

DRAFT Indicative Housing Figure for the Bridport Area Neighbourhood Plan: January 2019

National Policy

Paragraphs 65 and 66 of the 2018 NPPF state:

*"65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. **Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.** Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement."*

*"66. **Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body.** This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority."*

District

Adopted and Emerging Local Plan Policy

The currently adopted Local Plan (the West Dorset, Weymouth & Portland Local Plan: 2015) does not set out any housing requirement figures for neighbourhood plans in its strategic policies, because it was produced before the 2018 NPPF was published.

The councils consulted on the how housing requirement figures for neighbourhood plans might be established in paragraphs 3.6.13 to 3.6.21 and Question 3-ix (on pages 97 to 99) of the Preferred Options document for the Local Plan Review. The proposed approach sought to reflect the overall strategy for the pattern and scale of development (set out in Policy SUS2: Spatial Strategy of the Preferred Options) and any relevant housing or mixed use allocations (listed in Table 3.3: Housing Allocations).

Policy SUS1: The Level of Housing and Economic Growth in the Preferred Options document identifies a 'housing requirement figure' for the whole Local Plan Review area of 15,880 net additional dwellings. This was established using the Government's standard methodology for assessing local housing need and was based on the 2014-based household projections and the most up-to-date affordability ratio at the time (from November 2017). Using a base date of April 2016, this indicated a need for 794 net additional dwellings per annum (dpa) across the Local Plan Review area as a whole. Over the 20 year period from 2016 to 2036, this equates to an overall need for 15,880 dwellings.

Table 3.4 on page 83 of the Preferred Options document shows the different sources of housing land supply and are listed as:

- completions in 2016/17 (i.e. since the start of the plan period);
- extant planning consents @ April 2017;
- unconsented allocations in the Local Plan Review;
- major sites within settlements (from SHLAA);
- a windfall allowance for smaller sites (9 dwellings or fewer);
- supply from sites in neighbourhood development plans; and
- rural exception sites likely to come forward.

Table 3.4 shows that the total supply is sufficient for 19,016 net additional dwellings to be provided, which significantly exceeds the identified overall local housing need. Tables 3.3 and 3.4 confirm that the full assessed local need for housing can be met in the ten locations in the top two tiers of the settlement hierarchy, which are:

- the 'main towns' of Dorchester and Weymouth (including Littlemoor and Chickerell); and
- the 'market and coastal towns' of Beaminster, Bridport, Lyme Regis and Sherborne; the settlements on Portland; and the village of Crossways.

No sites are allocated in the Preferred Options document at locations in the third and fourth tiers of the settlement hierarchy, which are:

- settlements with Defined Development Boundaries (DDBs), where growth will be directed to in rural areas; and
- settlements without DDBs in rural areas, which may have some growth to meet their local needs.

The Preferred Options document proposes different approaches to establishing housing requirement figures for neighbourhood plans according to the level of the settlement hierarchy at which any relevant settlement sits.

In relation to settlements in the top two tiers of the settlement hierarchy,

Paragraph 3.6.19 of the Preferred Options document says:

"For any neighbourhood area containing one of the ten locations in the top two tiers of the settlement hierarchy, it is proposed that any housing requirement figure would be the sum of: completions since 2016; extant planning permissions; housing allocations; capacity on major sites within DDBs identified in SHLAA; and a windfall allowance on minor sites."

In relation to settlements in the third tier of the settlement hierarchy Paragraph 3.6.20 of the Preferred Options document says:

"In rural areas (i.e. excluding the settlements in the top two tiers of the settlement hierarchy), it is proposed that a housing requirement for any neighbourhood area containing a settlement with a DDB defined through the local plan or local plan review should plan for a level of housing growth which would increase the

population of the neighbourhood planning area by a minimum of 5% over a 20-year period."

In relation to settlements in the fourth tier of the settlement hierarchy, Paragraph 3.6.20 of the Preferred Options document says:

"Any neighbourhood area which does not contain a settlement with a DDB defined through the local plan or local plan review, should plan for a level of housing growth which would increase the population of the neighbourhood planning area by a minimum of 2% over a 20-year period."

Housing Land Supply Position – April 2018

The most up-to-date five-year housing land supply position is set out in the West Dorset, Weymouth and Portland Five Year Housing Land Supply Monitoring Report. This sets out the position at 01 April 2018. The report was published in December 2018 and is online here -

<https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/evidence-base/pdfs/monitoring/west-dorset-weymouth-and-portland-five-year-housing-land-supply-2017-to-2018.pdf>.

The five-year housing monitoring report separately lists permissions on 'major' and 'minor' sites, reflecting the definition of 'major' in the glossary of the 2018 NPPF (i.e. 10 or more dwellings). It (and the Preferred Options) identifies the supply from large identified sites (10 or more dwellings) and includes a windfall allowance (based on past trends) for minor sites (1 to 9 dwellings).

Bridport Area Neighbourhood Plan

Bridport is one of the ten locations in the top two tiers of the settlement hierarchy and the Neighbourhood Area has been established over the parishes of Allington, Bothenhampton & Walditch, Bradpole, Bridport and Symondsburys.

Any housing requirement figure for this neighbourhood area to be included in the Local Plan Review would be the sum of the different categories of supply identified at the time of submission. The indicative figure given at this time is the sum of the different categories of supply identified in the 2018 five-year housing land supply report, including longer term housing commitments and proposed allocations in the Preferred Options document for the Local Plan Review. The indicative figure assumes a start date of 2016 and an end date of 2036.

Completions Since 2016

There were 48 dwelling completions in the Bridport Area in 2016/17 with a further 13 completions in 2017/18.

Permissions @ April 2018

Permissions on major sites are at 45 South Street (14), land adjacent to Watton Park (33) and land adjacent to Bridport Community Hospital (34). There are also consents for 52 dwellings on minor sites.

Housing Allocations in the Preferred Options

The three housing allocations identified in the Preferred Options document are at Vearse Farm (930), land east of Bredy Vet's Centre (40) and St Michael's Trading Estate (outline consent for 83).

Large Identified Sites

A total of eight large identified sites within the town's DDB have capacity for 219 dwellings.

Windfall from Small Sites

Based on past rates, it is estimated that there is the potential for 188 dwellings to be delivered from windfall sites.

Sites in Neighbourhood Plans

At present there are no sites allocated for housing in the emerging Bridport Area Neighbourhood Plan.

Rural Exception Sites

There are no rural exceptions sites proposed.

These sources of supply are summarised in the table below.

Supply Category (as at 01 April 2018)	Dwellings
Completions 2016/17	48
Completions 2017/18	13
Planning permissions on major sites (10 or more dwellings)	81
Planning permissions on minor sites (1 to 9 dwellings)	52
Local plan housing allocations	1,053
Large identified sites (sites of 10 or more dwellings within DDBs)	219
Windfall allowance for minor sites (1 to 9 dwellings)	188
Neighbourhood plans	0
Rural exception sites	0
Total	1,654

From a start date of April 2016, reflecting the housing land supply situation at April 2018 and the allocations proposed in the Preferred Options document for the Local Plan Review, the current (January 2019) indicative housing figure for the Bridport Area Neighbourhood Area is 1,654 dwellings. *20-yr period.*

It should be noted that this figure may change: as the Local Plan Review is taken forward; when the housing land supply is annually updated; when new population projection and affordability data is produced; or if / when the national standard methodology is reviewed.