

Housing Needs Assessment

Okeford Fitzpaine Parish Council, Dorset

June 2016
Final Report

Contents

Glossary of terms used in text	5
Executive Summary	6
1 Introduction	13
Housing Needs Assessment in Neighbourhood Planning	13
Local Study Context	13
2 Approach	15
Planning Practice Guidance-Based Assessment	15
Summary of Methodology	15
Gathering and Using a Range of Data	15
Focus On Demand Rather Than Supply	16
Study Objectives	16
3 Relevant Data	17
Local Planning Context	17
Local house prices	30
Characteristics of Population	30
Household Type	32
Household Tenure	34
Local Household Composition	35
Economic Activity	39
Information from local estate agent	41
4 Conclusions	43
Overview	43
Quantity of Housing Needed	43
Characteristics of housing needed	49
Recommendations for next steps	52

Limitations

AECOM Infrastructure & Environment UK Limited ("AECOM") has prepared this Report for the sole use of **Okeford Fitzpaine Parish Council** ("Client") in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by AECOM.

Where the conclusions and recommendations contained in this Report are based upon information provided by others it is upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by AECOM in providing its services are outlined in this Report. The work described in this Report was undertaken in the period April 2016 to June 2016 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.


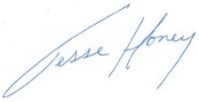


AECOM disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to AECOM's attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. AECOM specifically does not guarantee or warrant any estimate or projections contained in this Report.

Where field investigations are carried out, these have been restricted to a level of detail required to meet the stated objectives of the services. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in issuing this Report.

Copyright

© This Report is the copyright of AECOM Infrastructure & Environment UK Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

<i>Project Role</i>	<i>Name</i>	<i>Position</i>	<i>Actions Summary</i>	<i>Signature</i>	<i>Date</i>
Researcher(s)	Simon Hicks	Assistant Planner	Compiled Census statistics		13/04/16
Project Manager	Jesse Honey	Principal Planner	Reviewed draft and final text		11/05/16
Director/QA	Stuart Woodin	Technical Director	QA of final draft		20/05/16
Qualifying Body	Martha Covell	Group contacts, Okeford Fitzpaine Parish Council	Co-ordinated Parish Council inputs and comments	Confirmed via e- mail	18/05/16
Project Coordinator	Ffion Batcup	Housing Needs Advice coordinator	Reviewed final report		06/06/16

Glossary of terms used in text

AONB	Area of Outstanding Natural Beauty
DCLG	Department for Communities and Local Government
HMO	House in Multiple Occupation
HNA	Housing Needs Assessment
MSOA	Middle Super Output Area
NDDC	North Dorset District Council
NPPF	National Planning Policy Framework
OAN	Objectively Assessed (Housing) Need
OFPC	Okeford Fitzpaine Parish Council
ONS	Office for National Statistics
PPG	Planning Practice Guidance
RSS	Regional Spatial Strategy
SHMA	Strategic Housing Market Assessment

Executive Summary

1. The 2011 Localism Act introduced neighbourhood planning, allowing parish councils and neighbourhood forums across England to develop and adopt legally binding development plans for their neighbourhood area.
2. As more and more parishes and forums seek to address housing growth, including tenure and type of new housing, it has become evident that developing policies need to be underpinned by robust, objectively assessed housing data.
3. In the words of the national Planning Practice Guidance (PPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgments, as well as gathering numbers and facts. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood diverges from the local authority average, reflecting the fact that a single town, village or neighbourhood almost never constitutes a housing market on its own and must therefore be assessed in its wider context.
4. The guidance quoted above on housing needs assessment is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMAs), which are used to determine housing need at a local authority level. However, it helpfully states that those preparing neighbourhood plans can use the guidance to identify specific local needs that may be relevant to a neighbourhood, but that any assessment at such a local level should be proportionate.
5. Our brief was to advise on data at this more local level to help Okeford Fitzpaine Parish Council (OFPC) understand, among other matters, the type, tenure and quantity of housing needed to inform neighbourhood plan policies.
6. This objective and independent housing needs advice note follows the PPG approach where relevant. This ensures our findings are appropriately evidenced and are in line with standard practice. The PPG advises that assessment of development needs should be thorough but proportionate and does not require planners to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.
7. Housing Needs Assessment at neighbourhood plan level can be focused either on quantity of housing needed, type of housing need, or both. In most cases, there is a need to focus on quantity where the housing target for the settlement being assessed is unclear, for example where the local authority has not set a specific target for the settlement, or where there is no local plan in place based on the latest assessment of housing need.
8. In the case of Okeford Fitzpaine, both of these are the case. As such, this report focuses both on quantity and type of housing needed. In order to understand both topics, we have gathered a wide range of local evidence and summarised it into policy recommendations designed to inform decisions on housing quantity and characteristics.
9. The planning period covered by housing needs assessments, where possible, should be aligned either with the adopted local plan or with the most recent SHMA, whichever is the more up to date. In the case of Okeford Fitzpaine, this indicates that the best assessment period to use is that of the Eastern Dorset SHMA, which extends from 2013 to 2033, and, as such, this is the assessment period we have used throughout this report.
10. The PPG states that:

'no single source of information on needs will be comprehensive in identifying the appropriate assessment area; careful consideration should be given to the appropriateness of each source of information and how they relate to one another. For example, for housing, where there are issues of affordability or low demand, house price or rental level analyses will be particularly important in identifying the assessment area. Where there are relatively high or volatile rates of household movement, migration data will be particularly important. Plan makers will need to consider the usefulness of each source of information and approach for their purposes'.

11. It continues: *'Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. They should instead look to rely predominantly on secondary data (e.g. Census, national surveys) to inform their assessment which are identified within the guidance'.*
12. Compared with the 2001 Census, the 2011 Census gathered data in a number of new categories and across a range of geographies that are highly relevant to planning at the neighbourhood level and helpful if a PPG-based approach is being used.
13. Like much of the data forming the housing policy evidence base, the Census information is quantitative. However, at a local level, qualitative and anecdotal data, if used judiciously, also has an important role to play, to a perhaps greater extent than at local authority level. We have gathered data from as wide a range of sources as practicable in order to ensure robustness of conclusions and recommendations arising from the analysis of that data. Our conversation with a local estate agent helped ensure our conclusions were informed by a qualitative, local perspective.
14. Our approach is to provide advice on the housing required based on need and/or demand rather than supply. This is in line with the PPG, which states that *'the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.'*
15. For this reason, we advise that the conclusions of this report should be assessed against supply-side considerations (including, for example, factors such as transport infrastructure, landscape constraints, flood risk and so on) as a separate and follow-on study¹.
16. In this report, we have identified six separate projections of dwelling numbers for Okeford Fitzpaine over a twenty-year neighbourhood plan period based on:
 - The conclusions of the North Dorset Summary Report of the Eastern Dorset SHMA 2015, disaggregated to Okeford Fitzpaine, (which builds in local economic growth, and gives a total of 107 dwellings, or just over 5 per year);
 - The adopted North Dorset Local Plan Part 1, based on Okeford Fitzpaine's proportional share of the Stalbridge and Larger Villages category (which gives 37 dwellings, or just under two dwellings per year²);
 - The Government's 2012-based household projections, extrapolated to Okeford Fitzpaine, translated from households to dwellings, and rebased to actual 2014

¹ Such an approach, clearly separating housing need assessment (demand-side) from dwelling capacity assessment (supply side), has been endorsed by the Government for calculating housing need at local authority level in the ministerial statement and press release 'Councils must protect our precious green belt land' (DCLG, 4 October 2014, available at <https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>)

² Note that this projection is for 2011-2031, whereas all others are for 2013-2033. However, they are comparable as both are effectively projections based on past trends for a twenty-year period in the near future.

population (which gives 57 dwellings, or just under 3 per year, but does not allow for local economic growth);

- A projection forward of dwelling completion rates 2001-2011 (which gives 42 dwellings, or just over 2 dwellings per year);
 - A projection forward of all dwelling completion rates 2011-2015 (which gives 210 dwellings, or 10-11 per year); and
 - A projection forward of 'background' dwelling completion rates 2011-2015, on the assumption that the Faccenda factory site can be excluded as a one-off larger development driven by supply-side factors as much as demand (which gives 16 dwellings, or just under one per year)
17. Our Conclusions chapter indicates that Okeford Fitzpaine's demand-based dwelling projection is likely to be close to the middle of the range of projections outlined above. Specifically, we conclude that the SHMA projection is the most reliable and robust of the projections available. It builds in the wider area's strong economic prospects, it is up-to-date, and it already takes account of the DCLG Household Projections as its starting point. It indicates a demand for 107 dwellings in Okeford Fitzpaine over the plan period and, following our analysis in Table 17, we have not found any more local evidence that this figure needs to be raised or lowered.
 18. As such, this housing needs assessment concludes that there is a need for 107 dwellings in Okeford Fitzpaine over the twenty years from 2013 to 2033. Completions in the village since 2013 can be counted towards this number.
 19. The table below summarises the data we have gathered with a potential impact on the characteristics of the housing needed in the neighbourhood, which comprises a mixture of larger dwellings (3 bedroom or more), smaller (1-2) bedroom dwellings, and a proportion of bungalows. Factors are in alphabetical but no other order.

