

Housing Needs Assessment Shillingstone

1. Introduction:

This document is an assessment of housing need for Shillingstone Parish. It was prepared by URS in March 2015 on behalf of Shillingstone Parish Council, and subsequently updated in July 2015 by Jo Witherden MRTPI in light of the local plan changes and affordable housing data that had become available. This document forms part of the evidence base of the Shillingstone Neighbourhood Development Plan (SNDP).

2. Purpose of this document:

This document has the following aims:

- I. To establish how much housing is required in Shillingstone in the period to 2026 / 2031
- II. To identify what type of housing is required and in which locations

3. Process followed

The statutory development plan, once adopted, will be the North Dorset Local Plan (hereafter 'The Draft Local Plan')¹. The Draft Local Plan is the starting point for any assessment of housing need for the Shillingstone Neighbourhood Development Plan (SNDP). However, the Draft Local Plan does not identify specific housing need at a village level. To identify a specific housing need at the Shillingstone village level the following key sources of information were assessed and assumptions based on professional judgment were made:

- Bournemouth/Poole Housing Market Area - Survey of Housing Needs and Demand (North Dorset Report) - Fordham Research June 2008 (hereafter '2008 SHND' report)
- Bournemouth/Poole Housing Market Area – Strategic Housing Market Assessment - North Dorset Report Jan 2012 (hereafter the '2012 SHMA')
- Shillingstone Neighbourhood Development Plan Questionnaire (2014)
- Planning permissions data provided by Dorset County Council (DCC)
- 2011 Census data
- North Dorset District Council Housing Register data

4. Parish Summary

The following facts provide important context to the assessment of housing need in Shillingstone.

- Shillingstone is a relatively affluent rural village in North Dorset. For example, Shillingstone and Child Okeford is ranked amongst the 20% least deprived Super Output Areas nationally²;
- The Parish is around 919 hectares;

¹ Adoption is currently expected to be in late 2015.

² Indices of Multiple Deprivation 2010

- Shillingstone is approximately 5.5 miles from Blandford Forum, which is one of the four principal market towns in North Dorset.
- According to the 2011 Census the population of Shillingstone was 1,170;
- About a quarter of Shillingstone's population are retired (24%) and about the same proportion (25%) are young people (up to 19 years of age)
- There were 479 households in Shillingstone, about half are detached dwellings, one third are semi-detached dwellings, with the remainder mostly terraced houses or flats.
- There are relatively limited employment opportunities in the village
- Just under 20% of working residents either work from home or travel to work on foot or by bicycle.

The characteristics of Shillingstone described above suggest that much of the demand for housing in Shillingstone, as evidenced by developer inquiries for sites, is actually demand for commuter housing or retirees. It is demand driven by the fact Shillingstone is a 'desirable' location to be located from a market perspective. Many people would like to live in a village and commute a few miles to a larger settlement. However, this type of housing demand is not necessarily the most sustainable solution as outlined by the NPPF which states that:

Local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions³;

5. How many new homes are needed in Shillingstone?

This section assesses a variety of information sources to establish an estimate of the quantum of housing required in Shillingstone in the future.

5.1. Local Plan Target

The draft Local Plan does not identify a specific housing need figure for Shillingstone. However, it does set out a housing need figure for rural areas outside the four main towns⁴. Over the period 2011 to 2031, 826 dwellings out of 5700 dwellings district wide will be built in Stalbridge and the eighteen villages. Of this target, 88 have been built in the first three years to 2014, leaving 738 required.

To establish the specific Local Plan housing need target for Shillingstone, URS have conducted a housing need calculation. This is based on the figure of 738 total rural dwellings in North Dorset and an extrapolation of Shillingstone's percentage of the total 'Stalbridge and more sustainable villages' housing stock in North Dorset. This two-step process is set out below:

³ NPPF, paragraph 95

⁴ Ibid Figure 5.1 (Four main towns are Blandford Forum, Gillingham, Shaftesbury and Sturminster Newton)

Step one:

$$\frac{\textit{Total Population in Shillingstone}}{\textit{Total Population in Stalbridge and the 18 villages}} = \textit{Shillingstone as a \% of the requirement}$$

Result: 1,170 / 20,150 = 5.8%

Step two: Multiply the housing need figure identified by North Dorset Local Plan by the percentage established at Step one above.

