

Housing Needs Assessment Pimperne

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1. Introduction

This document is an assessment of housing need for Pimperne Parish. This document forms part of the evidence base of the Pimperne Neighbourhood Development Plan (“PNDP”).

2. Purpose of this document:

This document has the following aims:

- I. To establish how much housing is required in Pimperne in the period 2016 to 2031.
- II. To identify what type of housing is required and where it could be located.

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3. Process followed

The statutory development plan is the North Dorset Local Plan (hereafter 'The Local Plan'). The plan was adopted on 15th January 2016.

The Local Plan is the starting point for any assessment of housing need for the PNDP. However, the Local Plan does not identify specific housing need at a village level. To identify a specific housing need at the Pimperne 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')
- Eastern Dorset Housing Market Area - SHMA 2015 North Dorset Summary Report (hereafter the '2015 SHMA')
- PNDP Questionnaire (2015)
- Planning permissions data provided by Dorset County Council (DCC)
- 2011 Census data
- North Dorset District Council Housing Register data
- Estate agent questionnaire (2016)

4. Parish Summary

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

(Source: Office for National Statistics unless stated)

- Pimperne is a relatively affluent rural village in North Dorset e.g. Pimperne is ranked amongst the 20% least deprived areas nationally (Households by Deprivation Dimensions, 2011 (QS119EW));
- The Parish is around 1,182 hectares (Parish Online Getmapping);
- Pimperne is approximately 2 miles from Blandford Forum, which is one of the four principal market towns in North Dorset. The four are Blandford Forum, Gillingham, Shaftesbury and Sturminster Newton.
- According to the 2011 Census the population of Pimperne was 1,109, and the latest mid-year estimate (2013) shows a slight drop to 1,071;
- Around 21% of Pimperne's population are retired and about the same proportion (22%) are young people (up to 19 years of age).
- In 2011, there were 478 households in Pimperne of which 58% are detached dwellings, 23% are semi-detached dwellings, 17% are terraced houses and the small 2% balance can be described as flats.

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- Although there are employment opportunities in the village, 4 out of 5 (80%) of working residents travel to work by motor vehicle.

The characteristics of Pimperne described above suggest that much of the demand for housing in Pimperne, as evidenced by developer inquiries for sites, is actually demand for commuter housing or retirees. It is demand driven by the fact Pimperne 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 National Planning Policy Framework ("NPPF") which states that: "*Local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emission (paragraph 95, NPPF)*".

5. How many new homes are needed in Pimperne?

This section assesses a variety of information sources to establish an estimate of the future housing required in Pimperne in the period to 2031. We have estimated the requirement based on the different sources of information and these are set out below in points 5.1 through 5.6.

5.1. Estimate based on the North Dorset Local Plan (to 2031)

As stated, the Local Plan does not identify a specific housing need figure for Pimperne. However, it does set out a housing need figure for rural areas outside the four main towns. Over the period 2011 to 2031, at least 825 dwellings out of a minimum of 5,700 dwellings district wide will be built in Stalbridge and the eighteen villages. Of this 825 target, 115 have been built in the first four years to 2015, leaving 711 required.

To establish the specific Local Plan housing need target for Pimperne, we have conducted a housing need calculation. This is based on the figure of 711 total rural dwellings in North Dorset and an extrapolation of Pimperne's percentage of the total 'Stalbridge and more sustainable villages' housing stock in North Dorset. This two-step process is set out below:

Step 1: 2011 'pro rata' estimate

Total population [1,109] ÷ Total population in Stalbridge and the 18 villages [20,150] = 5.5%

Step 2: applying the 'pro rata' estimate to the rural target

Rural target [711] x Pro-rata amount [5.5%] = 39 dwellings

The estimated housing need for Pimperne based on the North Dorset Local Plan would be **39 dwellings** (or about 2.5 homes a year for the period 2015 - 2031).