Factor	Source(s) (see Chapter 3)	Summary of data gathered relevant to factor	Conclusion
Affordable housing-tenure	SHMA, Local Plan, Census, parish waiting list	Forecast split in affordable housing of 35% intermediate and 65% socially-rented. Adopted plan requires 15-30% intermediate and 70-85% social. Census shows higher than local average rate of socially-rented housing, and that this has been increasing in recent years.	<p>Although affordable need in the parish is low according to the current waiting list, this is just a snapshot in time, and trends indicate a continued, if modest, demand for affordable homes at Okeford Fitzpaine. We see no evidence that the Neighbourhood Plan would need to set its own percentage target for affordable homes.</p> <p>However, a policy supporting the SHMA forecast of 35%-65% social and intermediate could be valuable, but would have to be checked with North Dorset District Council (NDDC) first to ensure it meets Basic Condition E due to the adopted plan having a different (but now out-of-date) tenure split.</p>
Affordable housing-type and size	SHMA	SHMA forecasts need for 46% of new affordable dwellings to be one bed units, 37% to be 2 bed, 16% three bed and 2% to be four bed or more. Of these dwellings, 0-5% should be detached, 30-35% semi-detached, 25-30% terraced and 35-40% flats.	Again, although we would recommend a policy supporting the SHMA forecast of approximately 80% one to two-bed affordable dwellings and approximately 20% three or more bed dwellings, this could be seen to be in conflict with adopted plan Policy 7. As such, we recommend checking with NDDC first to ensure conformity with Basic Condition E.
Dwelling type	SHMA, Census, Goadsby	SHMA forecasts need for 40% of new market dwellings to be detached, 25% to be semi-detached, 25% to be terraced and 10% to be flats. In the village currently, there are more detached and semi-detached dwellings and fewer terraces and flats than the local average. Goadsby report demand for detached properties.	Here, the situation is clearer due to the rural context of the parish, and with no specific policy on dwelling type in the adopted Local Plan. The vast majority of new dwellings should be semi-detached or detached, and flats are likely to be very low in terms of local demand. There could be demand for a small proportion of terraced homes, particularly given that some smaller dwellings are needed, and most detached and semi-detached properties tend to be family-sized/larger dwellings. Bungalows are likely in significant demand (see conclusions on housing for older people below).

Factor	Source(s) (see Chapter 3)	Summary of data gathered relevant to factor	Conclusion
<p>Housing for older people</p>	<p>SHMA, Census, Goadsby</p>	<p>Forecast large growth in older population- 34% to 2033, and an accompanying increase in dementia and mobility problems. SHMA forecasts that housing for older people should make up 25% of all new housing, and the care home population will increase across North Dorset. In Okeford Fitzpaine specifically, the 45-84 age group is growing in size, but over-85s show no growth. Equally, there are fewer under-65 families than average, and the number has been decreasing. Higher than average retired people but levels of long-term sick and disabled lower than average.</p>	<p>There is an increasing recognition in housing policy that a wide range of different housing is needed for older people, broadly on an age spectrum- independent living in smaller units for the younger members of this age group, going through an increasing reliance on warden-assisted, sheltered and/or extra care housing for those around the 75-85 age bands and then residential care homes and/or dementia care units for a proportion of the most elderly.³</p> <p>Okeford Fitzpaine's age profile and its rural location both strongly suggest that the best type of housing for older people in the village to provide would be smaller units (2 bedrooms or fewer) for independent living, many of them, if not most, bungalows.</p> <p>The more specialist types of housing for the oldest members of the population are better provided in larger towns which can better serve a dispersed rural population by providing access to a wide range of services and facilities within walking distance of the units, and also where care workers are more easily able to access their places of work by public transport.</p> <p>As such, there would be a limited demand for care homes in the parish itself, though provision in nearby larger towns would meet a proportion of the need arising from the parish.</p>

³ More detailed information about the increasingly wide and specialised range of housing options for older people is available in the Strategic Housing for Older People Resource Pack, published by the Housing Learning and Improvement Network, and available at <http://www.housinglin.org.uk/library/Resources/Housing/SHOP/SHOPResourcePack.pdf>

Factor	Source(s) (see Chapter 3)	Summary of data gathered relevant to factor	Conclusion
Need for larger dwellings	SHMA, Local Plan, Census, Goadsby	SHMA forecasts need for 43% of new market dwellings to be three bedroom and 16% to be four plus bedroom. Adopted plan requires 60% three or more bed market homes. Census shows growth in all larger households (7 rooms or more). There are fewer single person households (including over 65s) than average, but an average number of households with dependent children. Many local self-employed and/or working from home. Goadsby state strong demand for 3-bed units.	<p>We recommend a policy supporting the SHMA forecast of approximately 45% three-bedroom market dwellings and approximately 15% four-plus bedroom dwellings, because this not only appears to meet need but is also in line with adopted plan Policy 7 (60% of market dwellings to be three bedroom or more).</p> <p>Although a number of trends interrogated show a strong need for smaller dwellings at Okeford Fitzpaine, demand for larger dwellings, not only from families but also from those needing an extra room due to working from home and/or self-employment, will also remain strong.</p>
Need for smaller dwellings	SHMA, Local Plan, Census, Goadsby	SHMA forecasts need for 38% of new market dwellings to be two bedroom and for 4% to be one-bedroom. Adopted plan requires 40% one to two bed market homes. Census shows significant reduction in all smaller households (6 rooms or fewer)- the smaller the dwelling, the greater the reduction. Also, there are more families without children, or with non-dependent children, than the local average. Recent growth in single person households and a decrease in families with dependent children. Goadsby report strong demand for 2-bed units.	<p>The evidence shows there is a clear and sustained need for smaller dwellings at Okeford Fitzpaine. Again, the SHMA forecast, considered the most up-to-date and therefore reliable, is in line with adopted policy (40% of market homes to be two-bed or smaller), and we therefore recommend a policy based on the SHMA conclusions.</p> <p>These smaller dwellings will help to meet the needs of families without children, single person households and downsizers and, as noted above, could be provided as terraced units depending on the site context.</p>

Factor	Source(s) (see Chapter 3)	Summary of data gathered relevant to factor	Conclusion
<p>Tenure of market housing</p>	<p>SHMA, Census</p>	<p>SHMA notes an important current and future role for the private rented sector, though this is likely more true of the wider market than Okeford Fitzpaine. The parish itself has a lower than average rate of owner-occupation and lower than average private rentals. Home ownership remained stable 2001-2011, with a decrease in shared ownership but an increase in private rentals.</p>	<p>Policy is limited in its ability to influence tenure in the market housing sector, as the decision to own or rent is largely down to the purchaser.</p> <p>In common with most other rural areas, it seems likely that owner-occupation will continue to be preferred in terms of tenure to private rentals.</p> <p>Future provision of new market and affordable housing, as recommended elsewhere in this report, will help address the increase in private rentals, which could well have been driven by a lack of other homes for sale or rent.</p> <p>As such, no specific policy on market housing tenure is likely to be needed.</p>

1 Introduction

Housing Needs Assessment in Neighbourhood Planning

20. The 2011 Localism Act introduced neighbourhood planning, allowing parish councils and neighbourhood forums across England to develop and adopt legally binding development plans for their neighbourhood area.
21. As more and more parishes and forums seek to address housing growth, including tenure and type of new housing, it has become evident that developing policies need to be underpinned by robust, objectively assessed housing data.
22. In the words of the national Planning Practice Guidance (PPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgments, as well as gathering numbers and facts. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood diverges from the local authority average, reflecting the fact that a single town, village or neighbourhood almost never constitutes a housing market on its own and must therefore be assessed in its wider context.
23. The guidance quoted above on housing needs assessment is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMAs), which are used to determine housing need at a local authority level. However, it helpfully states that those preparing neighbourhood plans can use the guidance to identify specific local needs that may be relevant to a neighbourhood, but that any assessment at such a local level should be proportionate.
24. Our brief was to advise on data at this more local level to help Okeford Fitzpaine Parish Council (OFPC) understand, among other matters, the type, tenure and quantity of housing needed to inform neighbourhood plan policies.

