

MATTER 5

Rep No 5532

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5.1 During pre-submission consultation on the Core Strategy Swanage Town Council challenged the use of the gross housing list as a measure to assess the need for affordable housing. Just as the private sector estate agents receive enquiries from visitors who express an interest in local property the social housing list is inflated by visitors who put their names on the list. Within Swanage the genuine local need was estimated to be well below 100. The measure of need is very suspect and should have been analysed further during preparation of the Core Strategy.

5.2 The sustainable way to provide affordable housing is to build dwellings on publicly owned land and offer them for rent. There is sufficient land in public ownership around Swanage to meet the genuine local need if some flexibility is introduced into the planning process.

The high proportion of affordable homes in each development is unsustainable because it will result in higher prices for the other homes in that development. The higher prices are likely to make those homes unaffordable to the majority of people who earn their living in the locality. The houses will be occupied by incoming migrants who are past working age or by younger people who have to commute out of the Town to work. The policy will lead to greater demographic imbalance or greater pressure on an inadequate road system.

5.3 The needs of gypsies, travellers and travelling show people should be determined in the light of historical demand.