

Creative Contracts Ltd

Housing Needs Survey Stourpaine

23rd July 2025

CREATIVE CONTRACTS LTD
HOUSING NEEDS SURVEY STOURPAINE
23RD JULY 2025

Creative Contracts Ltd Housing Needs Survey 2025



Background to the survey

Creative Contracts with delivery support from Dorset Council carried out the housing needs survey to find out if there is a need for an all-affordable rural exception site on the Old Quarry, Bottom Road, Stourpaine. This was at the request of the Dorset Council planning team to meet the requirements of the North Dorset Plan. This plan states that a rural exception site must provide a housing needs survey to establish the affordable housing need where the site is proposed. The Housing Enabling team completed the survey due to experience in providing similar surveys with Dorset Community action. This support covered the paper and online versions of the survey, flyers that promoted the survey to the community and analysis of results after the survey has been conducted.

Creative Contracts provided the 'on the ground' promotion, delivering flyers to households including additional information about the intentions for the site and provided paper copies of the survey at request.

All personal information and data is safeguarded by the Housing Enabling Team, with only the final report and findings provided to Creative Contracts and Dorset Council planning team.

Residents who have completed the survey also have the option to request the results of the survey on completion of the final report.

Summary of Report

Households were asked to return the survey to provide a clearer indication of the need for additional affordable housing in Stourpaine, including whether the local community would support small-scale affordable housing development. In total 58 households completed the survey, of 58 surveys completed 4 households demonstrated a housing need in addition to the 8 households on the Dorset Council Housing register.

Housing Needs Surveys

This survey did not require a minimum response rate, everyone with a local connection to the Parish of Stourpaine was given the opportunity to provide feedback and express their views on affordable housing in general but also whether a small-scale development would be suitable in the area.

Local Connection means living or have lived in the community for the last 2 years or 3 years out of the last 5, have family who are living or have lived in the community for the last 5 years or work in the area for more than 16 hours a week – this connection must be evidenced. For information regarding eligibility and local connection criteria please visit [Dorset Council Housing Allocations Policy 2021 to 2026. Revised August 2024 - Dorset Council](#)

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Survey Response

The activity ran from 06/06/2025 to 04/07/2025

Responses to this survey: 58

Estimated response rate: **58/280 Households = 20% Response Rate**

Response Rates -

according to The National Council for Voluntary Organisations (NCVO)

20-30% - acceptable

30-50% - good

more than 50% - great.

General Functions of housing needs surveys:

- Raise awareness of the local housing / income affordability gap
- Determine if there are many households whose housing needs are not met
- Provides information on the current levels of affordable housing in the area
- Ascertain whether there is a need or desire in the local community for additional affordable housing
- Inviting landowners to consider making land available at low cost for community benefit
- Encourage households in housing need to join the [Dorset Council's Housing register](#)

What is Affordable Housing

The current definition of affordable housing is contained in the **National** Planning Policy Framework (December 2024) as follows:

'Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)'

Homes England defines the following as the current types of accessible affordable housing:

Affordable or Intermediate Rent

Homes let at least 20% below local market rents (affordable rental properties) or let at rates set between market rents and social rents (intermediate rental properties).

The market rent or market value refers to the cost of housing either for rent or for sale in the private sector. Calculating market costs considers the property size, type and location.

Social Rent

Set through the National Rent Regime in England at around 50% of market rents, Social Rent homes are for people on low incomes.

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The majority of affordable housing is owned and managed by registered providers (RP) that receive funding from Homes England or the Greater London Authority. There are three main types of RPs: not-for-profit RPs (known as Housing Associations), for-profit RPs and local authorities. The activities of RPs are overseen by the Regulator of Social Housing.

Affordable housing may also be targeted to address a specific need, such as specialist housing for vulnerable, older or disabled people, known as “supported housing”.

Affordable housing for sale

Homes provided with other affordable routes to home ownership

This can include Shared Ownership, whereby homes are sold at a discounted rate (at least 20% below market value) and homes referred to as being ‘Rent to Buy’.

Homes committed by developers to be sold at a discount.

Developers can commit to selling homes at least 20% below local market value.

Discounted homes for first-time buyers

For example, the ‘First Homes Scheme’, in which homes are sold to people buying their first home for 30% to 50% below market value.

Rural Exception Site

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example, where essential to enable the delivery of affordable units without grant funding.