Local Study Context

25. Okeford Fitzpaine is a village in Dorset with a parish population of 913 (2011 Census). Its parish boundary also includes the hamlets of Belchalwell, Okeford Common and Fiddleford. Its closest market town is Sturminster Newton, around 2 kilometres to the north, and its local authority is North Dorset.
26. Further afield, but still easily accessible via the A357, is the larger town of Blandford Forum (around 8km to the south east) and there are also good road links beyond Blandford to employment, services and facilities in Bournemouth and Poole, around thirty kilometres south east of the parish.
27. Okeford Fitzpaine, like the rest of mid-Dorset, is isolated from the railway network. The nearest station is Gillingham on the London Waterloo to Exeter line, around 15 kilometres to the north, so only accessible by road transport. The nearest airport is at Bournemouth.
28. The Neighbourhood Plan area is the same as Okeford Fitzpaine Parish. This greatly simplifies the gathering of statistics, as all are available at parish level.
29. For planning purposes, Okeford Fitzpaine is covered by the recently adopted North Dorset Local Plan. This provides the strategic planning context for the village. In his report on the Local Plan⁴, the Inspector recommended that it be submitted for early review, to be commenced March 2016, and that this review should base its housing targets on the Eastern Dorset SHMA, completed in 2015.

⁴ Available online at <https://www.dorsetforyou.com/planning/north-dorset/planning-policy>

30. As such, we have used a combination of the North Dorset Summary Report of the 2015 Eastern Dorset SHMA (more recent, but not comprising adopted policy) and the North Dorset Local Plan (adopted policy, but with housing numbers that have now been deemed out-of-date) in assessing the strategic context for the village's housing need.

2 Approach

Planning Practice Guidance-Based Assessment

32. This objective and independent housing needs advice note follows the PPG approach where relevant. This ensures our findings are appropriately evidenced and are in line with standard practice. The PPG advises that assessment of development needs should be thorough but proportionate and does not require planners to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

Summary of Methodology

33. Housing Needs Assessment at neighbourhood plan level can be focused either on quantity of housing needed, type of housing need, or both. In most cases, there is a need to focus on quantity where the housing target for the settlement being assessed is unclear, for example where the local authority has not set a specific target for the settlement, or where there is no local plan in place based on the latest assessment of housing need.
34. In the case of Okeford Fitzpaine, both of these are the case. As such, this report focuses both on quantity and type of housing needed. In order to understand both topics, we have gathered a wide range of local evidence and summarised it into policy recommendations designed to inform decisions on housing quantity and characteristics.
35. The planning period covered by housing needs assessments, where possible, should be aligned either with the adopted local plan or with the most recent SHMA, whichever is the more up to date. In the case of Okeford Fitzpaine, this indicates that the best assessment period to use is that of the Eastern Dorset SHMA, which extends from 2013 to 2033, and, as such, this is the assessment period we have used throughout this report.

Gathering and Using a Range of Data

36. The PPG states that:

'no single source of information on needs will be comprehensive in identifying the appropriate assessment area; careful consideration should be given to the appropriateness of each source of information and how they relate to one another. For example, for housing, where there are issues of affordability or low demand, house price or rental level analyses will be particularly important in identifying the assessment area. Where there are relatively high or volatile rates of household movement, migration data will be particularly important. Plan makers will need to consider the usefulness of each source of information and approach for their purposes'.

37. It continues: *'Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. They should instead look to rely predominantly on secondary data (e.g. Census, national surveys) to inform their assessment which are identified within the guidance'.*
38. Compared with the 2001 Census, the 2011 Census gathered data in a number of new categories and across a range of geographies that are highly relevant to planning at the neighbourhood level and helpful if a PPG-based approach is being used.
39. Like much of the data forming the housing policy evidence base, the Census information is quantitative. However, at a local level, qualitative and anecdotal data, if used judiciously, also has an important role to play, to a perhaps greater extent than at local authority level. We have

gathered data from as wide a range of sources as practicable in order to ensure robustness of conclusions and recommendations arising from the analysis of that data. Our conversation with a local estate agent helped ensure our conclusions were informed by a qualitative, local perspective.

Focus On Demand Rather Than Supply

40. Our approach is to provide advice on the housing required based on need and/or demand rather than supply. This is in line with the PPG, which states that *'the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.'*
41. For this reason, we advise that the conclusions of this report should be assessed against supply-side considerations (including, for example, factors such as transport infrastructure, landscape constraints, flood risk and so on) as a separate and follow-on study⁵.

Study Objectives

42. The objectives of this report can be summarised as:

- Collation of a range of data with relevance to housing need in Okeford Fitzpaine relative to North Dorset and the wider area;
- Analysis of that data to determine patterns of housing need and demand;
- Setting out recommendations based on our data analysis that can be used to inform the Neighbourhood Plan's housing policies.

43. The remainder of this report is structured around the objectives set out above:

- Chapter 3 sets out the data gathered from all sources; and
- Chapter 4 sets out our conclusions and recommendations based on our data analysis that can be used to inform the Neighbourhood Plan's housing policies.

⁵ Such an approach, clearly separating housing need assessment (demand-side) from dwelling capacity assessment (supply side), has been endorsed by the Government for calculating housing need at local authority level in the ministerial statement and press release 'Councils must protect our precious green belt land' (DCLG, 4 October 2014, available at <https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>)

3 Relevant Data

Local Planning Context

Eastern Dorset Strategic Housing Market Assessment (SHMA) (GL Hearn, October 2015)

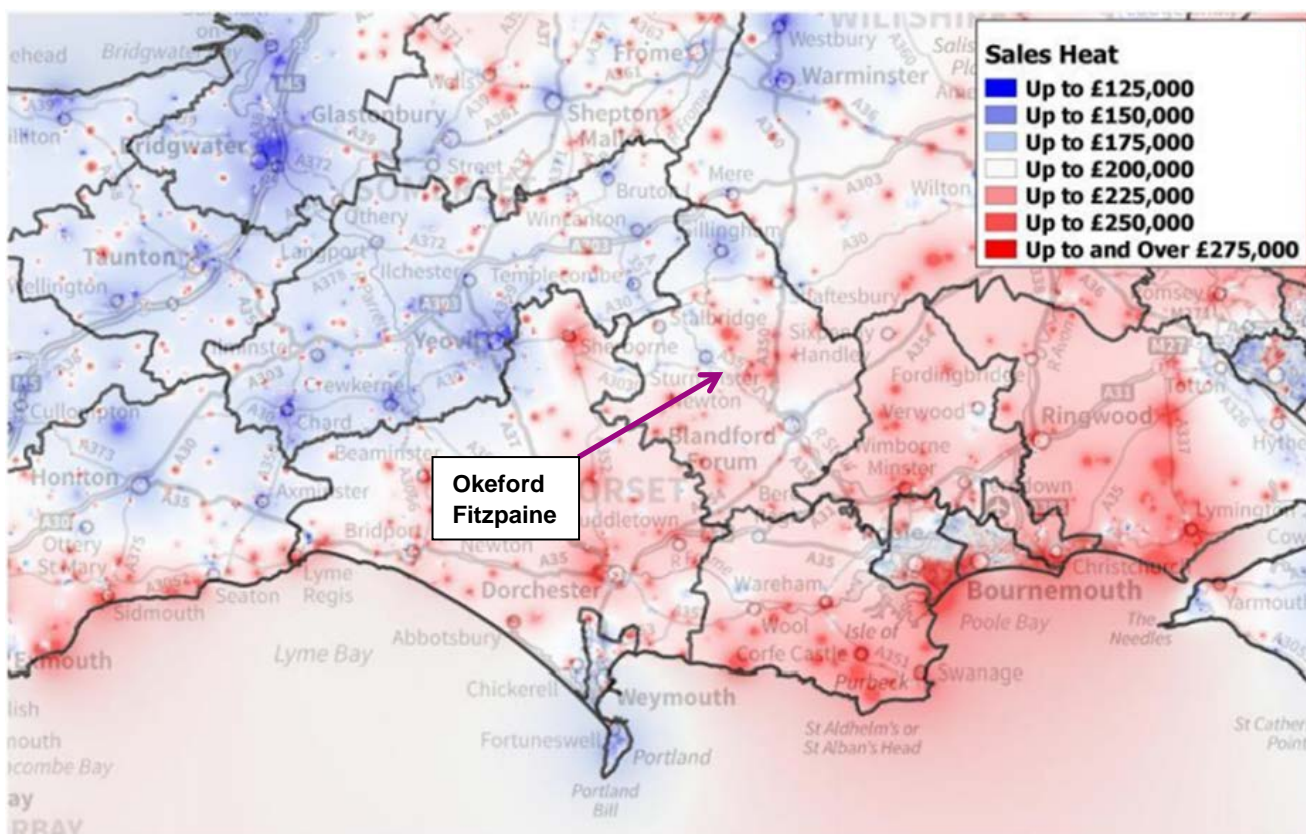
44. The PPG states that neighbourhood planners can refer to existing needs assessments prepared by the local planning authority as a starting point. As Okeford Fitzpaine is located within the Eastern Dorset Housing Market Area, we therefore turned to the Eastern Dorset Strategic Housing Market Assessment (2015, henceforth SHMA)⁶ which covers the housing market area (including the whole of North Dorset) and will inform the housing policies of the forthcoming review of the North Dorset Local Plan, including affordable housing policy⁷.
45. The Eastern Dorset SHMA comprises a Main Report and six summary reports by District, covering Bournemouth, Christchurch, East Dorset, Purbeck and Poole as well as North Dorset. For the purposes of determining housing need in Okeford Fitzpaine, we have reviewed both the Main Report and the North Dorset summary report.
46. Figure 1 below replicates Figure 8 of the Main Report and shows average semi-detached and terraced house prices (i.e. mid-range housing products). It shows that Okeford Fitzpaine, like most of North Dorset, lies on the boundary between an area of high average house prices to the south but lower prices in and around Sturminster Newton to the north.

