

Reasoning for the removal of land from the Green Belt in relation to the delivery of housing

Christchurch and East Dorset Councils propose as part of their Joint Core Strategy to remove land from the Green Belt to meet demonstrable housing needs. It is put that 'very special circumstances' are justified because the demonstrable needs cannot be provided for on land outside the Green Belt.

Housing

The Councils have identified that the latest combined demonstrable housing needs for the Councils is derived from the ONS 2011 household Projections, as published in 2013. This shows that over the 15 year period of the Core Strategy there is estimated to be an increase in households of 7,740. In meeting this need it is necessary to identify a higher housing delivery figure to take into account an allowance for second homes, vacant dwellings and the non-implementation of sites. The Core Strategy has therefore identified a target of building 8,200 dwellings to meet this need.

In order to meet the requirements of the National Planning Policy Framework (NPPF) the Councils have undertaken comprehensive assessments of what housing can be delivered outside the Green Belt, within existing urban areas and villages beyond the Green Belt. This has taken the form of the two Strategic Housing Land Availability Assessments (SHLAAs) (ED32 and ED33), adjusted to cover the period 2013 to 2028. These have identified that 2,715 homes can be provided in East Dorset and 2,246 in the Christchurch area. The Christchurch figure has been amended to take into account representations made on behalf of Meyrick Estates (REP360382).

As a result, the Councils estimate that a total of 4,961 dwellings can be provided on land outside the Green Belt, leaving a shortfall of 3,239 homes when considered against the target.

Housing target 2013 to 2028		8,200
Less	East Dorset SHLAA	2,715
	Christchurch SHLAA	2,246
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Remaining		3,239
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It is considered that the only way that further housing could be provided in the urban areas and villages would be to increase densities which would cause harm to the character of the existing urban areas and villages.

Therefore, if the Councils were to maintain the Green Belt boundaries as they currently exist they would not be able to meet their demonstrable overall housing needs.

Policy KS3 sets out the aim for 35% of all new housing to be affordable. If the Green Belt was maintained it would mean that about 1,130 affordable homes would not be provided.