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Housing Information

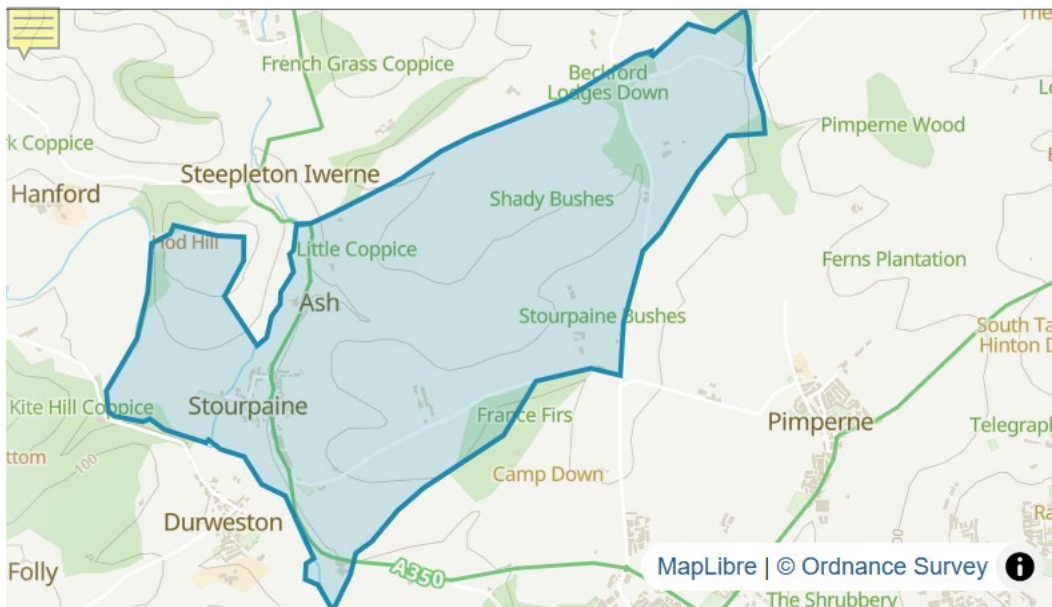
The information below is from the Office of National Statistics (ONS) and Dorset Council Website and gives an overall view of the population, household numbers, tenure, number of bedrooms, household size and age profile of those that completed the Census Survey in 2021.

More information regarding the Parish area is available on both the ONS website and Dorset Council website

[Build a custom area profile - Office for National Statistics](#)

<https://gi.dorsetcouncil.gov.uk/insights/AreaProfiles/Search>

Map of the Stourpaine Parish Area



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Key Information on the Stourpaine Parish

All information provided by the office of national statistics report in 2021

Population

2022

680

people

57,112,500 people in England

Rounded to the nearest 10 people

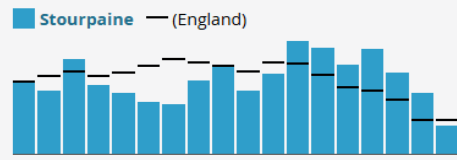
Source: Office for National Statistics – Mid Year

Population Estimates

Small area: Output area

Age profile

2022



0 years 85+
% of all people, 5 year age bands

Source: Office for National Statistics – Mid Year

Population Estimates

Small area: Output area

Number of households

2021

280

households

23,436,100 households in England

Rounded to the nearest 10 households

Source: Office for National Statistics – Census 2021

Small area: Output area

Accommodation type

2021

■ Stourpaine | (England)

Whole house or bungalow **90.2%** (77.4%)

Flat, maisonette or apartment **9.8%** (22.2%)

A caravan or other mobile or temporary structure **0.0%** (0.4%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Number of bedrooms

2021

■ Stourpaine | (England)

1 bedroom **9.0%** (11.6%)

2 bedrooms **21.1%** (27.3%)

3 bedrooms **46.6%** (40.0%)

4 or more bedrooms **23.3%** (21.1%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Tenure of household

2021

■ Stourpaine | (England)

Owns outright **38.1%** (32.5%)

Owns with a mortgage or loan or shared ownership **23.4%** (29.8%)

Social rented **22.3%** (17.1%)

Private rented or lives rent free **16.2%** (20.6%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

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Housing Tenures

According to the Dorset Council Plan 2024-2029, the average income for Dorset is £30,108 per annum (£2509 pcm or £579 pw). This shows an increase from £28,392 per annum. However, the local income to household ratio in Dorset sits at 10.25 times higher.