Result: 738 * 5.8% = 43

The estimated housing need for Shillingstone based on the Draft North Dorset Local Plan would be **43 dwellings** (or about 2.5 homes a year).

It should be noted that this figure is a high level figure. It does not factor in any local considerations specific to Shillingstone. It can therefore be considered to be a starting point or baseline for a more tailored assessment of housing need for Shillingstone. These more specific elements are now discussed.

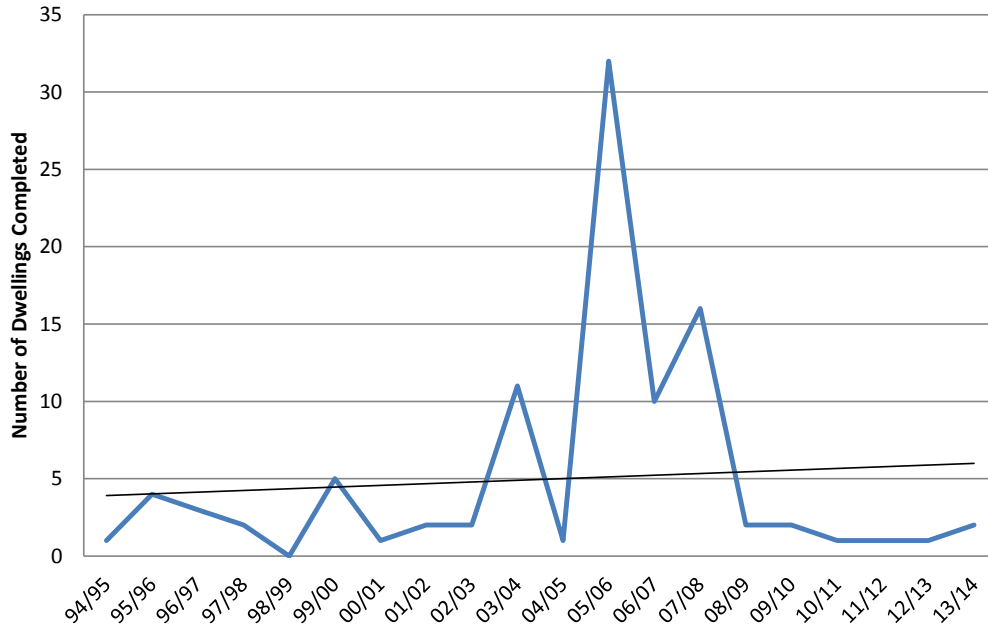
5.2. Past Build Rates

Past build rates can provide further information to help refine the Local Plan figure identified at 5.1 above. Past build rates can give an impression of demand for housing. One potential drawback is that looking at past trends does not necessarily provide an indication of likely future trends. Past build rates are necessarily supply constrained as they relate to specific sites, whereas the assessment of housing need seeks to identify an unconstrained housing need figure. Nonetheless the information can help provide further evidence to help establish a more tailored housing needs figure for Shillingstone.

Past build rates for Shillingstone and for rural areas of North Dorset (excluding the four main settlements) for the period 1994/95 to 2013/14 have been taken from information provided by Dorset County Council. Shillingstone Housing Completions between 1994 and 2014 are shown in Figure 5.1 below.

