other facilities.
I	Yes	Land between B3081 and A350	Adverse impact on the AONB Adverse topography Adverse effect on views from higher and lower ground. Area includes part of the Littledown site.
J	No	Land between the A350 and Higher Wincombe Farm	Not within the Plan Area; in Wiltshire and not within an area earmarked for expansion of existing Wiltshire settlements. Representations by landowners have been made to Wiltshire Council by these landowners with a view to substantial new mixed use development.

* The Yes or No is the assessment made in the draft Local Plan review for consultation.

Shaftesbury Neighbourhood Plan 2019-2031

Area B includes the only safeguarded and allocated employment land available under the existing Local Plan, and it includes agricultural land bordering the Higher Blandford Road and for which there is a current application for 55 dwellings.

Area D along Brinscombe Lane is acknowledged to have problems given the impact on the landscape and views towards Shaftesbury from lower ground.

The review also states that the future expansion of Shaftesbury School and the necessary sports facilities could be compromised. There is currently no suitable vehicular access to this land.

The section of land referred to as Section I (land between the B3081 and A350) includes an area identified for housing growth in the current adopted North Dorset Local Plan and, apart from the area already granted outlined permission (the Littledown site), the Planning Authority 'considers that there is no potential to identify further land for large scale development beyond that subject to the outline planning permission'. This area is also on steeply sloping ground.

Cross county and regional context

Wiltshire and NDDC - A Statement of Common Ground was signed on 5th April 2013 between Wiltshire Council and North Dorset District Council. This is in relation to the Wiltshire Core Strategy Examination in Public concerning the relationship of the draft Core Strategy for North Dorset and the Wiltshire Core Strategy. The Statement was made in order to provide the Inspector reviewing the Local Plans with a summary of the areas of agreement between the two Council.

Dorset - A Statement of Common Ground between the local planning authorities in Dorset was issued in October 2018, and fully signed up to by March 2019. It is likely that this will be replaced by a similar statement covered the new council arrangements at some point this year.

In the context of the Eastern border of the NP area and the County border with Wiltshire, there are concerns about the possible development of land in Wiltshire imposing strains on the resources of Shaftesbury. It is recognised in the North Dorset Strategy that the room for expansion for new dwellings in Shaftesbury will be predominantly on the

Eastern side and predominantly in a corridor each side of the proposed safeguarded bypass route. At present, these adjacent areas do not lie within any of the identified towns in Wiltshire for which housing expansion is being considered. Close co-operation will be expected between adjoining Planning Authorities and Parishes in considering these areas.

The type and mix of housing

Policy 7 of the Local Plan requires that all housing should contribute towards the creation of mixed and balanced communities. On larger sites, the mix of housing and other uses, should reflect the local evidence of need and should avoid being of any one particular type so that it encourages social integration. Affordable housing should be indistinguishable from and of a comparable standard to private housing.

The Schedule below sets out the population of North Dorset by age group and how by the end of the plan period these figures will have changed, and highlights the ageing population structure:

Age	North Dorset	Dorset	England	North Dorset 2031
0-15	17%	16%	19%	15%
16-29	15%	13%	18%	14%
30-64	44%	43%	45%	39%
65+	25%	28%	18%	32%

Source ONS

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This Schedule shows the median price paid for existing dwellings in North Dorset, England and the South West region in North Dorset

	North Dorset	England	South West
2007	205,000	170,000	185,000
2012	200,000	180,000	188,000
2017	250,000	220,000	230,000

Source: ONS House price Statistics for Small Areas

The average earnings statistics are as follows:

North Dorset	Average Annual Earnings	4 x Mortgage Multiplier	15% deposit	Starter Home Value (20% discount)	Actual Value unrestricted
Single Female	21,000	84,000	18,000	102,000	127,500
Single Male	25,800	103,200	22,100	125,300	156,625
Household	33,000	132,000	28,300	160,300	200,375

Affordable Housing Need

Published data on affordable housing need illustrates a high demand and a background of extremely limited new supply. The need is principally for 1 and 2 bedroomed accommodation both for rent and for affordable forms of home ownership. The assessed need for both these types is currently:

Affordable Rented Homes Needed	1 bed	2 bed	3 bed	4+bed
Total Households	120	72	29	5
Living in the NP Area	64	51	17	4
Living elsewhere but local connection	9	2	6	0
Living elsewhere but no local connection	47	19	6	1

The data for dwellings on a shared ownership basis is:

Affordable Intermediate Homes Needed (eg part ownership)	1 bed	2 bed	3 bed	4+bed
Total Households	11	7	1	0
Living in the NP Area	3	3	0	0
Living elsewhere but local connection	0	1	0	0
Living elsewhere but no local connection	8	4	1	0

Only 9 affordable dwellings were provided in the whole of North Dorset during the period 31st March 2017 to 31st March 2018 and no new affordable dwellings were constructed in Shaftesbury itself although some existing private sector dwellings were sold into Housing Association ownership. In the most recent year (2018-19) the AMR records 16 affordable dwellings completed in Shaftesbury (a significant part of the 29 affordable homes built across North Dorset).

The data shows the need and the affordability problem. Part purchase and part rent schemes (and 12 of the homes built in Shaftesbury last year were for affordable home ownership) are now increasingly common and opportunities can be set up for buying a progressive amount of the dwelling – usually called ‘staircasing’.

Currently the Government’s ‘Help to Buy’ scheme which has sustained demand at the eligible price levels below £250,000 (outside

London) is under review amidst some controversy about its impact on the market.

In recent years the provision of affordable houses has been predominantly through the Section 106 procedures whereby large-scale developments are required to provide a percentage (say 30%) of the new dwellings linked to a housing association who will then offer these on a pure rent or partly rent and buy scheme (where eventually the house or flat can be purchased entirely by their tenant). These dwellings generated out of Section 106 Agreements are dependent upon large scale developments as affordable housing is required to be provided on schemes of 10 units or over. If the larger schemes are phased, relatively few new dwellings come forward for occupation each year.

The NPPF is now requiring 10% of the housing provision in the Local Plan area to be provided from sites of 1 hectare or less. It is hoped that this will encourage smaller scale developments more easily absorbed into the

Town, and a more organic growth which may also encourage small to medium sized local firms of builders.

In recent years there has also been a growth in the number of mixed-use schemes where private sector and affordable dwellings under Housing Association control can be mixed in with commercial developments such as retail and commercial offices. This is particularly relevant in Town centre locations where single storey schemes can now be regarded as a luxury and a waste of scarce land resources. It is becoming more common throughout the UK for users such as supermarkets, predominantly single storey in character, to be part of a multi-storey mixed-use development making maximum use of the site especially in Town Centre locations.

The Government recently announced new allocation of monies to support Community Land Trusts where the provision of affordable dwellings is driven by the community. This may be in association with Housing

Associations and by land owners wishing to promote affordable housing.

The policies are evolving and it is anticipated that there will be new momentum building up around the creation of Community Housing given the NPPF guidance on small sites under 1 hectare, the easing of restraints on Local Authority housing initiatives and the Community Land Trust expansion.

One of the features of CLT's is the structure which enables the land and buildings to be covenanted for the long term, securing its future as a community asset safe from the Right to Buy and securing occupancy by people with strong local links.

Homes for an ageing population

At present 1 in 4 of the population in North Dorset is over 65. A proportion of this population will be in Care Homes or Sheltered Accommodation. This population is set to increase and there will be an increasing need for buildings suited to this use.

In Shaftesbury there are 15 Care homes of varying types in terms of the level of care and the number of residents is estimated at 175.

In the last year, the Churchill Group development in Coppice Street was completed providing 48 dwellings. The 28-flat scheme by Renaissance on the old ATS

garage site has been put on hold by the new owners of the site. Private market flats do tend to take a while to sell given the costs and the exit/entry charges.

Quality of housing and the obligations of developers

It is important to support, encourage and have policies relating to requirements for current Best Practice in good design and sustainability, with suitable provision for Lifetime Homes easily adaptable and consistent with the need to design for an ageing population.