Intermediate Housing

- The availability of shared ownership or similar tenure types in Stourpaine is also lower than national average with only 23.4% compared to 29.8% across the rest of the UK
- There is also a higher-than-average rate at which people own outright compared to the rest of the UK.
- Stourpaine currently has 1 dwelling registered as a second home
- Some residents list their properties as Holiday Lets so pay business rates and not council tax so they will not be identified in this figure. The rules have tightened around this and they now must evidence the Valuation Office Agency that their property is actually let for 70 days a year.
- 5 properties are listed as holiday homes or holiday lets on AirBnb
- House prices in Stourpaine have an overall average of £414,625 over the last year.
- Many properties sold in Stourpaine during the last year were detached properties, selling for an average price of £571,000. Semi-detached properties sold for an average of £400,333, with terraced properties fetching £201,500.
- Overall, the historically sold prices in Stourpaine over the last year were 23% up on the previous year and 25% down on the 2020 peak of £552,500.
- As of July 2025, 5 properties are being advertised with prices ranging from £225,000 for a 2-bedroom cottage to £1,750,000 for a 4-bedroom equestrian centre

Rented Housing

- As of the 1st of July, there were 1x one bedroom flat for rent at £925 pcm in Stourpaine and no houses available for rent based on rightmove
- Expanding the search to a 3-mile radius, 11 properties are available in Blandford Forum, Durweston, Blandford Town Centre and Iwerne Minster
- 4 of these rental properties were in the form of flats / apartments, 2 are for over 55 retirement properties with the remaining in the form of houses and cottages.
- To break this down further there are 2x 2-bedroom terraced houses, priced at £925 pcm and £1,100 pcm. The remaining house is a non-terraced 4-bedroom house which costs £2,300 pcm
- The cottages currently on offer are both 3-bedroom properties with a monthly rent of £1,500 and £1,750
- This shows that on average 43% of a person's wage each month would be required to cover a 2-bedroom rental property as an example

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Housing Stock in the Area

- There are currently 54 properties listed as social and affordable rent in Stourpaine
- There is currently a 2-bedroom house advertised for rent that received 149 bids on the Dorset Council Housing register
- The last affordable housing development in Stourpaine was in 2016 offering 3 affordable rent and 4 low-cost homes

Stourpaine Current Housing Needs

All information provided by Dorset Council Housing register and up to date as of 22nd of July 2025.

On 22nd of July 2025, Dorset Council had 6,687 active households on the Housing Register, with more applications coming in. It gives an indication of affordable and social housing need in the area, although not everyone who is eligible will apply.

Local Connection - Stourpaine					
22/07/2025					
Count of Band	Bedroom Count				
Row Labels	1	2	3	4	Grand Total
Submitted online		2			2
Band B - High Housing Need	1				1
Band C - Medium Housing Need	1		2	1	4
Band D - Low Housing Need	1				1
Grand Total	3	2	2	1	8

Preferred Area - Stourpaine					
22/07/2025					
Count of Band	Bedroom Count				
Row Labels	1	2	3	4	Grand Total
Submitted online	4	2	1		7
Band B - High Housing Need	4	1	1		6
Band C - Medium Housing Need	6	6	8	2	22
Band D - Low Housing Need	8	10	6		24
Grand Total	22	19	16	2	59

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To break this down further for Stourpaine, this represents 8 households with a local connection and a further 59 households who listed Stourpaine as a preferred area to live in if social / affordable rent became available.

* Submitted Online means applications that are still being processed so do not yet have a housing band – some of these will not progress due to lack of information/change in circumstances.

The Preferred Area numbers are in addition to those with a local area connection.

Tenure Needs Identified in Survey

Overall Need:

Based on the housing register figures and those provided by the housing needs survey, a development of approximately 12 dwellings could be considered in the Stourpaine area. Despite some desire for open market housing, the current housing climate in Stourpaine does not make open market purchases viable for many people with a local connection to Stourpaine. However, discounted market housing could offer a more viable opportunity for those seeking home ownership who cannot afford the current house prices in the Stourpaine Parish. It is also important to note that rural parishes around Stourpaine such as Durweston, Hanford and Iwerne Steepleton could also benefit due to the lack of affordable housing in these parishes.

3x1 Bedroom (affordable rent)

3x2 Bedroom (2x affordable rent and 1x open market)

5x3 Bedroom (3x affordable rent, 1x discount to open market and 1x open market)

1x4 Bedroom (1x affordable rent)

12 in total (these figures are taken from preferred tenure types and housing register figures)

Key Facts Regarding the Housing Need in Stourpaine from survey questions:

Age of those planning to move:

Age	Amount
17 Years and older	5
18 Years and older	3
Total	8

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How would you describe your household:

How would you describe your household?	Amount
Single	1
Family (one or two adults with children)	2
Couple	1
Total	4

When are they planning to move:

When is your household considering moving?	Amount
Within 1 year	0
Between 1 and 3 years	0
Between 3 and 5 years	1
Don't know	3
Total	4