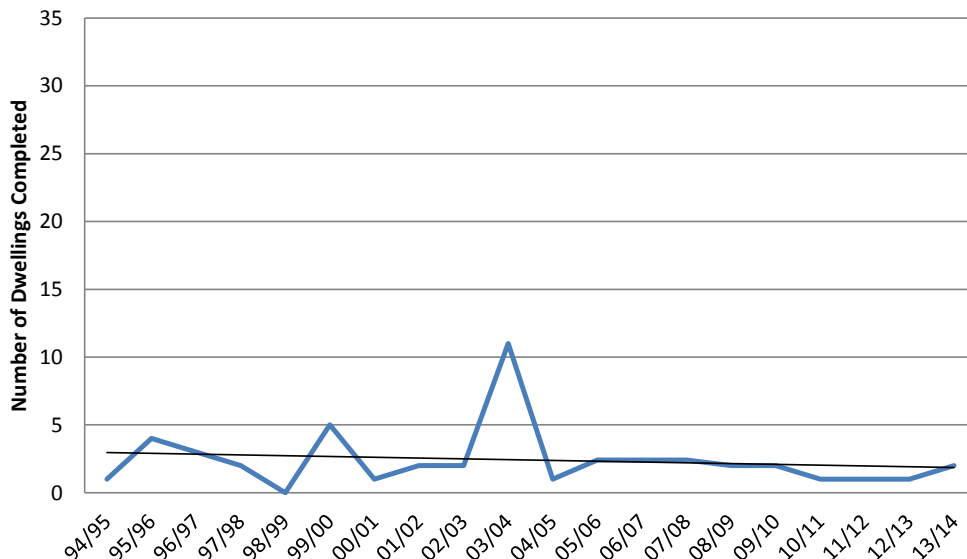
Source: Dorset County Council (2015)

Figure 5.1: Shillingstone Housing Completions 1994-2014 (including linear trend line)



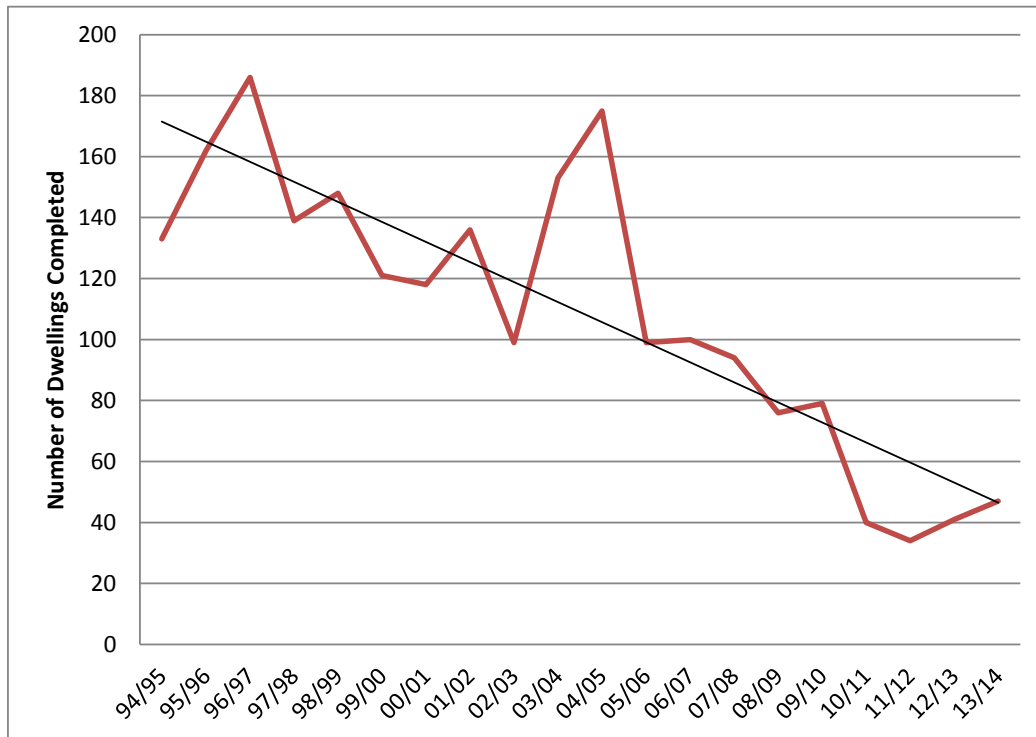
The average annual housing completion figure for Shillingstone (1994/2014) as shown in Figure 5.1 above is **4.9** dwellings per annum. If this trend was applied for the period to 2031 it would equate to 84 homes. However, this includes a spike of development (58 dwellings) completed between 2005 and 2008 connected to the Augustan Avenue Estate / Hambledon View development. This spike (which increased the size of the village by more than 10%) could reasonably be assumed to be an abnormal and ‘one-off’ level of development for a village of Shillingstone’s size and character. It would therefore be reasonable to exclude this ‘spike’ in housing completions in estimating future housing need as it does not represent the typical delivery rates. The average without spike is 2.4 dwellings per annum and if this trend was applied for the period years from 2014 to 2031 it would equate to 41 dwellings. This is shown in Figure 5.2 below.