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

SHMA update assessment

The latest housing needs assessment has yet to be tested at examination, but suggests a slightly higher annual requirement across the North Dorset part of housing market area, equating to 330 dwellings per annum (as opposed to 285). As well as being untested, no decision as yet has been taken on their strategic distribution such as the town / rural area 'split'. However, in the absence of any other information, the best assumption that can be made is that there may well be a requirement to increase the amount of housing by and equivalent amount.

Step 3: applying a 'pro rata' uplift to the local target

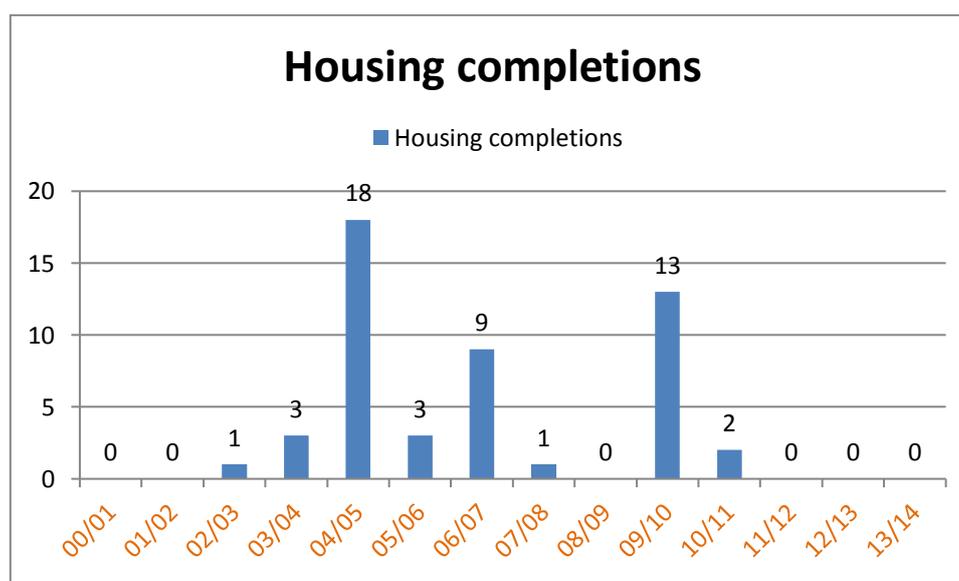
Proportionate uplift $(330-285)/285 = 15.8\%$

Pimperne target [39] + 15.8% = **45 dwellings**

5.2. Estimate based on Past Build Rates

Source: Dorset County Council (2015)

Figure 5.2.1: Pimperne Housing Completions 2000-2014



Past build rates can provide further information to help refine the Local Plan figure. 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

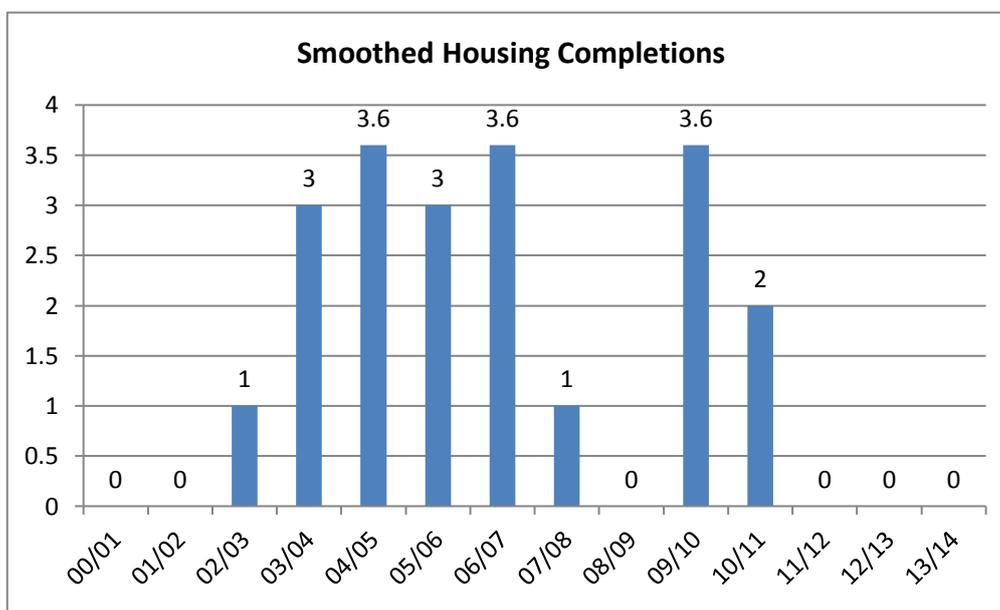
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identify an unconstrained housing need figure. Nonetheless the information can help provide further evidence to help establish a more tailored housing needs figure for Pimperne.