Reason for wanting to move:

Why is your household considering moving?	Amount
Need to live closer to family / relative	2
Too small / overcrowded	1
Too Large	1
Total	4

Preferred Tenure Type (including housing register)

Tenure	Bedrooms				
	1	2	3	4	Total
Self-Build (Social/Affordable Rent)					
Social/Affordable Rent	3	2	3	1	9
Private Rent					
Shared Ownership					
Discount to Open Market			1		1
First Homes					
Open Market		1	1		2
Total	3	3	5	1	12

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Affordability (for those that stated they wished to buy on open market or affordable purchase option)

Preferred House Price	Amount
Under £60,000	1
£60,000 - £100,000	
£100,001 - £200,000	1
£200,001 - £300,000	
£300,001 - £400,000	1
£400,001 - £500,000	1
£500,000	
Total	4

Community Support for Affordable Housing

Option	Total	Percent
Yes	18	30%
No	24	42%
Maybe	16	28%

Community Feedback on Potential Affordable Housing Sites

Based on the feedback provide from the survey the following comments support the need for affordable housing in the area:

- There is a strong demand for affordable homes, especially for younger people and first-time buyers, to ensure the village stays vibrant and sustainable.
- Affordable housing, including shared ownership, is vital for young families and single parents to stay in the area and contribute to the community
- Previous shared ownership in the local area has helped residents who have gone through difficult circumstances despite resistance from older generations living in the area
- Increasing affordable housing options will help balance the age demographic and support the long-term health of the village
- While many support affordable ownership models, some felt rented housing would better meet local needs.

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Based on the feedback provided from the survey the following comments would maybe support the need for affordable housing in the area:

- Support for new housing is conditional on it being offered to local people first.
- Preference for development on brownfield sites rather than greenfield land.
- Support based on there being evidence of need – recent developments haven't always served locals.
- Housing should include a mix of affordable rented and shared ownership options.
- Proposals must be well-designed, small in scale and sensitive to the local environment.
- There must be guarantees and enforcement to ensure housing benefits the local community.

***Based on the feedback provide from the survey the following comments do not support the need for affordable housing in the area:**

- There is already sufficient housing in the village and surrounding areas, including unsold homes and flats
- 'Affordable housing' that is marketed as affordable is still out of reach for residents
- Stourpaine is a rural village in an area of outstanding natural beauty with rich wildlife and rare bird species. Development would disturb habitats, reduce green space and threaten biodiversity
- The village lacks essential infrastructure: no school, no shops, limited public transport and overstretched services (e.g. doctors, dentists, sewage)
- The sewage system is already at capacity, requiring frequent pumping and causing damage to the roads.
- Bottom road is unsuitable for increased traffic due to its narrowness, poor condition, and use by pedestrians, children and horse riders.
- Parking issues from previous developments have caused congestion and safety concerns
- Mistrust around the intentions of the development and affordability of housing for local people
- Residents value the village's rural character and believe further development would erode its identity.
- Preference for preserving fields and countryside over expanding village boundaries.

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Community Feedback on Locations for Affordable Housing

- Some residents suggest locations like the Old Quarry, Bottom Road, or unused scrubland, provided they are thoughtfully developed.
- Others feel there are no suitable sites in the village without harming green space, farmland or archaeological areas.
- Many believe Blandford is better suited for new housing due to its existing infrastructure (schools, doctors, transport)
- Stourpaine lacks essential services and has limited public transport, making it less viable for further development.
- Concerns about road access, especially via Bottom Road, which is narrow and already under strain.
- Residents want transparent planning with clear maps and proposals
- There is a call for collaboration with local landowners and consideration of the wider Blandford Area's housing plans.

Index

[Airbnb | Stourpaine – Holiday Rentals & Places to Stay - Stourpaine, Dorset](#)

[Build a custom area profile - Office for National Statistics](#)

[Dorset Council Housing Allocations Policy 2021 to 2026. Revised August 2024 - Dorset Council](#)

[Fact Sheet 9: What is affordable housing? - GOV.UK](#)

<https://qi.dorsetcouncil.gov.uk/insights/AreaProfiles/Search>

[National Planning Policy Framework](#)

[Properties To Rent in Stourpaine | Rightmove](#)

[Properties For Sale in Stourpaine | Rightmove](#)

***Following the report consultation Creative Contracts would like the following noted to on the report in response to community feedback:**

- The 'Old Quarry, Bottom Road' site has been approved by highways, including planned future improvements as part of the development.
- The site also has Dorset NET approval, and all environmental issues have been addressed as part of the development.