⁶ Available online at

http://www.Dorseteast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_market_assmt.aspx

⁷ Here and throughout this report, we have defined affordable housing according **only** to the standard definition found in Annex 2 of the National Planning Policy Framework (NPPF), namely: 'Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.' We have avoided the definition of affordable housing in its colloquial sense of 'relatively cheaper market housing'.

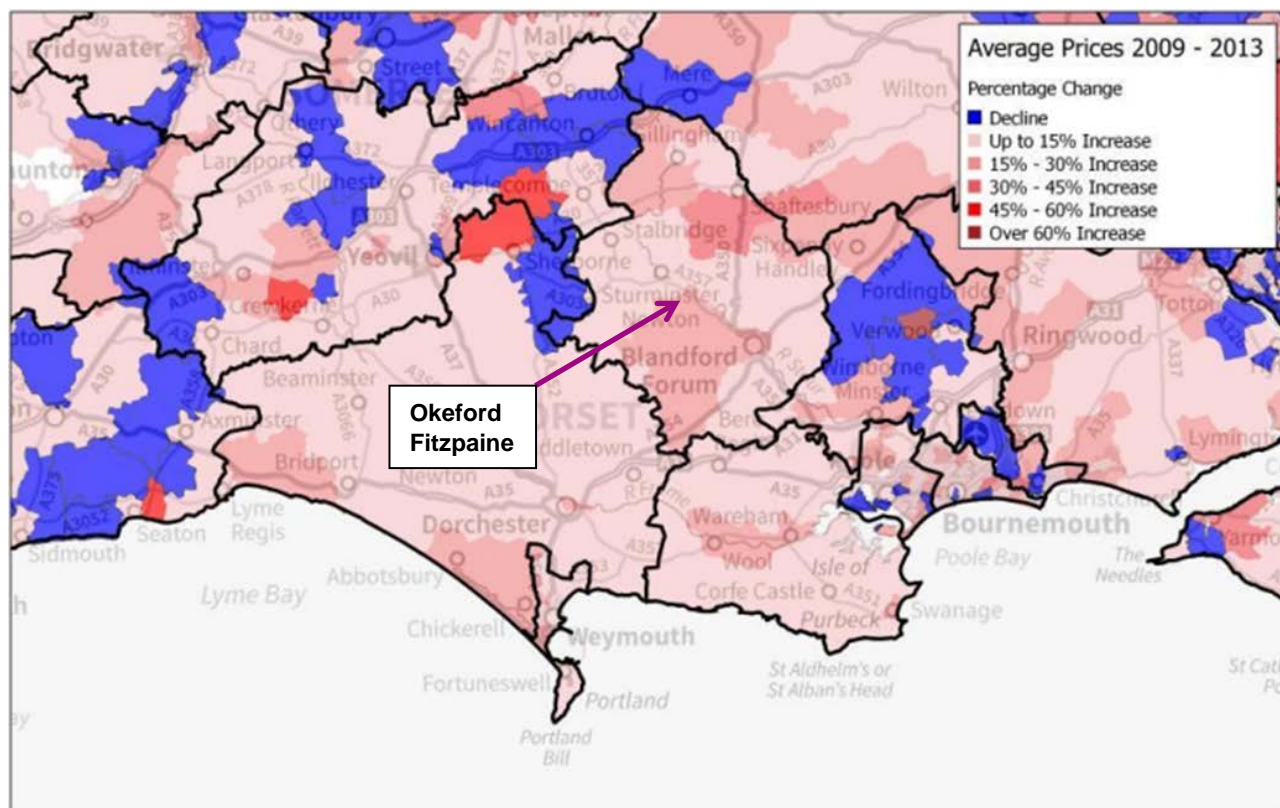
Figure 1: Average Semi-detached and Terraced House Price, 2013



Source: Eastern Dorset SHMA (GL Hearn, 2015)

47. A similar picture appears when house price change is interrogated. Figure 2 below replicates Figure 9 of the Main Report and shows more clearly that Okeford Fitzpaine, though on the boundary between lower and higher house prices, is more clearly within an area where house prices increased in the years following the 2009 recession.

Figure 2: Average House Price Change by Postal Sector 2009-2013



Source: Eastern Dorset SHMA (GL Hearn, 2015)

48. The North Dorset Summary Report of the SHMA is based on the Government’s 2012-based Household Projections, which are the most recent available indication of future household growth. It forecasts 7.4% growth in population within North Dorset between 2013 and 2033, which is lower than for the six authorities of Eastern Dorset as a whole. This is illustrated in Figure 3 below, which replicates Table 1 of the North Dorset Summary Report.

Figure 3: Projected population growth in North Dorset, 2013-2033

	Population 2013	Population 2033	Change in population	% change
North Dorset	69,883	75,070	5,187	7.4%
Eastern Dorset	589,303	668,599	79,296	13.5%
South West	5,372,400	6,083,400	711,000	13.2%
England	53,843,600	61,022,500	7,178,900	13.3%

Source: Eastern Dorset SHMA (GL Hearn, 2015)

49. Once it had determined an unadjusted dwellings projection based solely on demographic projections (as per Figure 3), the SHMA then tested various factors to determine whether an uplift to the unadjusted projection was justified.

50. Having tested a range of employment growth scenarios, the SHMA concluded that two of the most likely scenarios did result in an uplift. Therefore, the final SHMA assessment of housing need for North Dorset (see below) takes full account of employment growth projected locally.

51. Turning to the issue of affordable housing need, the SHMA states (Summary Report paragraph 2.18) that if all households unable to meet their needs in the market without financial support were to be allocated an affordable home, 146 new affordable homes would be needed across North Dorset each year. This is illustrated in Figure 4 below, which replicates Table 5 of the Summary Report.

Figure 4: Estimated level of affordable housing need per annum, North Dorset

Area	Backlog need	Newly forming households	Existing households falling into need	Total Need	Supply	Net Need
North Dorset	17	185	95	296	150	146
Eastern Dorset	245	2,428	663	3,336	969	2,367

Source: Eastern Dorset SHMA (GL Hearn, 2015)

52. The Summary Report goes on to note that of the identified net affordable housing need in North Dorset, 35% could be met through provision of intermediate housing⁸, with 65% needing social or affordable rented homes. This is a notably higher proportion of intermediate housing than the proportion needed across the Eastern Dorset HMA as a whole.

53. The SHMA also notes the important role of the private rented sector in accommodating some households unable to secure affordable housing but who are nevertheless supported by housing benefit. It notes that it is likely the private rented sector will continue to be used to make up for any shortfall of affordable housing.

54. Nevertheless, the overall SHMA conclusion is that there is a substantial need for affordable housing and that if an increase in housing supply is not achieved, some younger households in particular might not be able to form.

55. On the issue of house prices more generally, the SHMA notes that North Dorset's are below the Eastern Dorset average, with a mean price of £250,000 in 2013/4. This compares with a mean of £263,000 across Eastern Dorset as a whole.

56. House prices in North Dorset rose substantially (222%) between 1998 and 2007. Additionally, housing delivery was below the planned target over the period 2006-2013, with only 73% of the target having been delivered over this period. This level of delivery is below the average rate across Eastern Dorset as a whole, where delivery was as high as 95% of the combined target over the same period.

57. Unsurprisingly, therefore, the affordability of North Dorset housing has worsened recently. The affordability ratio was 9.3 (as of 2013), meaning it took 9.3 times the average lower quartile income (i.e. the lowest 25% of salaries) to afford the average lower quartile home (i.e. the cheapest 25% of market housing). Although this is lower than the Eastern Dorset ratio of 9.5, it is well above that for the South West region (7.8) and England as a whole (6.5).

58. The SHMA does not consider overcrowding a significant problem in North Dorset. Only 4.5% of households across the area have fewer than the number of bedrooms needed to avoid undesirable sharing (2011 Census). This is well below the Housing Market Area rate of 7.9%, and the national rate of 8.7%. In the same way, the number of North Dorset residents living in Houses of Multiple Occupation (HMOs) is also lower than average.

⁸ Intermediate housing refers to housing which falls between 'social housing' (such as traditional rented council housing) and 'open market' housing; it is intended to sit below open market prices but above social housing rents.