Past build rates for Pimperne and for rural areas of North Dorset (excluding the four main settlements) for the period 2000/2001 to 2013/14 have been taken from information provided by Dorset County Council. Pimperne housing completions between 2000 and 2014 are shown in Figure 5.2.1.

The average annual housing completion figure for Pimperne (2000/2014) as shown in Figure 5.2.1 above is **3.5** dwellings per annum. If this trend was applied for the period to 2031 it would equate to 56 homes. However, this includes a “spikes” of development connected to the Manor Farm and Willows Park developments. These spikes are, to some degree, abnormal and not representative of the typical trend. Without these one-off large sites, the smoothed average is just under 1.5 dwellings per annum.

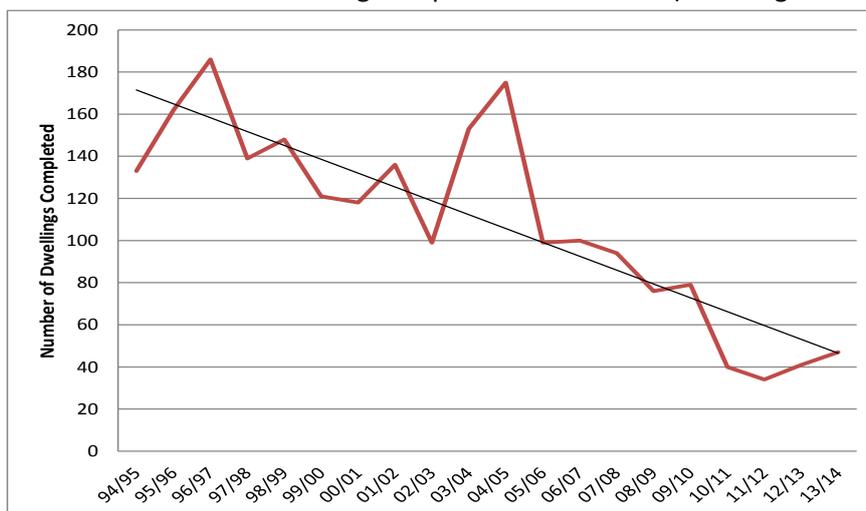
Figure 5.2.2 Pimperne Housing Completions 2000 - 2014 – Spikes Smoothed



The historic housing completions for the period 1994 to 2014 in North Dorset rural areas outside the four main settlements are shown in Figure 5.2.3:

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Figure 5.2.3 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. As such the average historic rates are perhaps not a realistic or good basis for establishing future growth requirements, and should not be given significant weight in establishing what a reasonable level of need may be.

5.3. Estimate based on the North Dorset Housing Register

An assessment of the North Dorset Housing Register can be helpful in showing how many people are seeking properties in and around Pimperne at any one point in time. The Housing Register is confidential. However, North Dorset Council have indicated that there are (February 2016) 45 applicants on the housing register interested in Pimperne. However, only 8 of these households are either existing residents or have a local connection – 5 of which are not currently housed in the parish.

A summary of the housing register is set out below:

Figure 5.3.1

North Dorset Housing Register	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
• Living in Pimperne requesting housing in Pimperne		1	1	1	3
• Connection to Pimperne requesting housing in Pimperne	4	1			5
• Not living in Pimperne requesting housing in Pimperne	21	12	4		37
	25	14	5	1	45

As discussed later, the housing register shows a high demand for one bedroom properties.

