



Purbeck Core Strategy Development Plan Document

Examination into the soundness of the plan

PURBECK DISTRICT COUNCIL RESPONSE TO QUESTION FROM THE INSPECTOR REGARDING WIDER HOUSING AND ECONOMIC NEEDS

Question 4

The Inspector has asked the following question:

Following on from the Inspector's Question 2 and the Council's response, he would welcome clarification with regard to the role that Purbeck District may be required to play, particularly in the medium to long-term, with regard to contributing towards meeting the wider housing and economic needs of south east Dorset and in particular Poole and Bournemouth.

The Inspector is aware that nearby Councils are at different stages in terms of plan preparation and that consideration is currently being given to ways that 'the duty to co-operate' could be taken forward. However, it would be helpful if the Council could provide a broad assessment of the longer-term needs of the conurbation, a summary of how those needs might be met and whether or not it is likely that Purbeck District may be required to accommodate some of those needs.

Council's Response

The Council has contacted each of the councils in South East Dorset to discuss the content of this response. This statement is Purbeck District Council Planning Policy Manager's interpretation of the situation in May 2012, where some plans are adopted or nearing adoption and others are less complete.

Housing Needs across South East Dorset

CLG household projections (2006-2026)

The Bournemouth and Poole housing market area (HMA) includes Bournemouth, Poole, Christchurch, East Dorset, North Dorset and Purbeck councils. The table below sets out the forecast housing need as projected through CLG's 2010 update to the District household projections¹ and compares this to the housing supply that councils are planning across the Bournemouth and Poole housing market area through their Core Strategies. The Poole Core Strategy is adopted and the Bournemouth Core Strategy is at examination. Christchurch and East Dorset are preparing their submission Core Strategy. North Dorset is at Preferred Options stage.

District	Projected households 2006	Projected households 2026	Projected change 2006-2026	Housing Supply 2006-2026	Difference between projections and supply
Bournemouth	71,000	80,000	9,000	14,600	+ 5,600
Christchurch	21,000	25,000	4,000	3,200*	- 800
East Dorset	37,000	44,000	7,000	5,900*	-1,100
North Dorset	27,000	32,000	5,000	5,300*	+ 300
Poole	60,000	69,000	9,000	10,000	+1000
Purbeck	19,000	23,000	4,000	2,400	-1,600
TOTAL			38,000	41,400	+3,400

* Note: Christchurch, East Dorset and North Dorset are planning for a different time period in their respective Core Strategies. A nominal supply for 2006-2026 has been estimated using completions and an annualised rate based on the proposals in their emerging Core Strategies.

The table shows a forecast need to accommodate 38,000 households in the housing market area for 2006-2026. The consultants recommend that an allowance of 2.5% should be added when converting housing forecasts to dwellings requirements to include vacant dwellings. This would equate to total of 38,950 dwellings. The local authorities within the HMA are currently planning for a total of 41,100 dwellings for this plan period which more than meets this housing target.

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Strategic Housing Market Assessment (2011-2031)

The final report of the Strategic Housing Market Assessment² (SHMA) for the Bournemouth and Poole HMA was published in early 2012, after the Council submitted the Core Strategy. It looks at the period 2011-2031. The table below is extracted from the SHMA report. It identifies a projected increase of 39,512 households in the HMA from 2011-2031.

Figure 7.6 Projected household change in the HMA (2011 – 2031)					
Area	Households (2011)	Households (2031)	Absolute change	% change from 2011	Annual average change
Bournemouth	81,795	92,015	10,220	12.5%	511
Christchurch	21,920	26,291	4,371	19.9%	219
East Dorset	37,943	44,657	6,714	17.7%	336
North Dorset	28,823	34,289	5,466	19.0%	273
Poole	64,010	73,355	9,345	14.6%	467
Purbeck	19,972	23,368	3,396	17.0%	170
HMA	254,463	293,975	39,512	15.5%	1,976

Source: ONS/CLG and Dorset County Council

Para 9.8 concludes:

‘As part of this assessment, we have worked with the County Council to develop projections for future population and household growth, taking account of demographic trends. Pre economic downturn migration trends would result in a household growth in the Bournemouth/Poole HMA of around 39,500 (1,976 per annum) which is slightly below completions over the past four years but significantly above the figure for the past two years.’

Joint working to meet the housing needs of South East Purbeck

The local authorities in the HMA are planning sufficient housing in their Core Strategies to meet the housing target for the period to 2026. Updated projections to 2031 identify additional housing growth that is needed beyond the lifetime of the Purbeck Core Strategy. The Council will work strategically with other Councils in the HMA area to ensure that Purbeck District contributes to the achievement of longer term planning growth in South East Dorset.

Christchurch and East Dorset councils are allocating urban extensions to help meet the wider strategic need for the HMA up to 2031. These urban extensions were identified through the joint study area work that informed the former [emerging] Regional Spatial Strategy (RSS). The RSS Panel recommended two further urban extensions, one at Bournemouth and the Western Sector in Purbeck. These proposals have both been dropped by the respective councils due to deliverability concerns.

In light of the projected housing targets for the HMA, a strategic housing allocation in Purbeck is not needed for the period to 2026 to meet the needs of the conurbation.

² <http://www.dorsetforyou.com/media.jsp?mediaid=170148&filetype=pdf>

In preparing the Purbeck Core Strategy, Bournemouth, Poole and Christchurch councils have confirmed to Purbeck District officers that the conurbation can meet its own needs without strategic provision being made in Purbeck.

As illustrated above, Councils are planning a housing supply that should exceed housing requirements in the HMA. The additional housing growth in the conurbation will also help to meet Purbeck's housing requirements, which due to the concentration of employment, services and facilities, is a more sustainable proposition, and the principle objective of the former [emerging] RSS.

