### The Big Questions -

Provision of affordable housing is undoubtedly one of the most important issues locally. The Issues & Options paper is seeking your views on the following key questions:

ISSUE AH1 - KEY ISSUE - What overall target for delivery of affordable housing should the DPD adopt?



APP	ONS - PLEASE TICK ALL THAT LY	Agree	Disagree	No Opinion
А	A minimum target of 35% of all housing development			
В	A higher minimum target - please specify:			
C	A lower minimum target - please specify:			
D	Adopt the RSS approach and go for a 35 - 60% target for affordable dwellings (61 - 104 a year for Christchurch Borough Council and 112 - 192 a year for East Dorset District Council)			
	TOTAL CONTROL			
E	Similar targets should be adopted for East Dorset District Council and Christchurch Borough Council			

ISSUE AH2	- KEY ISSU	IE - What	site	threshold
should the	Affordable	Housing	DPD	adopt?

ОРТ	IONS - PLEASE TICK ALL THAT APPLY	Agree	Disagree	No Opinion
А	Maintain the same thresholds as currently in operation in Christchurch and East Dorset i.e. 15 or more in urban areas across the whole area and 5 or more in rural areas in East Dorset only			

3	Continue with the same threshold but with sites below the threshold required to make a financial contribution to affordable housing delivery?			
	Lower the site thresholds in urban areas only to 10 units or more			
D	Lower the sites thresholds in urban areas only to 5 units or more			
	Lower the site thresholds in rural areas to 3 units or more			
	Lower the site threshold in rural areas to 1 unit or more			
G	Other, please specify:			
	E AH9 - How can the DPD d ide key worker housing?	ievelo	р роп	cy to
rov	ide key worker housing?			No
rov		Agree		No
OPTI	There should be an overall target for key worker provision across the plan area set out as a percentage of total affordable housing provision equating to 5% of total affordable housing provision (Taking RSS targets - equating to 3 - 5 units a year in Christchurch and 6 - 10 units a			

Other, please specify:

#### ISSUE AH5 - How should the Affordable Housing DPD develop policies for type and size of affordable housing?

OPTIC	DNS - PLEASE TICK ONE	Agree	Disagree	No Opinion
А	The priority for affordable housing provision should be for family sized properties - i.e. 3 bedroom or above for Christchurch and East Dorset			
В	Affordable housing schemes in Christchurch and East Dorset should be prioritised for units of 2 bedroom and above			
С	The priority should be for 1 bedroom affordable housing units			
D	The size of affordable housing provision should be decided on an individual site basis to enable more local needs to be taken into account			
Е	Other, please specify:			

ments:			
	ments:	ments:	ments:

# Christchurch and 6 of 6 East Dorset Affordable Housing Development Plan Document Issues and Options

#### What is the Affordable Housing Development Plan Document (DPD)?

Affordable Housing is one of the most significant issues faced by Christchurch and East Dorset areas and a review of affordable housing policy has therefore been identified as one of the key priorities in the Local Development Scheme.

The Affordable Housing DPD is running to the same timetable as the Core Strategy, so that it can be progressed as quickly as possible while still being developed in close conformity with the Core Strategy.

The Affordable Housing DPD forms a key part of the new Local Development Framework (LDF) which will eventually replace the Local Plans for Christchurch and East Dorset.

The document will deal with key issues related to the provision of affordable housing such as the appropriate levels of affordable housing to be delivered across the area, the threshold for seeking contributions from development, as well as the type, size and tenure of affordable housing.

It is an important document and we want the community to get involved in its preparation.



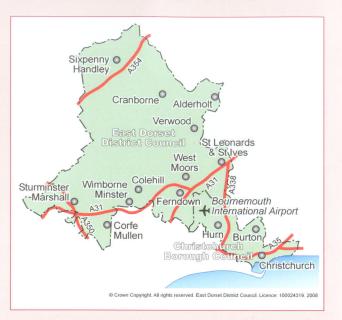
The Issues and Options consultation period runs from 25th March 6th May 2008.