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5.4. Estimate based on Estate Agents questionnaire

The nine main estate agents operating in Pimperne and the surrounding areas were asked to complete a questionnaire. They gave an estimate of the enquiries they expect in terms of numbers and of the type of housing required. The agents said they cannot look into the future but would expect demand to be constant or above the national average commenting;

- Pimperne is one of the most popular villages for people to move to primarily because of its proximity to Blandford (in it but not part of it) and the fact it is has good road links to Dorchester, Poole, Bournemouth and Salisbury where most employment is located. The School, Shop and pubs are also an attraction.
- The price of properties in Pimperne and Blandford area generally substantially less than those in the surrounding areas of Dorchester Poole, Bournemouth and Salisbury and this encourages older people to relocate from these areas in search of a slower pace of life and also younger families who get more for their money and are prepared to commute to work.

The average over the seven agents operating in the area is that they may see between 2 to 10 enquiries a year for houses (this averages at about 6 enquiries and a total of just under 50 homes). However not many of these enquiries would have been limited to Pimperne alone, and there are a number of villages in the Blandford area that are likely to be serving this 'market demand'.

Land Registry data on house sales indicates that typically 15 to 20 homes get bought and sold every year.

5.5. Estimate based on Neighbourhood Plan Survey Questionnaire Responses

The opinion of local residents is also a key consideration in the assessment of local housing need, as the proposals in the Neighbourhood Plan will only come into effect if the local population support the plan by voting for it in the referendum. e.

The question in the Neighbourhood Plan Survey Questionnaire was: Over the past 10 years about 50 homes have been built in the Pimperne Parish. This represents an average of 5 new house p.a.

Do you think:

- a. We should have much less growth in the future;
- b. This level of housing growth has been OK and should continue, and
- c. We should have more homes built than in previous years:

The key findings of this questionnaire related to housing need were as follows:

- a. 52.0% felt there should be less growth in the future.
- b. 41.5% this level of housing growth has been OK and should
- c. 6.5% felt there should be more homes built than in previous years

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The survey shows that the residents are in favour of some growth, up to 5 dwellings a year. Attached at Appendix 1 are comments made when the above survey was completed which gives the broad reasons why the residents made their choices. Assuming (worst case scenario) that those wanting to see 'less growth' would not want any housing, and those looking for more growth may support 10 dwellings a year, this translates to a weighted average of 2.7 dwellings a year (44 dwellings in total). A more balanced assumption results in a weighted average of 3.9 (62 dwellings in total) as calculated below:

Table 5.5.1 Average Housing Needs Figure based on survey

Neighbourhood Plan Survey Questionnaire Responses	Past build of 5 p.a. - adjust a) and c) by 50%	Past build of 5 p.a. - adjust a) and c) by 100%	Weighted Average
	House p.a.	House p.a.	House p.a.
a) 52.0% - much less growth	2.5	-	1.3
b) 41.5% - same level of growth	5.0	5.0	5.0
c) 6.5% - more growth	7.5	10.0	8.8
Weighted Average	3.9	2.7	3.3

The split between these two weighted averages is 3.3 and equates to a 53 new dwellings between 2016 and 2031.

5.6. Committed Development

A number of sites subject to planning consent will also form part of the current supply:

- Woodbury, 10 Chapel Lane (2/2011/0969: Erect 2 No. semi-detached dwellings and demolish existing dwelling)
- The Little Thatch, 50, Salisbury Road (2/2014/0205/PLNG and 2/2015/1365/REM: Develop land by the erection of 1 No. dwelling (Outline and Reserve Matters applications))
- Salisbury Road / rear of Shepherds Way Portman Road (2/2014/1610/OUT: Develop land by 1 No. dwelling and garage (all matters reserved).
- Arlecks Lane / rear of 10 St Peters Close (2/2014/0064/PLNG: Erect 1 No. dwelling and form new vehicular and pedestrian access)

The total of 5 can be deducted from the estimated housing need for Pimperne calculated at 5.7 below as there is reasonable certainty that these are deliverable and will be built.