Figure 5.2 Shillingstone Housing Completions 1994-2014 - No Spike (including linear trend line)



The historic housing completions for the period 1994 to 2014 in North Dorset rural areas outside the four main settlements are shown in Figure 5.3:

Figure 5.3 North Dorset Rural Housing Completions 1994-2014 (including linear trend line)



Source: Dorset County Council (2015)

Interestingly, the North Dorset rural housing completions show a declining trend in the 20 years between 1994 and 2014.

However, as described at section 4 above, much of the historic housing completions and demand in rural areas relates to housing for commuters or people that ‘desire’ to live in a rural setting. It is not necessarily housing that is needed by local people. In this regard it is not necessarily appropriate to treat past housing completions data as an accurate indicator of future local housing needs.

5.3. Committed Development

There are outstanding planning permissions for 15 dwellings in Shillingstone. If the ‘no spike’ annual average building rate figure is taken for Shillingstone (2.4) the committed developments would equate to a housing supply of over 6 years.

5.4. Housing Register

An assessment of the North Dorset Housing Register can be helpful in showing how many people are seeking properties in and around Shillingstone. The Housing Register is confidential. However, North Dorset Council have indicated that there are (June 2015) 707 applicants on the housing register, of these 22 are interested in Shillingstone, of which 6 are existing residents of Shillingstone, and 16 wish to move to the village. None of these are in gold band (highest need).

Given that this is a snapshot in time, it does not automatically represent the likely need over the plan period, but does provide a starting point for genuine local need. It is higher than that observed in the neighbourhood plan consultation responses, which indicated an awareness of need in the next few years for 5 social rented properties and 2 shared ownership properties.

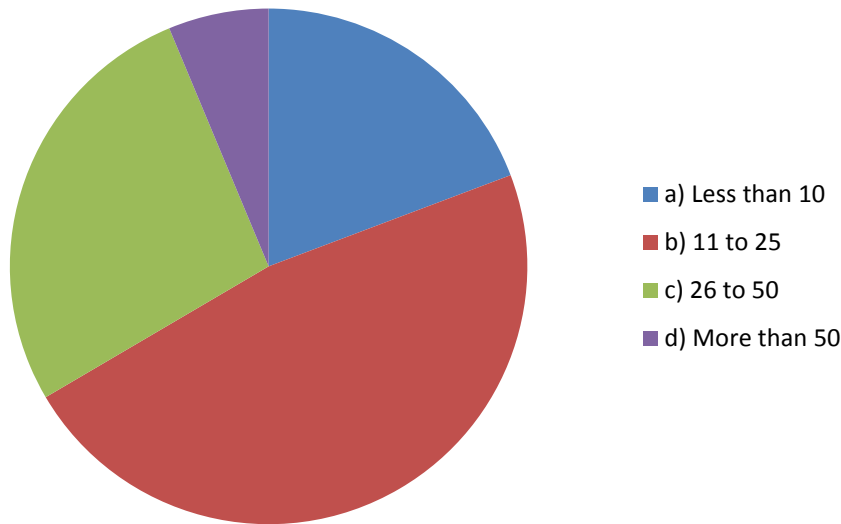
Neighbourhood Plan Questionnaire Responses

A key consideration in the assessment of local housing need is the analysis of the SNDP community questionnaire. The key findings of this questionnaire related to housing need were as follows:

- 46 (19.2%) felt less than 10 new houses required
- 113 (47.3%) felt 11 to 25 houses required
- 65 (27.2%) felt 26 to 50 houses required
- 15 (6.3%) felt more than 50 houses required.

Consultation responses are shown in Figure 5.4 below:

Figure 5.4: Shillingstone Neighbourhood Development Plan Questionnaire – Question 3: ‘How many houses do you think Shillingstone will need in next 12 years?’



Given that there are a variety of responses on the amount of houses required in Shillingstone in the period to 2026 it is difficult to define a single figure. However a figure of 25 seems appropriate as it is the approximate median point and would be acceptable by approximately 80% of the consultees.

