

# **Christchurch and East Dorset Core Strategy**

**Housing Supply**

**Housing Trajectory**

**Gypsy and Traveller Accommodation**

**August 2013 (Amended Version)**

## Housing Supply

### Inspector's Requirement

A background/ topic paper is required to explain how the figures in Policy KS3 flow from the up to date evidence; to confirm that the effects of economic growth have been taken into account; and to justify failure to meet objectively assessed need.

### Inspector's Issues

#### 1. 2011 census data in SHMA update – does this need updating to take account of census results in April 2013?

The following table sets out the impact of the newly published Census based household projections. The Household Projections cover a shorter period than previously published data. As the Core Strategy plan period is 2013 to 2028 it is necessary to project the figures forward, and this has been done by averaging the known annual household growth figures and applying this across 15 years.

#### ONS Household Projections 2011 to 2021 (Published April 2013)

Age	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Change	Average Per Year	15 Year Projection
<b>Christchurch</b>	21,547	21,738	21,920	22,129	22,346	22,572	22,800	23,029	23,279	23,528	23,789	2,242	224	3,363
Per Year		191	182	209	217	226	228	229	250	249	261			
<b>East Dorset</b>	37,621	37,891	38,154	38,417	38,702	38,996	39,292	39,593	39,899	40,213	40,540	2,919	292	4,379
Per Year		270	263	263	285	294	296	301	306	314	327			
<b>Total</b>												5,161	516	7,742

This shows that there is a predicted increase in households of 7,742 over the plan period, which is 458 fewer than the Core Strategy housing target. The target therefore provides a 6% contingency for non-implementation of identified delivery.

**2. *SHMA appears to rely solely on projected household change. Has the effect of economic growth on inward migration been taken into account (SHMA Practice Guidance Chapter 4 stage 2)***

The Dorset Survey of Housing Need and Demand, Bournemouth & Poole Housing Market Assessment Update 2011 (Examination document ED27) sets out the methodology for calculating the future housing market requirements. This was produced in partnership with all of the Dorset authorities. It discusses the impact of economic growth at paragraph 7.62 which states:

*‘Consideration was also given to developing projections related to economic growth; this was however not pursued as part of the SHMA given the current uncertainty on the state of the economy which made it difficult to agree realistic assumptions.’*

Since this document was published it has been tested in the Core Strategy examinations for Purbeck District and Bournemouth Borough. The respective Inspectors accepted the evidence, on the same basis as used in the Christchurch and East Dorset Core Strategy, and subsequently found the Core Strategies sound.

**3. *Clarification is required: CS paragraph 4.18 states that there is a need for 7,500 new market and affordable homes. However SHMA indicates (paragraph 9.16) that affordable need exceeds realistic levels of housing delivery.***

The SHMA contains two housing calculations. The first is based on CLG guidance (page 79 and 80 of SHMA: Examination document ED27). This shows a net annual affordable housing need for Christchurch of 332 dwellings and 426 for East Dorset. The CLG methodology identifies all types of affordable housing need, so is affected by a large number of concealed households (potential households sharing accommodation, who are mainly young single people). It is expected that a significant proportion will find accommodation within the existing housing stock and therefore will not need new dwellings. The figures should not therefore be used to identify the housing target, but are very important in expressing the very high levels of housing need in the plan area.

The second set of figures (SHMA Figure 7.6) is based on projected household change (Christchurch 219 p.a. and East Dorset 336 p.a.). Advice from the consultants who prepared the SHMA Update 2011 was that these figures can be used to identify a housing requirement by allowing for a small vacancy allowance (para. 7.73).

**4. *Does housing target take account of cross boundary impacts e.g. any unmet need from neighbouring LPA's?***

Submission document SD4 (Duty to Co-operate), pages 15 to 19 deal with this issue. This shows that there is more than sufficient housing supply across the Housing Market Area to meet identified need.

**5. *Justification for CS objective of “reducing local need” rather than to “meet objectively assessed need”***

The phrase ‘reducing local need’ is not meant to be interpreted as something different to ‘meeting objectively assessed need’.

## Housing Trajectory

### Inspector's Requirement

Background/ topic paper on housing delivery.

### Inspector's Issues

***1. Clarification is required to explain background to Table 2 and to explain what detailed information on sites feeds into the trajectory***

The figures in Table 2 have been derived from the latest Christchurch and East Dorset SHLAA (Examination document ED32) coupled with the phasing of delivery set out in the urban extension Masterplan (Examination document ED69).

***2. Reliance on CUE needs justification (see 4 and 6)***

This is dealt with in a separate paper, showing how the urban extension will be delivered.

***Clarification of housing trajectory calculation in Table 3 (Examination document SD27)***

The annual Core Strategy Target (+5% NPPF buffer for the first five years) has been calculated as follows:

The overall housing target is 8,200 for the 15 year Core Strategy period and our understanding is that we have to apply an additional 5% to the whole of this target, so 410 are added to the first five years = 82 per year.

The 410 are then taken off the 15 year total, so  $8,200 - 410 = 7,790$ . These are then divided by 15 = 519 per year. For the first five years the additional 82 is added to give the figure of 601 per year.

There is one error in the trajectory document in Table 1. The delivery figure for North Wimborne between 2013 to 2018 should be 270, not 375.

Chart 1 shows the delivery of the strategic sites throughout the life of the Core Strategy.

**Chart 1: Estimated flow of housing delivery on strategic sites**

Settlement	Site	Years															Total
		2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	
Christchurch	Roeshot Hill		50	50	100	100	150	150	100	100	100	50					950
	Burton							45									45
Wimborne	St Margaret's Hill						45										45
	Cuthbury Allotments		40	45	45	45											175
	Stone Lane										45	45					90
	North Wimborne		45	75	75	75	75	60	50	50	50	45					600
	South of Leigh Road						30	50	50	50	50	40	40	30			340
Corfe Mullen	Lockyer's School											30	40	30			100
	North of Wimborne Road			50	50	50											150
Ferndown	Holmwood House		50	50	50												150
	Coppins		30														30
West Parley	East of New Road						40	40	40	40	40	40	40	40	40		320
	West of New Road						40	40	40	40	40						200
Verwood	NW Verwood						30	40	40	40	40	40					230
Total		0	215	270	320	270	370	425	320	320	320	260	155	110	70	0	
Cumulative Total			215	485	805	1075	1445	1870	2190	2510	2830	3090	3245	3355	3425	3425	

## Gypsy and Traveller accommodation

### Inspector's Requirement

A note is required to clarify how GT/T sites will be allocated.

### Inspector's Issues

***1. Provision for G & T/ TS accommodation should be treated in the same way as other housing. What is the need? How will sites be allocated to meet the need?***

The Councils are currently undertaking a new assessment of G&T need in conjunction with all the Dorset authorities. The assessment will replace out of date and disputed survey data. This will be completed shortly and the aim is for it to be published in September. Targets for provision based on the assessment are then to be included within the G&T DPD and sites identified to meet the need.

***2. What is the relationship between criteria based policy and the Dorset G&T joint DPD?***

It is anticipated that the Core Strategy will be in place well in advance of the adoption of the G&T DPD. It is important that the Councils have clear policy as soon as possible that can be used when determining planning applications. It is not the intention to replace the Core Strategy policy with new policy in the G&T DPD.

This approach has been followed in the recently adopted Core Strategies for Bournemouth and Purbeck which contain a similar criteria based policy and will rely on the joint DPD for site allocations.