59. The Summary report concludes that the demographic projections identified a need for 206 dwellings per annum for North Dorset over the period 2013 to 2033. However, the preferred employment growth scenario (namely Local Economic Growth) is considered to justify an upward adjustment of 105 dwellings per annum over and above the demographic projections.
60. Additionally, the SHMA notes that Assessment of affordable housing needs and the housing market signals shows that local market conditions are constraining household formation, particularly for younger households. Therefore a further uplift of 19 dwellings per annum in addition to the demographic projections is required.
61. These figures are then totalled to give an overall annual need of 330 dwellings per annum, which includes the need both for market and affordable dwellings. This total is considered by the SHMA to be the objectively assessed need (OAN) for North Dorset. This is set out in Figure 5 below, which replicates Table 7 of the Summary Report.

Figure 5: Objectively Assessed Housing Need for North Dorset, 2013-2033

	North Dorset	Eastern Dorset
Base Demographic	206	2,477
Supporting Economic Growth – Additional Housing	105	285
Improving Affordability – Additional Housing	19	121
Full OAN	330	2,883

Source: Eastern Dorset SHMA (GL Hearn, 2015)

62. The North Dorset Summary Report of the SHMA also sub-divides North Dorset to determine relevant differences between the housing markets in the north and south of the District. It states that many housing market characteristics show a north-south divide but that the location of the dividing line depends on the characteristics being examined.
63. Based on commuting flow data, the Summary report delineates a north-south split in its Figure 1 (replicated as Figure 6 below), with Okeford Fitzpaine in the southern half of the district, thus a closer relationship to Bournemouth and Poole.

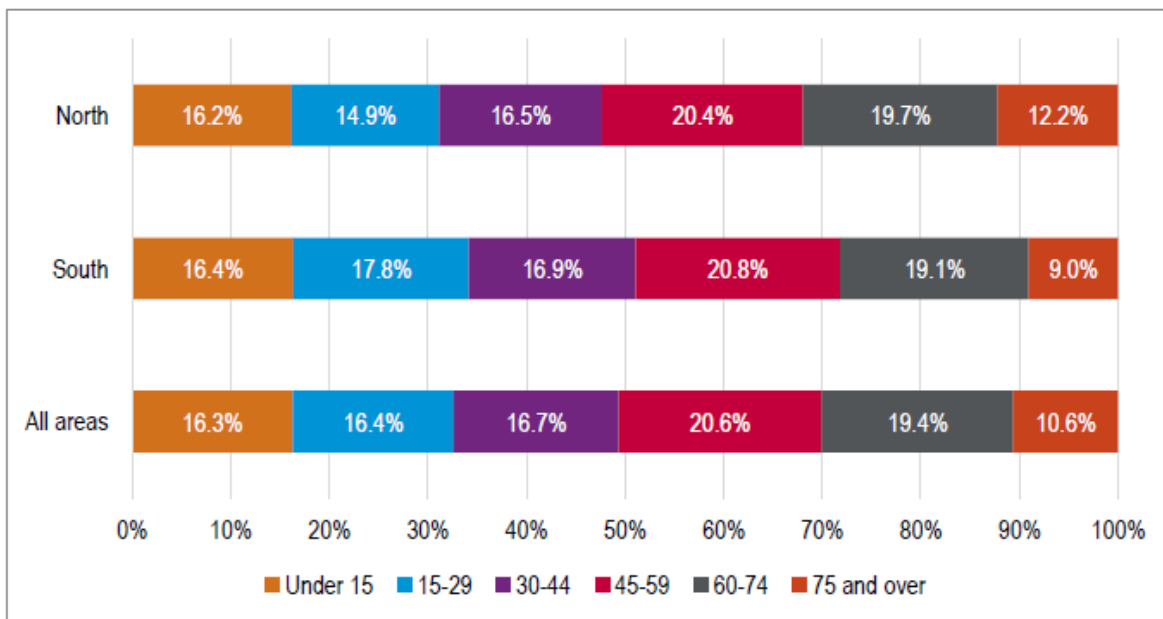
Figure 6: SHMA delineation of sub-areas in North Dorset (Okeford Fitzpaine circled)



Source: Eastern Dorset SHMA (GL Hearn, 2015)

- 64. The SHMA interrogated age band data, which suggests that the population profile in different parts of the District varies to some extent. In particular, it concludes that the South has a relatively young population whilst the profile in the North is somewhat older. These profiles will affect future housing requirements and are illustrated in Figure 7 below, which replicates Summary Report Figure 2.
- 65. Note that with Okeford Fitzpaine close to the North-South boundary, it may be that it shares characteristics of both areas, and this will be tested through gathering of detailed Census data (see Characteristics of Local Population sub-section below).

Figure 7: Population age profile within North Dorset sub-areas



Source: Eastern Dorset SHMA (GL Hearn, 2015)

66. The SHMA ran two separate projections for the North Dorset sub-areas. The first was essentially a projection based solely on population growth, whereas the second built employment growth into the model, which provides a more realistic picture of forecast dwellings growth and is referred to in Figure 8 below as ‘job-based (knowledge scenario)’.

67. The results of the modelling were that there is a greater need for housing in the South of the District under both scenarios, with the overall proportion varying from 61% to 67% of the North Dorset total. This uneven split between the north and south is related to the age structure of the population, with the North of the district generally expected to see a higher level of deaths and slightly lower level of migration due to having an older age structure. Figure 8 below shows Tables 9 and 10 of the SHMA Summary Report.

Figure 8: Results of SHMA projections by North Dorset sub-area under both scenarios

Table 9: Housing need by area (2013-2033) – SNPP

	Per annum	2013-33	% in area
North	68	1,366	33.1%
South	138	2,759	66.9%
TOTAL	206	4,124	100.0%

Table 10: Housing need by area (2013-2033) – job-based (knowledge scenario)

	Per annum	2013-33	% in area
North	120	2,396	38.5%
South	191	3,820	61.5%
TOTAL	311	6,216	100.0%

Source: Eastern Dorset SHMA (GL Hearn, 2015)

68. An important caveat to these projections, as outlined in the Summary Report, is that they should be treated as indicative as they do not fully reflect population dynamics in each of the two areas. Additionally, housing land supply could influence where housing is actually provided.

69. On the issue of housing size, the SHMA identifies that housing provision in North Dorset should be aligned with the broad estimated mix of market housing set out in Figure 9 below, which replicates Summary Report Table 11. Compared with the rest of Eastern Dorset, North Dorset has a particular need for three bedroom homes.

Figure 9: Indicative size mix for new market housing in North Dorset, 2013-2033

Area	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
North Dorset	4.2%	37.6%	42.5%	15.7%
Eastern Dorset	9.8%	42.6%	36.1%	11.4%

Source: Eastern Dorset SHMA (GL Hearn, 2015)

70. In terms of affordable housing, the size mix differs slightly, with smaller homes being in far greater demand. This is set out in Figure 10 below, which replicates Summary Report Table 12.

Figure 10: Indicative size mix for new affordable housing in North Dorset, 2013-2033

Area	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
North Dorset	45.9%	36.5%	16.0%	1.6%
Eastern Dorset	46.3%	32.4%	18.5%	2.9%

Source: Eastern Dorset SHMA (GL Hearn, 2015)

71. On the issue of housing type, the SHMA identifies that North Dorset has a particularly low need for flats. For market housing, there is an estimated housing mix of 10% of dwellings comprising flats and 90% houses. In the affordable sector the estimated requirement is for 35-40% flats and 60-65% houses. Around 40% of homes should be detached, 25% semi-detached, 25% terraced, and 10% flats. This is illustrated in Figure 11 below, which replicates Summary Report Table 13.

Figure 11: Indicative type mix for new market housing in North Dorset, 2013-2033

Area	Detached	Semi-detached	Terraced	Flat
North Dorset	40%	25%	25%	10%
Eastern Dorset	35%	20%	15%	30%

Source: Eastern Dorset SHMA (GL Hearn, 2015)

72. Figure 12 below, which replicates Summary Report Table 14, shows the results of the same analysis for the affordable housing sector.

Figure 12: Indicative type mix for new affordable housing in North Dorset, 2013-2033

Area	Detached	Semi-detached	Terraced	Flat
North Dorset	0%-5%	30%-35%	25%-30%	35%-40%
Eastern Dorset	0%-5%	25%-30%	15%-20%	50%-55%

Source: Eastern Dorset SHMA (GL Hearn, 2015)

73. Finally, the SHMA considers the specialist housing needs of key sectors of the local population. A significant driver of change in the housing market over the next 20 years is expected to be the growth in the population of older persons.
74. The data interrogated by the SHMA shows that across North Dorset, the total number of people aged 55 and over is expected to increase by 34% over the period 2013-33; this compares with overall population growth of just 7%. This projected growth in the population aged 55 and over is slightly above the regional figure of 33%, and slightly below the national figure of 36%.
75. Figure 13 below, which replicates Summary Report Table 16, shows that both of the key illnesses/disabilities associated with an ageing population are expected to increase significantly in the future. In particular, there is projected to be a large rise in the number of people with dementia (up 89%) along with a 72% increase in the number with mobility problems. These expected increases in North Dorset are notably above the Eastern Dorset average.