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5.7. Calculation of the Housing Need based on averaging the estimates above

The number, size and style of development of houses that will actually be built in the years to 2031 will be determined by market forces. However, the purpose of the PNDP is to ensure future development is done within a planned outline and fitting to the Pimperne village heritage. Through the PNDP Pimperne's resident will influence the development.

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 PNDP Questionnaire, it seems appropriate to consider the average of these various data sources. This is shown in Table 5.5 below:

Table 5.5 Average Overall Housing Need Figure

Source of housing need information	Section in report	Assumption	Annual requirement	Housing need to 2031
Draft Local Plan Target	5.1	Pro-rata average	2.4 to 2.8 homes a year	39 - 45
Past build rates	5.2	Actual and smoothed	1.5 to 3.5 homes a year	24 - 56
ND Housing Register	5.3	Snapshot target	2.8 homes a year	45
Consultation responses	5.5	Weighted Average	2.8 to 3.9 homes a year	44 - 62
Average (mean)			2.8 homes a year	45
Less already committed				(-5)
Housing site requirement to 2031 (on sites yet to be identified)				40

Table 5.5 above suggests that a reasonable housing target would be 45 new dwellings between 2016 and 2031, of which there is already planning consent for 5 new homes. This level of increase is an 8.6% growth in the housing stock.

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6. Type of Housing Need

6.1. Census 2011 Data – Housing Types in Pimperne

Pimperne has 478 households. Analysis of the 2011 Census shows the types of housing stock currently in Pimperne. 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 Pimperne compared to the average. This is shown in Figure 6.1 below. It shows that Pimperne has a high percentage of detached larger houses than the average and a relative shortage of smaller accommodation.

Figure 6.1.1: Housing Type Pimperne, North Dorset, South West and England (Census 2011)