5.5. Summary of Quantum of Housing Need

Given that there are a variety of sources of information on which to base the housing needs figure including the Local Plan target, past build rates, and responses from the SNDP Questionnaire, it seems appropriate to consider the average of these various data sources . This is shown in Table 5.1 below:

Table 5.5 Average Housing Needs Figure

Source of housing need information	Section in report	Assumption	Annual requirement	Housing need by 2031
Draft Local Plan Target	5.1		2.5 homes a year	43
Past build rates	5.2		4.9 homes a year	84
	5.2	No abnormal spike	2.4 homes a year	41
Housing Register	5.4	Minimum target	1.3 homes a year	22
Consultation responses	5.5	80% consensus	1.5 homes a year	25
Average (mean)			2.4 homes a year	40

Table 5.5 above suggests that a reasonable housing target would be in the region of 2.4 homes a year, which would equate to a further 40 new dwellings between 2014 and 2031. This level of development would result in an increase of just under 8% growth in the housing stock.

6. Type of Housing Need

6.1. Census 2011 Data – Housing Types in Shillingstone

Analysis of the 2011 Census shows the types of housing stock currently in Shillingstone. This can be compared to the data for North Dorset, South West region and England to show whether a particular housing type is over represented in Shillingstone compared to the average. This is shown in Figure 6.1 below. It shows that Shillingstone has a high percentage of detached larger houses than the average and a relative shortage of smaller accommodation.

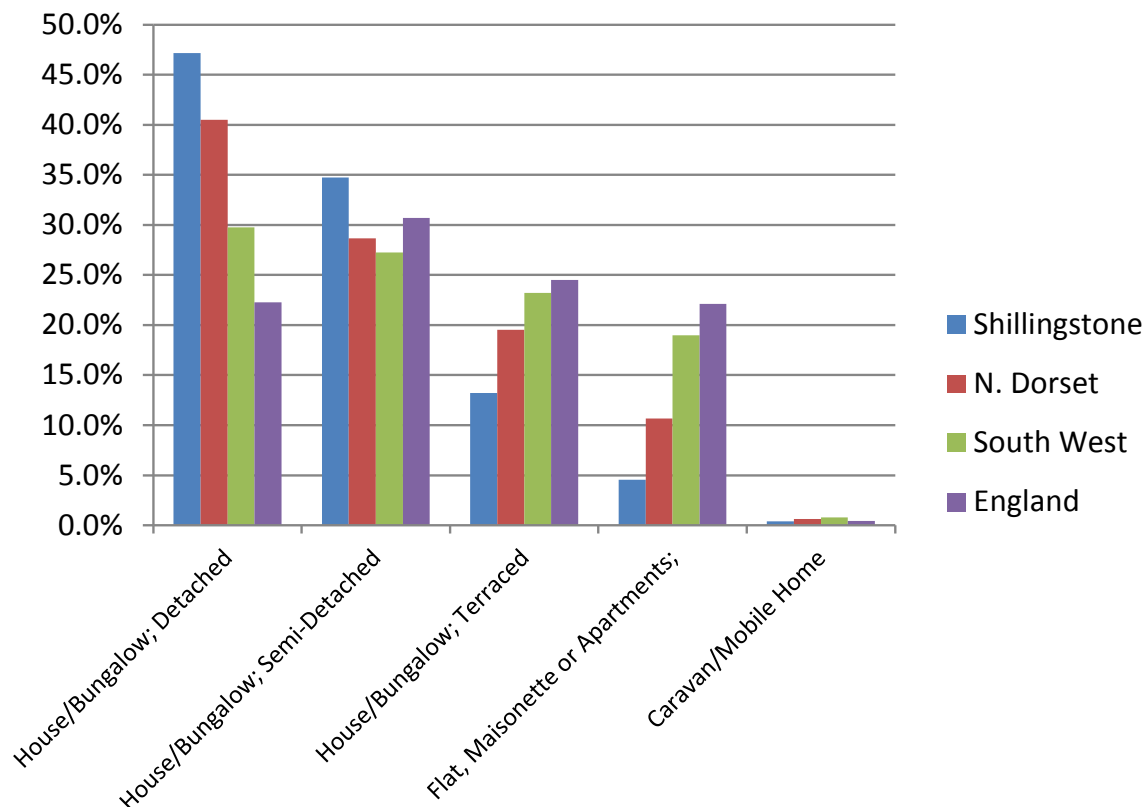
Figure 6.1: Housing Type Shillingstone, North Dorset, South West and England (Census 2011)