There is a need to support measures for enforcing the Design Standards and the build standards to safeguard the amenities and well-being of residents. (see House of Commons Briefing Paper Ref 07665 8 December 2017 'New build housing construction defects: issues and solutions (England)')

Adequate measures need to be taken to ensure that conditions are fulfilled and that any material deviation from the agreed proposals are subjected to public scrutiny both as to the design or material changes and any financial betterment that may accrue to the developer. (See CIL Amendment Regulations Consultation Paper MHLG December 2018 ' Reforming Developer Contributions'). It is open to the Local planning authority to enforce conditions and to recover the costs of that

process from the developer or to require funding for the monitoring of obligations though the Section 106 Agreement.

It is also open to the developer to submit an independently verifiable Performance schedule setting out how the conditions are being met.

The build standards and timetable for the handover of completed dwellings should also provide for the proper execution of adjacent roads and landscaping.

This is particularly relevant on long term phased construction sites where unnecessary delay in the completion or extended phasing of the development diminishes the amenities of those in the early phases. Site access for later phases should carefully consider alternatives to the use of roads serving early phases when temporary site access routes can be set aside for that purpose. There should be limited disturbance to new residents and limited use for heavy construction traffic causing damage or an excuse for postponing completion to a standard meeting conditions.

It is particularly important to ensure that design reflects the needs of an ageing population and the best practice policies of the Design for Life' principles, allowing existing homes to be adapted as required over a period years.

Grey infrastructure – utilities

Water

Wessex Water completed a new pipeline project in March 2018 running from the South Coast through Shaftesbury and on to Salisbury. It is expected that this will enable the company to meet demand over the next 25 years without the need to provide new resources. (Wessex water/infrastructure).

We should however plan for water as a resource becoming increasingly scarce and expensive to supply. Water regulations and Building Regulations will be a part of this by the promotion of water saving fittings; pricing to regulate casual use of scarce supplies, and through the increased use of rainwater harvesting on all type of building both public and private, residential and commercial.

Electricity

Enquiries of SSE, the major national utility electricity supplier has indicated that at this time there are no specific capacity problems in the Plan area, and that SSE would expect to be in a position to supply the most likely forecasted demands from new developments or additional capacity for existing buildings.

Here too there will be design improvements to fittings and regulation of use through pricing. Building Regulations will also play a part by the raising of insulation standards in the existing housing stock where new

standards are triggered by major building work, and by designing in the ability to plug into renewable energy supplies.

This is also a rapidly emerging need in relation to electric vehicles and provision will need to be made throughout the Public spaces in Shaftesbury, and in the Business Parks for vehicle charging facilities.

Solar energy as a supply of energy and the need for design control

There is a solar farm on the Northern fringe of Shaftesbury just outside the Plan area, within Wiltshire. There are many individual properties fitted with solar panels and other means of alternative energy provision, such as air and ground source heat pumps. It is envisaged that the installation of this type of energy saving device will increase during the Plan period and also that innovative new materials will be developed that facilitate this provision provided that the potential impact on the built environment is fully considered.

In the case of Listed Buildings or Conservation Areas and other groups of buildings having high amenity value, special consideration will be needed to the siting and type of such installations.

A recent case study* (Dorset Renewable Energy Deployment by Dorset Energy Partnership) indicates that there are over 15,000 householder, business and community

renewable energy installations in Dorset which collectively generate 5.5% of total energy consumption in Bournemouth, Dorset and Poole. The target is for this 5.5% figure to increase towards 7.5% by 2020.

Sewerage infrastructure

There are sewerage treatment plants at Gears Mill outside the Plan area, to the South of Holyrood Farm and there are pumping station units at Long Cross on the A30; on Allen Road adjacent to the A30 Salisbury road, and on the NorthEast boundary of the Plan adjacent to Tollgate Park.

Substantial new developments would in generally be designed not only to avoid overloading the existing infrastructure but to have specific bunds and balancing tanks designed into the landscaping, and for the below ground drainage arrangements to conform with the principle of Sustainable Urban Drainage Systems (SUDs). The amount of rainwater recycling and use of below ground harvesting and use of grey water is likely to increase over the Plan period and therefore help reduce the load on the existing network. This should be encouraged.