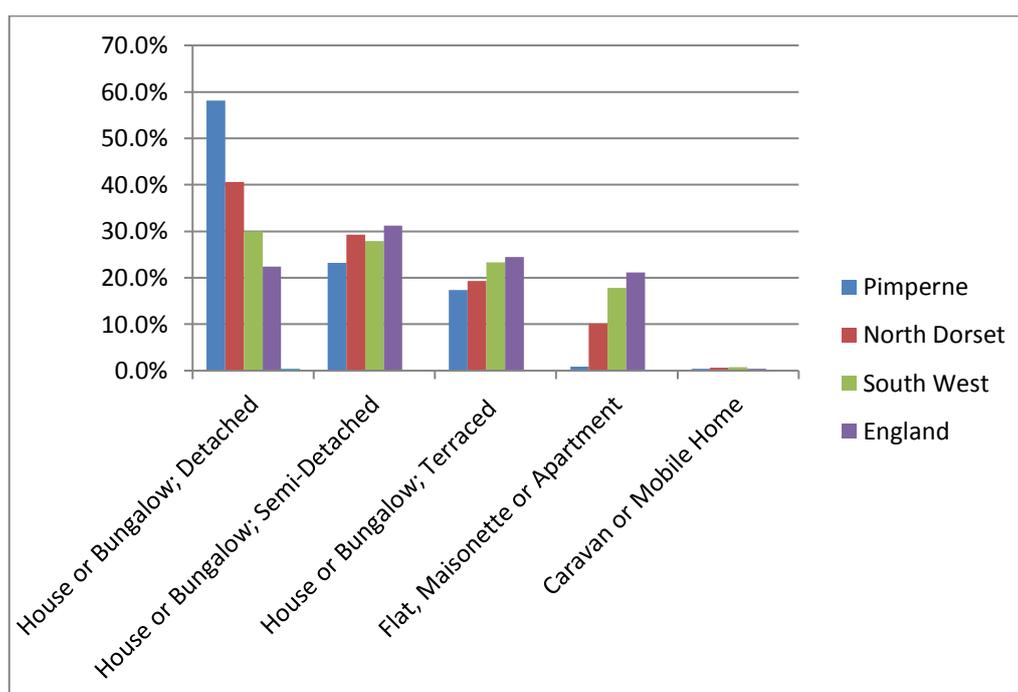


Table 6.1.2 Number and Percentage of homes by Bedroom size

All Household Spaces with at least one usual resident	Pimperne		North Dorset	South West	England
	Number	%	%	%	%
1 Bedroom	27	6%	8%	11%	12%
2 Bedrooms	127	27%	27%	27%	28%
3 Bedrooms	202	42%	40%	40%	41%
4 Bedrooms	89	19%	19%	16%	14%
5 or More Bedrooms	33	7%	6%	5%	5%
Total	478	100%	100%	100%	100%

Data on household size indicates Pimperne is broadly similar to the other comparative areas above. Perhaps, with a lower provision of 1 bedroom properties than average and a higher number of 4 bedroom households.

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6.2. PNDP Questionnaire - Housing Types Required in Pimperne

The Pimperne Neighbourhood Development Plan Questionnaire asked the residents to identify the types of dwelling most in need. The response is below:

Result (expressed as a percentage of choices made)	Open Market	Social / Affordable
Small Home	17.3%	15.8%
Family Home	19.1%	9.7%
Space for home working	8.6%	2.5%
Adaptable home	11.2%	12.6%
Other	3.2%	0.0%

6.3. Housing Register

As shown in table 5.3.1 above, of the 45 applicants registered on the North Dorset Housing Register and requiring Pimperne, their needs in terms of house sizes equates to:-

1 bedroom	2 bedroom	3 bedroom	4 bedroom	Total
25	14	5	1	45

Clearly, small or 1 bedroom household must feature in future development together with social /affordable households.

6.4. Summary Housing Types in Pimperne

Clearly, small or 1 bedroom household must feature in the future development in the period to 2031 together with social /affordable households.

7. Conclusion – Pimperne Housing Need

Based on the above analysis the local housing need figure for Pimperne is approximately 2.8 homes a year, which would equate to a further 45 new dwellings between 2015 and 2031. The types of housing required are smaller units, including some affordable units.

Pimperne'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. Meeting this demand however is not sustainable and a higher figure is unlikely to be supported by local residents.

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8. Appendix 1 – Summary of Comments on Housing from the PNDP Questionnaire

HOUSING SECTION SUMMARY OF COMMENTS

The points below are a summary of the comments made by respondents to the housing section of the Pimperne Neighbourhood Plan Questionnaire. These points capture all the arguments made in the many comments and no opinion is attached to them beyond those of the original respondents.

Against further development:

- The character of the village is being lost due to increased size and modern housing. The growth of the past 10 years is more than sufficient.
- There is increasing pressure on local infrastructure and it is not keeping pace with housing development (eg. Lack of local transport, lack of local employment, inadequate roads, parking and gardens)
- There is unwanted and increased pressure on greenfield space and local environment (including the stream).
- Pimperne has had more than its fair share of development compared to other villages nearby.
- Pimperne is in danger of losing its unique identity and becoming an adjunct of Blandford.
- There is inadequate suitable building space within the village to sustain the current rate of growth.

For maintaining the current rate of growth:

- More affordable housing is needed to enable both the elderly and young to live in Pimperne.
- There is a need to play a part in meeting demand for housing and this rate is not unreasonable.
- Yes this rate is acceptable but only with commensurate improvements to local infrastructure (possibly including a village by-pass).
- The rate of growth is fine as it is.
- This rate of growth is fine provided it is keeping with or enhancing the character of the village.
- Sustained growth will keep the village alive.

For increasing the rate of growth:

- The current rate of growth is inadequate to attract people to the village, including young people.
- More development is needed to help alleviate the housing shortage.
- Local facilities such as the shop, pubs and Post Office need more people to keep them viable.