Figure 13: Increase in illnesses/disabilities associated with ageing population in North Dorset, 2013-2033

	Type of illness/disability	2013	2033	Change	% increase
North Dorset	Dementia	1,139	2,147	1,008	88.5%
	Mobility problems	2,964	5,104	2,141	72.2%
Eastern Dorset	Dementia	10,359	17,538	7,180	69.3%
	Mobility problems	26,000	41,152	15,153	58.3%

Source: Eastern Dorset SHMA (GL Hearn, 2015)

76. The SHMA concludes that the ageing population will result in an increased future requirement for specialist housing options. The analysis shows a potential need for 1,012 units across North Dorset – in other words, 51 per annum. This is around 25% of the total need identified in the demographic modelling.
77. The demographic modelling also indicates an increase of 339 people living in institutions (i.e. care homes) over the 2013-33 period (equating to 17 per annum).

Eastern Dorset SHMA-derived dwelling target for Okeford Fitzpaine

78. Based on proportional share of dwellings, it is possible to extrapolate from the Eastern Dorset SHMA an indicative dwelling target for Okeford Fitzpaine parish.
79. The North Dorset Summary Report divided North Dorset into two sub-areas, North and South. Okeford Fitzpaine is in the South, which the SHMA indicates will need to develop 3,820 dwellings between 2013 and 2033.
80. The South area comprises four Middle Super Output Areas (MSOAs)⁹, namely:

- North Dorset 005
- North Dorset 006
- North Dorset 007

⁹ Middle Super Output areas are Census subdivisions used across England and Wales. Each one contains around 10,000 people.

- North Dorset 008

81. At Census 2011, these four MSOAs contained 14,473 dwellings. Within this total, Okeford Fitzpaine parish contained 404 dwellings.

82. Therefore, the SHMA recommendation of 3,820 new dwellings for the South area 2013-2033 translates into one new dwelling for every 3.789 existing dwellings. With 404 existing dwellings, this gives a proportional 'fair share' to Okeford Fitzpaine of $(404/3.789=)$ 107 new dwellings, or just over 5 dwellings per year.

North Dorset Local Plan Part 1 (North Dorset District Council, January 2016)

83. North Dorset's Local Plan Part 1 was adopted in January 2016, but on the condition that early review, based in part on the Eastern Dorset SHMA interrogated above, starts no later than March 2016 (the adopted plan is based on a 2012 SHMA before it had been updated with the most recently-available household projections). It covers the planning period 2011 to 2031. Specific policies and provisions of the emerging Plan with relevance for housing provision at Okeford Fitzpaine include:

- Policy 2: Core Spatial Strategy, which provides for Stalbridge and eighteen larger villages, including Okeford Fitzpaine¹⁰, as the focus for growth to meet local needs outside of the four main towns.;
- Policy 6: Housing Distribution, which gives a total allocation of a minimum of 825 new dwellings for all nineteen settlements within the category of Stalbridge and the larger villages;
- Policy 7: Delivering Homes, which states that all housing should contribute towards the creation of mixed and balanced communities. In the period to 2031, the Council will support the delivery of about 40% of market housing in North Dorset as one or two bedroom properties and about 60% of market housing as three or more bedroom properties. Over the same period, the Council will support the delivery of about 60% of affordable housing in North Dorset as one or two bedroom properties and about 40% of affordable housing as three or more bedroom properties. The Council will support the provision of age-restricted housing for the elderly and will usually seek to control its occupancy by planning condition or planning obligation;
- Policy 8: Affordable Housing, which states that development that delivers eleven or more net additional dwellings and which has a maximum combined gross floorspace of more than 1,000 square metres, including housing on mixed-use sites, will contribute to the provision of affordable housing. On schemes of six to ten in Areas of Outstanding Natural Beauty¹¹, including housing on mixed-use sites, financial contributions to the provision of affordable housing will be sought. Such development will contribute to the provision of 40% affordable dwellings in the District (outside the main towns). Within the District as a whole, 70% to 85% of all new affordable housing should be provided as affordable rented and/or social rented housing. The remaining 15% to 30% should be provided as intermediate housing; and
- Policy 9: Rural Exception Affordable Housing, which states that rural exception affordable housing schemes¹² will only be permitted within or adjoining the built-up area

¹⁰ As well as Stalbridge and Okeford Fitzpaine, this category includes Bourton, Charlton Marshall, Child Okeford, East Stour, Fontmell Magna, Hazelbury Bryan, Iwerne Minster, Marnhull, Milborne St Andrew, Milton Abbas, Motcombe, Pimperne, Shillingstone, Stourpaine, Winterborne Kingston, Winterborne Stickland and Winterborne Whitechurch.

¹¹ The southern edge of Okeford Fitzpaine village comprises the Dorset AONB.

¹² Rural exception sites are defined as sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints.

of the District's smaller villages. In Stalbridge and the larger villages rural exception sites will be permitted adjoining the settlement boundaries.

84. OFPC have derived a dwelling target for Okeford Fitzpaine from the Local Plan Part 1 based on the number of existing dwellings within Stalbridge and the larger villages on a pro-rata basis.¹³

85. The target requires, first, calculation of the total number of dwellings in all nineteen settlements as at Census 2011, as follows:¹⁴

- Bourton: 386
- Charlton Marshall: 513
- Child Okeford: 533
- East Stour: 267
- Fontmell Magna: 334
- Hazelbury Bryan: 480
- Iwerne Minster: 326
- Milborne St. Andrew: 472
- Marnhull: 962
- Milton Abbas: 263
- Motcombe: 611
- **Okeford Fitzpaine (as previously noted): 404**
- Pimperne: 503
- Shillingstone: 507
- Stalbridge: 1,244
- Stourpaine: 277
- Winterborne Stickland: 312
- Winterborne Kingston: 296
- Winterborne Whitechurch: 354

TOTAL: 9,044

86. With 9,044 dwellings in total, the 825 new dwellings equates to one new home for every 10.962 existing homes. Therefore, with 404 existing dwellings, Okeford Fitzpaine's Local Plan-derived housing target 2011-2031 would be 37 dwellings.

¹³ OFPC's calculation in fact used households rather than dwellings as we have, but the Okeford Fitzpaine total remains the same under both calculations.

¹⁴ All dwellings totals are by whole parish rather than built-up area only.

DCLG Household Projections

87. The Department for Communities and Local Government (DCLG) periodically publishes household projections. The NPPG recommends that these household projections should form the starting point for the assessment of housing need, albeit that this advice is likely aimed more at local authorities than neighbourhood planners.
88. Nevertheless, an exercise extrapolating the household projections to Okeford Fitzpaine, particularly to assess the extent to which the projections differ from the SHMA based on the same projections, may still be helpful in determining number of houses to plan for within the neighbourhood plan on the basis of demographic change alone (i.e. not allowing for employment growth scenarios, which were built into the SHMA-derived calculation).
89. The most recent (2012-based) household projections were published in February 2015¹⁵, and extend to 2037. Although population projections are only available at a local authority level, a calculation of the share for Okeford Fitzpaine is nevertheless possible for the household projections based on the neighbourhood's household numbers in 2011 (the Local Plan base date).
90. At the 2011 Census, North Dorset had 28,670 households and Okeford Fitzpaine parish had 380 households, or 1.325% of the North Dorset total.
91. In the 2012-based household projections, the projection for 2031 is for 32,672 households in North Dorset. Assuming it continues to form 1.325% of the District total, Okeford Fitzpaine's new total number of households would be 433 and therefore 53 new households would have formed in Okeford Fitzpaine over the Plan period.
92. Number of households does not, however, equate precisely to number of dwellings, with the latter usually slightly higher. In Okeford Fitzpaine in the 2011 Census, there were 380 households but 404 dwellings. This gives a ratio of 0.941 households per dwelling. Here, therefore, a projection of 53 new households translates into a need for 56 dwellings.
93. However, the 2012-based household projections may need to be 'rebased' for accuracy now that the mid-2014 population estimates are available. The mid-2014 population estimates give the actual number of people in North Dorset at that point, meaning the difference between the actual and the projected number of dwellings can to be taken into account in future projections.
94. The most recent household projections were based on the 2012-based Sub-National Population Projections, which estimated that by 2014 there would be 69,400 people in North Dorset. The mid-2014 estimates show that there were actually 70,043 people, which is higher than the projections by 0.92%. As such, the rebased household projections-derived dwelling figure for Okeford Fitzpaine rises by just one to 57 dwellings.
95. This projection is an entirely unconstrained, theoretical figure comprising a relative proportion of the overall projected increase, and thus, does not take into account political, economic, demographic or any other drivers that might have influenced, or may in future influence, the Local Plan distribution across the Borough and hence the difference between this figure and the SHMA and Local Plan-derived figures.