Table 6.2 Number and Percentage of homes by Bedroom size

	Shillingstone		North Dorset	South West
1 Bedroom	28	5.8%	8.1%	10.7%
2 Bedrooms	123	25.7%	26.5%	27.3%
3 Bedrooms	178	37.2%	40.2%	40.4%
4 Bedrooms	116	24.2%	18.8%	16.1%
5 or More Bedrooms	33	6.9%	6.1%	5.3%

Data on household size similarly indicates a comparative lower provision of 1, 2 and 3 bedroom properties, and a much higher proportion homes with 4 or more bedrooms.

6.2. Questionnaire Responses - Housing Types Required in Shillingstone

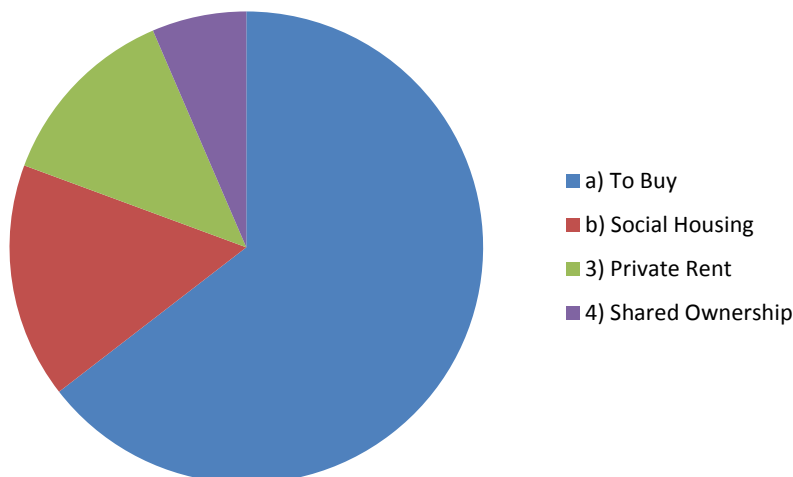
In the September 2014 Shillingstone Neighbourhood Development Plan Questionnaire the community was asked to identify the types of dwelling most in need (question 4). The top three (with % of total responses) types of home in need are as follows:

1. Small starter homes (45.1%)
2. 2/3 bed houses (26.7%)
3. Homes suitable for retirement (15.8%)

The questionnaire also asked respondents whether anybody in their household required a new home in the next few years (question 7). Around 90% responded that members of their household would require a new home. Of these the following types of homes are required (with % of total):

- To buy – 20 (64.5%)
- Social Housing – 5 (16.1%)
- Private Rent – 4 (12.9%)
- Shared Ownership – 2 (6.5%)

Figure 6.3: Shillingstone Neighbourhood Development Plan Questionnaire – Question 4: ‘What type of dwelling does the village need?’



6.3. Housing Register

Of the 22 applicants registered on the North Dorset Housing Register and requiring Shillingstone, their needs in terms of house sizes equates to

12 x 1bed
4 x 2 bed
4 x 3 bed
2 x 4 bed

4 households require sheltered housing, of which 2 wish to remain in the parish and 2 wish to move into the parish. 1 applicant requiring shared ownership who also lives in the parish.

6.4. Summary Housing Types in Shillingstone

The analysis of the data suggest that there is a need for smaller housing sizes (1, 2 and 3 bedroom homes) in Shillingstone in the period to 2026.

7. Conclusion – Shillingstone Housing Need

Care should be taken not to confuse market driven housing demand with genuine local housing need (Shillingstone's characteristics of being an attractive rural village close to Blandford Forum mean there is likely to be strong demand from people who 'desire' to live there and commute to Blandford Forum or other towns).

Based on the above analysis a reasonable estimate for local housing need for Shillingstone would be approximately 2.4 homes a year, which would equate to a further 40 new dwellings between 2014 and 2031. The types of housing required are smaller units, including some affordable units.