#### **A Joint Document**

Christchurch and East Dorset Councils are producing the Affordable Housing DPD jointly. The document will cover both Councils' areas as shown below.



### **The Process**

The Affordable Housing DPD will be progressed through two consultation stages, after which new policies will be drafted and the DPD will be submitted to the Government for approval. The draft document will be submitted in March 2009 and adopted by June 2010.

## **Issues and Options**

The first stage in preparing the Affordable Housing DPD is known as 'Issues & Options'. This does exactly what it says in that we are seeking to find out what issues the DPD needs to address, and the possible options for addressing those issues.

### **Identifying the Issues**

Taking into account the issues arising from both Councils' Corporate Plans, the two Community Plans, issues raised within and outside the Councils and from analysis of extensive information and research on the housing affordability issue, including the results of the recent Dorset Survey of Housing Need and Demand, we have identified 9 issues which the Affordable Housing DPD needs to address. A number of options are suggested for addressing the issues. The issues identified are:-

- Setting targets for the delivery of affordable housing.
- Site thresholds.
- Off-site provision of affordable housing.
- Proportion of affordable housing required on qualifying sites.
- Type and size of affordable housing.
- Tenure of affordable housing.
- Key worker housing.
- Rural exception sites.
- Other methods of affordable housing provision.

This leaflet relates to one aspect of the Core Strategy. There are other leaflets available:

- General Core Strategy
- 2. Christchurch Urban Extension
- 3. Corfe Mullen Urban Extension
- 4. Ferndown Industrial Urban Extension
- 5. Ferndown/West Parley Urban Extension
- 6. Wimborne/Colehill Urban Extension

You can examine the full Core Strategy Issues and Options document in the following ways:

- On the web: the document can be viewed or downloaded from the Council's website: www.dorsetforyou.com
- Copies are on display at the Council Offices and local libraries across Christchurch and East Dorset.
- Obtaining a copy: By contacting the Council's Policy Planning Teams on:

  (24222) 405047 (Chick holds) (24222) 205224 (Chick holds)

  (24222) 405047 (Chick holds) (24222) 205224 (Chick holds)
  - (01202) 495017 (Christchurch) or (01202) 886201 (East Dorset)

# ISSUE AH10 - **KEY** ISSUE - Should the Affordable Housing DPD develop an Affordable Housing Rural Exceptions Policy?

	FIONS - EASE TICK ALL THAT APPLY	Agree	Disagree	No Opinion
А	Yes, we should have a Rural Exception Site policy to secure additional affordable housing within and adjoining existing villages to meet local needs in perpetuity			
В	Yes, we should introduce a Rural Exception Site policy to secure additional affordable housing on the edge of the existing urban areas to meet local needs in perpetuity			
С	No, there should not be a Rural exceptions policy in Christchurch and East Dorset for securing additional affordable housing in rural areas			
D	Other, please specify:			

# ISSUE AH11 - For which other methods of affordable housing delivery should the Affordable Housing DPD develop policy?

	IONS - ASE TICK ALL THAT APPLY	Agree	Disagree	No Opinion
Α	Re-use of empty homes			
В	Change of tenure of open market housing			
C	Reduce under occupation			
D	Other, please specify:			

# Thank you for taking the time to fill in this form. Please return it to the address provided below:

Please use **FREEPOST** address:

The Planning Policy Team
Christchurch Borough Council
FREEPOST BH575
Civic Offices
Bridge Street
Christchurch
Dorset BH23 1BR

All forms should be returned by 6th May 2008

Please fill in yo	our details below:
Title:	
Name:	
Address:	
Postcode:	
Email address:	

If you are not currently on our consultation database would you like to be? If yes, we will keep you informed of new documents that we produce.

Please tick box

**Data Protection Act:** The information you have provided will be stored on a central database. This information will only be used in connection with th preparation of the Local Development Framework and associated activities, and be made available to Christchurch Borough Council and East Dorset District Council only. It will be used to keep you updated and informed of future events.