¹⁵ See 2012-based DCLG Household Projections live tables at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

Dwelling growth 2001-2011

96. Dwelling growth for Okeford Fitzpaine between 2001 and 2011 can be determined by comparing the two Censuses. With Census 2001 showing 383 dwellings and Census 2011 404 dwellings, this equates to a ten-year growth rate of 21 dwellings, or just over 2 dwellings per year.
97. If this rate of completion was projected forward for the period 2013-2033, a dwellings target of $(20 \times 2.1=)$ 42 dwellings would be the result.

Dwelling growth since 2011

98. Through interrogation of North Dorset's recent Annual Monitoring Reports (AMRs) and related information from the Parish Council, dwelling commitments and completions in Okeford Fitzpaine Parish between the 2011 Census and the end of 2015 can be determined. The 2011-2015 AMRs, alongside the information from the Parish Council, indicate that 42 dwellings were completed or permitted within the parish over this 4.75 year period¹⁶:
99. Five of these were small developments of single dwellings, and 37 dwellings were committed at the former Faccenda factory.
100. This indicates a completion/commitment rate of 10-11 dwellings per year. If this were to be projected forward for the 2013-2033 planning period, this would indicate a total dwelling completion rate of 210 over this period.
101. If the former Faccenda factory development were to be excluded on the basis that it comprises an unusually large one-off development (i.e. assuming its size was driven as much by land availability as a supply-side factor as by requirement for new housing on the demand side), the 'background' rate of dwelling completion 2011-2015 drops to 5 dwellings, which projected forward would indicate a total dwelling completion rate of 16 over the 2013-2033 period, i.e. just over 1 dwelling per year.

Local housing waiting list (North Dorset, March 2016)

102. Data provided to AECOM by OFPC indicates that as of the time of writing (April 2016), the housing register for the parish currently stands at eight, which is unchanged since the last survey done by NDDC around 3 years ago. This would equate to four potential new households actively seeking affordable housing, although it excludes anybody seeking to move into the parish.
103. Although the waiting list is only a snapshot in time, this data does appear to indicate the need for affordable housing is relatively low when compared to overall housing need, and does not appear to be increasing over time. Most importantly, it indicates that the adopted Local Plan target of 40% affordable housing provision should be adequate to meet affordable need in Okeford Fitzpaine over the remainder of the plan period, even allowing for a reasonable level of increase in affordable need in future, either through new households moving into the parish or existing households within the parish falling into affordable need in future.
104. As such, there does not appear to be a requirement for the Okeford Fitzpaine Neighbourhood Plan to set its own affordable housing target or to allocate an affordable housing exception site, although it may wish to reference the parish waiting list and mention the need to work closely with NDDC to ensure the needs of those on the list continue to be met.

¹⁶ As completions for the first quarter of 2011 will have been already picked up by Census 2011, which took place at the end of March, and assuming for the purposes of the calculation an even rate of completions throughout the year, a 25% discount has been applied to the 2011 total only.

105. Note that even after the Neighbourhood Plan is adopted, NDDC's affordable housing policy will continue to apply within Okeford Fitzpaine, and as such it will still be the Council that manages the housing waiting list and negotiates affordable housing commitments with developers as part of the development management process.

Local house prices

106. Data from Zoopla¹⁷ enables more detailed conclusions to be drawn about local house prices than was possible from the North Dorset Summary Report of the SHMA.
107. The Zoopla website gives an average price paid for housing in Okeford Fitzpaine as £323,667. This is significantly higher than the average paid across the whole of postcode area DT11 (Blandford Forum and surrounding villages) of £280,458. To the north, postcode area DT10, which covers Sturminster Newton, Stalbridge and surrounding villages, is even cheaper at an average price paid of £267,902.
108. Okeford Fitzpaine also seems to be relatively expensive compared with some nearby villages- the corresponding figure for Shillingstone is £301,107 and for Fifehead Neville £257,000. However, the figure for Ibberton is much higher at £483,333.

Characteristics of Population

109. Through analysis of Census 2001 and 2011 data, we have investigated how the population of Okeford Fitzpaine neighbourhood plan area differs from that of the North Dorset and England averages.
110. Table 1 gives the population and number of households in Okeford Fitzpaine, North Dorset and England, as recorded in the 2011 census. In 2011, Okeford Fitzpaine had a population of 913, and an average household size of 2.4 persons. This is in line with both the local and national averages.

Table 1: Population and household size in Okeford Fitzpaine, 2011¹⁸

	Okeford Fitzpaine	North Dorset	England
Population	913	68,583	53,012,456
Households	380	28,670	22,063,368
Household size	2.4	2.4	2.4
Dwellings	404	30,397	22,976,066

Source: ONS, Census 2011. AECOM calculations

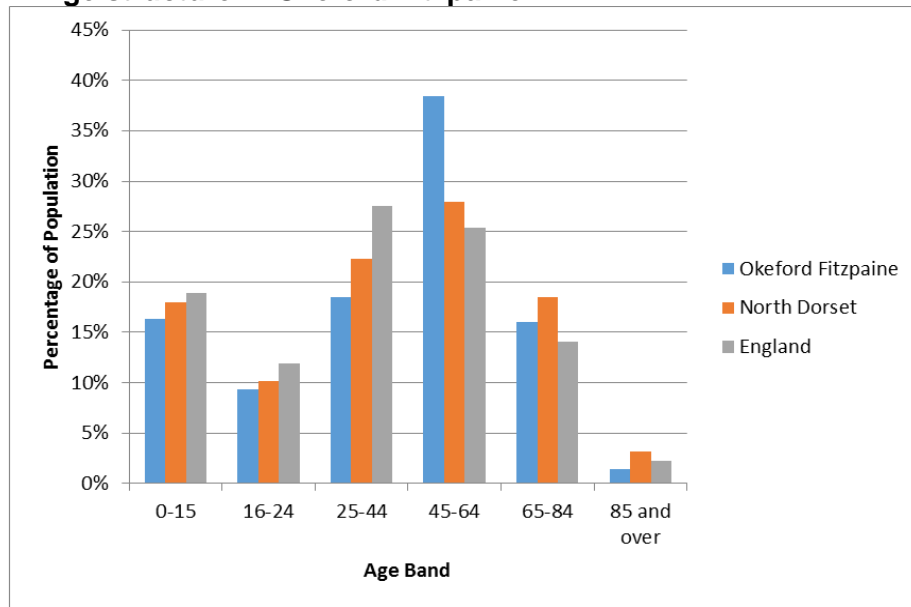
111. As illustrated in Figure 14 below, the largest age group in Okeford Fitzpaine is ages 45-64, at 38%. This is much higher than the figures for North Dorset (28%) and England (25%). The proportion of all age groups younger than 44 is lower than both the Dorset and England averages. The proportion of people aged 65-84 is lower in Okeford Fitzpaine (16%) than in Dorset (21%) and the proportion of people aged 85 and over is also lower in Okeford Fitzpaine (1%) than the local (3%) and national (2%) averages.

¹⁷ <http://www.zoopla.co.uk/house-prices>

¹⁸ ONS, Census 2011, Population Density (QS102EW); Household Size, 2011 (QS406EW).

112. Table 2 shows the rate of change of the population by age band. It shows that the proportion of people in the 45-84 age groups has undergone a considerable increase in Okeford Fitzpaine between 2001 and 2011, but a decline in the 85 and over age group (in contrast to the local and national trends). The below average proportion in the 0-15 age group is also in stark contrast to the trend in North Dorset and England, alongside the lower than average 16-24 age group.

Figure 14: Age structure in Okeford Fitzpaine¹⁹



Source: ONS, Census 2011. AECOM calculations

Table 2: Rate of change in the age structure of Okeford Fitzpaine population, 2001-2011²⁰

Age group	Okeford Fitzpaine	North Dorset	England
0-15	-57.0%	1.0%	1.2%
16-24	9.4%	10.8%	17.2%
25-44	-66.3%	-1.4%	1.4%
45-64	26.8%	18.6%	15.2%
65-84	15.8%	15.2%	9.1%
85 and over	-15.4%	24.7%	23.7%

Source: ONS, Census 2001 and 2011. AECOM calculations

113. **Table 3** shows that Okeford Fitzpaine is home to fewer people born outside the UK than either North Dorset or England, and that correspondingly, the Born in the UK category is above the local authority and England averages.