Micro waste treatment plants may be constructed within the boundaries of large developments, off-loading the strains on the existing networks.

Air

There are environmental controls in place to help deal with the adverse effects of air, water, noise and other forms of pollution, and it is anticipated that the environmental agencies will continue to uphold and police best practice in the control of pollutants. The air quality in North Dorset is acknowledged to be of a good standard with low average nitrogen dioxide levels. However we cannot be complacent and even now, traffic congestion in the Town and in rush hour along Christy's Lane will cause periodic hits of higher pollution.

Broadband and communications

At present the telecommunications coverage in the Plan area is regarded as good and Superfast Broadband is widely available. Greater coverage and higher network capacity is to be encouraged both for the health and wellbeing of the community but also for the development of trade and employment. In relation to all the utility companies, it will be expected that new plant, substations, and local micro-installations should be sensitively sited in the context of adjoining buildings.

Good communications is a key to maintaining the existing employment base and attracting new business.

Roads and highways

Please refer to the Transport Appendix.

Future Development: Employment

Overview

To quote the National Planning Policy Framework: 'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant emphasis should be placed on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges for the future.' (* NPPF Section 6, Paragraph 80)

The NPPF goes on at 6.81 to declare:

'A planning policy should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth having a regard to local industrial strategies and other local policies for economic development and regeneration.

Policies should set criteria or identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the plan period. The plan should also seek to address potential barriers to investment, such as inadequate infrastructure, services or housing or a poor environment.

The plan should also be flexible enough to accommodate needs not anticipated in the Plan, allow for new and flexible working practices (such as livework accommodation) and to enable a rapid response to changes in economic circumstances.'

The Government's industrial strategy sets out a vision to drive productivity improvements across the UK and it identifies a number of Grand Challenges facing all nations and sets out a delivery programme to make the UK a leader in four of these, artificial intelligence and big data, clean growth, future mobility and catering for an ageing society (HM Government (2017) Industrial Strategy: Building a Britain fit for the future).

The last of these Challenges is particularly relevant to Shaftesbury where 25% (and rising) of the current population is in the 65+ age group.

Existing employment in Shaftesbury

The analysis for Shaftesbury, set out in the Geo Wessex statistics as at 2011 9 ONS) is as follows:

Type	Total	Percentage
Wholesale,retail,repair	590	16.33
Education	422	11.68
Health and social work	402	11.13
Construction	400	11.07
Manufacturing	364	10.08
Arts/Entertainment/Recreation	333	9.22
Public Admin	200	5.54
Accommodation and Food Services	193	5.34
Professional/Scientific and Technical services	151	4.18
Admin and support services	140	3.88
Transport and storage	101	2.8
Information and communications	77	2.13
Financial and Insurance	66	1.83
Agriculture forestry and fishing	55	1.52
Real Estate	55	1.52
Water sewerage and waste management	37	1.02
Electricity gas steam and air	24	0.66
Mining and Quarrying	2	0.06
TOTAL	3,612	
Total Population at mid 2016	8,726	

Shaftesbury Neighbourhood Plan 2019-2031

There are many cross currents affecting employment opportunities in the public and private sectors. Some of the sectors illustrated in the Table above will be expanding and some will be contracting. The aim of the Neighbourhood Plan is to encourage an environment in which there is every reason and opportunity for employers to retain and expand their presence in Shaftesbury, and for new employers to be attracted to the town.

Government and local Government policies, and local initiatives at District or Town level will also be a key in bringing about the conditions in which the Town can flourish. These policies are outside the scope of the Town Planning system.

The principal geographical locations for employment in the town are set out in the table below:

Within the last few years, the Littledown Business Park has been developed for Virginia Hayward providing in excess of 100,000 sq. ft. of warehouse and office space. The property lies immediately outside the parish boundary and in the neighbouring parish of Motcombe.

Currently the only new Employment related construction under way is the starter units on the Wincombe Business Park being developed by Toogood Properties. Future expansion during the next 13 year period of the Plan is scheduled to take place on the allocated employment land on the South side of the A30, part of which lies within the adjacent parish of Cann.