Employment needs across South East Dorset

2008 Bournemouth, Dorset and Poole Workspace Strategy (2006-2026)

The Core Strategy was prepared in accordance with the 2008 Dorset, Bournemouth and Poole Workspace Strategy³. This indicated a demand for 11.5 hectares of employment land in Purbeck for the plan period (2006-2026). In preparing the Core Strategy, Bournemouth, Poole and Christchurch Councils have confirmed to Purbeck District Council officers that Purbeck employment land is not required to meet the needs of the conurbation.

Bournemouth, Dorset and Poole Workspace Strategy Employment Land Projections 2012 Update

The Dorset local authorities have reviewed the 2008 Workspace Strategy to update employment land projections based upon changed circumstances including economic growth assumptions. The 2012 update⁴ is not a new employment strategy. Instead it sits alongside the 2008 Workspace Strategy as updated evidence. Local authorities through the duty to cooperate will work together to agree a future employment strategy to address the implications of the updated evidence.

The 2012 update focusses on three areas within Dorset, Bournemouth and Poole:

1. Bournemouth and Poole SSCT⁵
2. Weymouth and Dorchester SSCT
3. Rest of Dorset

Part of north east Purbeck is in the Bournemouth and Poole SSCT (Upton, Lytchett Matravers and Lytchett Minster). The rest of Purbeck falls within the Rest of Dorset area and includes all of the 35.15 hectares of available employment land identified in the Core Strategy (including Holton Heath and Dorset Green).

The table below provides by area, a summary of the employment supply and demand for three scenarios; a baseline scenario, and two scenarios with additional flexibility of 10% and 20% additional land, as set out in the 2012 update:

³ CD96 SWRDA Workspace Strategy 2008

⁴ CD96b Bournemouth, Dorset and Poole Workspace Strategy Employment Land Projections 2012 Update

⁵ SSCT – Strategically Significant City or Town as defined by the former [emerging] RSS

Area	Supply (ha)	Demand (ha) by scenario		
		1. Baseline	2. 10% flexibility	3. 20% flexibility
Bournemouth and Poole SSCT	150.1	160.1	173.2	186.2
Weymouth and Dorchester SSCT	22.6	32.3	33.9	35.5
Rest of Dorset	104.7	67.5	70.9	74.3
Total in Bournemouth, Dorset and Poole	277.4	259.9	278	296

The 2012 study indicates that, across Bournemouth, Dorset and Poole (the Dorset Local Economic Partnership area (LEP)) employment supply (278 ha) shows a very close fit to employment land demand (277.4 ha) for the period 2011-2031. However, there are spatial variations in this:

- The Bournemouth/Poole SSCT (which includes North East Purbeck), records a shortfall in supply of 23 hectares;
- The Weymouth/ Dorchester SSCT also shows a shortfall of 11.3 ha;
- The rest of Dorset (which includes the rest of Purbeck) shows a surplus of 33.8 ha.

Joint working to meet the employment needs of South East Purbeck

The Council will need to consider the role of surplus employment land in Purbeck in co-operation with other authorities in the LEP area to agree an appropriate strategy that ensures that there is a balance of employment land supply across functional economic areas. The evidence base of the 2012 update will be an important consideration in planning the future use of employment sites in Purbeck.

In terms of helping to meet the shortfall in Bournemouth and Poole SSCT, the only available employment land in Purbeck's part of the SSCT is a small employment site within the mixed use allocation Huntick Road, Lytchett Matravers, allocated in the Core Strategy (site area to be confirmed). Employment land has been promoted in North East Purbeck as part of the Western Sector proposals by JS Bloor (Newbury) Ltd, but it is unlikely that this employment land would come forward without associated housing growth. The land is agricultural land within the Green Belt. Instead, officers would prefer that previously developed land at Holton Heath that is not within the Green Belt, was explored for its role in helping to meet the needs of the Bournemouth and Poole SSCT.

In addition, the Inspector who examined the Poole Core Strategy recommended that 30 hectares of land was safeguarded at Poole for future employment purposes. This land is not included in the 2012 update. Poole could bring this site forward for employment use if it would help towards the future strategy for employment land

delivery across South East Dorset. The role of Bournemouth Airport in meeting further employment needs of the SSCT also requires further consideration.

In terms of helping to meet the shortfall in Weymouth and Dorchester SSCT, available employment land at Dorset Green could contribute, but it is possibly too remote. In preparing the Purbeck Core Strategy, West Dorset District Council (WDDC) confirmed to Purbeck District officers that West Dorset can meet its own needs without provision being made in Purbeck at Dorset Green. WDDC is planning for large scale growth at Crossways which includes a minimum of 7 hectares of employment land.

Duty to Co-operate

Dorset Environment Managers Group has agreed to prepare a memorandum of understanding (MOU) on the duty to cooperate. The MOU will commit local authorities within the Dorset LEP to work together to deliver housing and employment growth, and associated infrastructure, to meet the needs of the area. This will build on existing joint working arrangements, which includes the preparation of evidence and policy, e.g. heathlands, gypsy and travellers, etc.

To confirm this commitment, officers have suggested 'main modifications'⁶ to the Inspector for incorporation into the Core Strategy. Main modification no. 1 makes a commitment that the Council will work with local authorities in the Dorset LEP to agree matters of a strategic nature for inclusion in a future review of the Core Strategy.

The approach taken in the Purbeck Core Strategy thus provides sufficient flexibility to manage the future supply of housing and employment land in co-operation with other authorities in the Dorset LEP area.

⁶ SD26a Schedule of Main Modifications