There has been a long history on this site following its sale by North Dorset District Council to Persimmon Homes. An Outline Planning Permission was obtained by

Persimmon Homes for the construction of 300,000 sq. ft. of B1B8 industrial and warehouse units which would be developed in phases as demand arose either for owner occupation or letting. There is a set of traffic lights opposite Allen Road which leads into the North side of the residential estate, and this was part of the enabling infrastructure works ahead of the proposed building out of the industrial scheme but the site is unserviced.

Location	No. of Businesses	Approximate sq. ft. Total	Comment
Town Centre	162	225,000	
Wincombe Business Park	86	125,000	Offices, factories, serviced offices; warehouses; retail warehouse; restaurant; re-cycling depot.
Longmead Industrial Estate / Wincombe Lane	48	250,000	Mixed use; factory/warehouse/office
Littledown Business Park (outside the NP area)	1	117,000	Immediately North of the NP border within Motcombe parish.
A30 Salisbury Road	4	6,000	Retail and warehouse/storage
Blackmore Vale Dairy	1	40,000	Dairy
Grosvenor Road/Ivy Cross	8	50,000	Garage; Take-away ; shops and office; surgery; depot.
Other	12	170,000	
Total		approx 983,000	

Source: Survey by NP group and reference to Business rates database

Persimmon have put forward alternative proposals and currently do not intend to pursue the original scheme. The current scheme before the Local Planning Authority is for a mix of housing (94,000 sq. ft. in total), industrial starter units covering 11,000 sq. ft., a two-form primary school (14,000 sq. ft.), a retail unit of 1,500 sq. ft. and a hotel of approximately 8,500 sq. ft. The application (reference 2/2018/1773/OUT) was validated in March 2019, and at the time of submission of this plan had not as yet been determined.

This proposal would provide 20,000 sq ft of employment space excluding the primary school from the calculation. This is a fraction of the 300,000 sq ft consented in the original scheme put forward by Persimmon and it represents only 2% of the total employment space of 1 million sq ft in the NP area.

The Persimmon site is the only new employment land available and this is required in order to secure new employers to the Town and allow for the business expansion requirements of existing businesses through the next 15 years.

The available alternatives (as at November 2019) were identified as

- Co-op Bell Street 14,000sqft town centre site
- Edinburgh Woollen Mill and 4 other High Street/Salisbury Street units: 5,000sqft

- The new build Business Units on the Wincombe Estate (nearly built): 5,000sqft in total.
- The Old Glove Factory has 3,500 sq ft at present but the landowner is seeking planning permission for 6 dwellings (ref 2/2019/1432/FUL).

At the present time there is a relatively low turnover of units on the main industrial estates and, as outlined above, only a few currently known to be in the market for sale, letting or assignment.

Future employment

An expanding population will require an expanding infrastructure of buildings to provide the workplaces sustaining and creating opportunities for new residents. One sector which may expand locally is the healthcare sector, given the ageing population of the country as a whole but in particular North Dorset. This demographic change may well support new jobs being created both in the healthcare sector and in meeting the demands for leisure and tourism services suitable for older residents.

The aim of the Plan is to encourage through all the policies the best environment possible for sustainable and well-paid employment opportunities where the Planning system can make a difference. As well as safeguarding employment land, every assistance should also be given to support the growing number of people working at home and rolling out superfast fibre broadband is one example.

Every encouragement should be given to existing and potential new businesses to either remain in Shaftesbury or be drawn to Shaftesbury - shops; parking; schools; a healthy environment and good community leisure facilities are all key ingredients in those business decisions.

Employment relating to the tourism industry is likely to expand both in relation to specific developments taking place in Shaftesbury and also the overall trend throughout the UK for more leisure time.

Encouraging conditions for attracting and retaining employment depends upon many factors, only a few of which can be directly influenced by the Planning system rather than market forces. However, it is important that there are attractive and available employment sites and that existing employment land is retained. In this respect, the major employment at the Blackmore Vale Dairy on the Eastern edge of the plan area needs to be safeguarded and the land for future expansion south of the A30 also requires safeguarding and not reallocated for housing.