¹⁹ ONS, Census 2011, Age Structure (KS102EW)

²⁰ ONS, Census 2011, Age Structure (KS102EW); ONS, Census 2001, Age Structure (KS02)

Table 3: Country of birth and length of residence

Place of birth	Population breakdown		Okeford Fitzpaine	North Dorset	England
Born in the UK	Total		96.2%	93.2%	86.2%
Born outside the UK	Total		3.8%	6.8%	13.8%
	EU		1.2%	3.2%	3.7%
	Other		2.6%	3.6%	9.4%
	Length of residence	Less than 2 years	0.7%	1.8%	1.8%
		2-5 years	1.0%	2.2%	2.2%
		5-10 years	1.3%	2.9%	2.9%
		10 years or more	3.8%	7.0%	7.0%

Source: ONS, Census 2011. AECOM calculations

114. Of the 4% of Okeford Fitzpaine residents who were born overseas, the majority have lived in the UK for ten years or more, indicating no recent influx of international migrants.

Household Type

115. Table 4 shows clearly that in recent years there has been a net increase in Okeford Fitzpaine of households with seven rooms and more²¹, in line with relatively strong growth in larger households across North Dorset and England. By contrast, there have been significant reductions in the proportion of the smallest households (one room in particular).

²¹ 'Number of rooms' as defined for Census purposes is not the same as 'number of bedrooms'. The Census definition of 'number of rooms' is as follows: 'Number of rooms does not include bathrooms, toilets, halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between a number of households, for example a shared kitchen, are not counted'.

Table 4: Rates of change in number of rooms per household in Okeford Fitzpaine, 2001-2011²²

Number of Rooms	Okeford Fitzpaine	North Dorset	England
1 Room	-100.0%	-15.6%	-5.2%
2 Rooms	-33.3%	28.3%	24.2%
3 Rooms	-25.0%	19.4%	20.4%
4 Rooms	-9.8%	2.9%	3.5%
5 Rooms	-9.6%	0.5%	-1.8%
6 Rooms	-6.8%	13.7%	2.1%
7 Rooms	8.2%	28.0%	17.9%
8 Rooms or more	24.2%	31.1%	29.8%

Source: ONS, Census 2001 and 2011. AECOM calculations

116. The PPG states that factors such as overcrowding, concealed and shared households, homelessness and the numbers of people in temporary accommodation demonstrate un-met need for housing. Increases in the number of such households may be a signal to consider increasing planned housing numbers.
117. Table 5 emphasises that, on the contrary, Okeford Fitzpaine is becoming more under-crowded, which is indicative of an ageing population. In other words, larger units that once housed a family are gradually losing residents (from children moving away, and then parents becoming widowed or moving into care), resulting in decreasing numbers of persons per room. By contrast, North Dorset and England as a whole are seeing increasing levels of overcrowding.

²² ONS, Census 2011, Number of Rooms (QS407EW); ONS, Census 2001, Number of Rooms (UV57)

Table 5: Trends in number of persons per room in Okeford Fitzpaine, 2001-2011²³

Persons per room	Okeford Fitzpaine	North Dorset	England
Up to 0.5 persons per room	12.7%	14.6%	7.9%
Over 0.5 and up to 1.0 persons per room	-28.6%	9.2%	7.0%
Over 1.0 and up to 1.5 persons per room	0.0%	47.0%	27.3%
Over 1.5 persons per room	0.0%	15.4%	2.5%

Source: ONS, Census 2001 and 2011. AECOM calculations

Household Tenure

118. The PPG states that needs studies should investigate household tenure in the current stock and in recent supply, and assess whether continuation of these trends would meet future needs. Plan makers should therefore examine current and future trends in tenure.

Table 6: Tenure (households) in Okeford Fitzpaine, 2011²⁴

Tenure	Okeford Fitzpaine	North Dorset	England
Owned; total	69.9%	73.0%	63.3%
Shared ownership	0.8%	0.3%	0.8%
Social rented; total	18.9%	13.8%	17.7%
Private rented; total	6.9%	7.5%	16.8%

Source: ONS, Census 2011. AECOM calculations

119. Table 6 shows that the level of owner occupation in Okeford Fitzpaine is lower than the North Dorset average but higher than the England average. The proportion of socially rented housing (rented from the Council or a Registered Social Landlord) is higher than local and national averages. There is also a lower proportion of privately rented units in Okeford Fitzpaine compared to the North Dorset and England averages.
120. Table 7 shows how tenure has changed in Okeford Fitzpaine between the 2001 and 2011 Censuses. Home ownership in the area has remained the same, compared with the modest growth in North Dorset and the small contraction at national level. Note also how shared ownership (an indication of a lack of affordable housing) increased significantly across North

²³ ONS, Census 2011, Persons Per Room - Households (QS409EW); ONS, Census 2001, Persons per Room - Households (UV58)

²⁴ ONS, Census 2011, Tenure - Households (QS405EW)

Dorset but decreased in Okeford Fitzpaine. There has, by contrast, been an increase in social rentals in Okeford Fitzpaine. The increase in private rentals was at a lower rate than the North Dorset and England averages.

Table 7: Rate of tenure change in Okeford Fitzpaine, 2001-2011

Tenure	Okeford Fitzpaine	North Dorset	England
Owned; total	0.4%	8.5%	-0.6%
Shared ownership	-66.7%	205.6%	30.0%
Social rented; total	7.0%	10.7%	-0.9%
Private rented; total	23.1%	116.4%	82.4%

Source: ONS, Census 2001 and 2011, AECOM calculations.

Local Household Composition

121. Table 8 shows that the proportion of single person households in Okeford Fitzpaine is lower than the North Dorset and England averages. By contrast, the proportion of households with single family occupancy is much higher than both the North Dorset and England averages.

Table 8: Household composition (by household) in Okeford Fitzpaine, 2011²⁵

		Okeford Fitzpaine	North Dorset	England
One person household	Total	19.7%	28.2%	30.2%
	Aged 65 and over	9.2%	14.6%	12.4%
	Other	10.5%	13.6%	17.9%
One family only ²⁶	Total	74.5%	66.8%	61.8%
	All aged 65 and over	10.0%	12.5%	8.1%
	With no children	28.4%	22.1%	17.6%
	With dependent children	23.9%	23.8%	26.5%
	All children non-dependent	12.1%	8.4%	9.6%
Other household types	Total	5.8%	5.0%	8.0%

Source: ONS, Census 2011. AECOM calculations

122. The proportion of single person households aged 65 and over in Okeford Fitzpaine is lower than both the North Dorset and England averages, which is perhaps surprising given the age profile of the village. At the same time, the proportion of single family households aged 65 and over is marginally lower than the local, but higher than the national, average.
123. The proportion of households with dependent children is slightly, but not significantly, lower than local and national averages. The proportion of households where all children are non-dependent is slightly higher than the local and national average. The proportion of other household types is low.
124. Table 9 shows how household composition changed in the 10 years between the 2001 and 2011 Censuses. Overall, there was a large increase in single person households in the plan area, which was much greater than the local and national average increases. This increase affected both households over and under the age of 65.
125. There was a decrease in one family households, and in particular a decrease in families over the age of 65 and those with no children, as well as those with dependent children. There were above average increases in family households with all non-dependent children.

²⁵ ONS, Census 2011, Household Composition - Households (QS113EW)

²⁶ This includes: married couples, cohabiting couples, same-sex civil partnership couples and lone parents.

Table 9: Rates of change in household composition in Okeford Fitzpaine, 2001-2011²⁷

Household type		Percentage change, 2001-2011		
		Okeford Fitzpaine	North Dorset	England
One person household	Total	33.9%	14.4%	8.4%
	Aged 65 and over	16.7%	-1.2%	-7.3%
	Other	53.8%	37.6%	22.7%
One family only	Total	-5.0%	12.1%	5.4%
	All aged 65 and over	-9.5%	6.2%	-2.0%
	With no children	14.9%	17.7%	7.1%
	With dependent children	-33.1%	7.1%	5.0%
	All children non-dependent	76.9%	23.6%	10.6%
Other household types	Total	22.2%	29.9%	28.9%

Source: ONS, Census 2001 and 2011, AECOM calculations.

126. As noted previously, Okeford Fitzpaine's household size is in line with the local and national averages. However, Table 10 below shows that the plan area experienced a decrease in its population over the period 2001-2011 but that at the same time there was a growth in number of households and a decrease in household size. The decrease in household size at the same time as an increase in the total number of households is indicative of a growing number of under-occupied dwellings. The total number of dwellings increased, but at only a third of the rate of North Dorset as a whole and at a lower rate than the England average.

²⁷ ONS, Census 2011, Household Composition - Households (QS113EW); ONS, Census 2001, Household Composition - Households (UV65)

Table 10: Change in household numbers and size in Okeford Fitzpaine, 2001-2011

Key indicator	Percentage change, 2001-2011		
	Okeford Fitzpaine	North Dorset	England
Population	-7.5%	10.8%	7.9%
Households	2.2%	13.6%	7.9%
Dwellings	5.48%	15.0%	8.34%
Household size	-9.4%	-2.4%	0.0%

Source: ONS, Census 2001 and 2011, AECOM calculations.

127. Table 11 shows that the proportion of dwellings in Okeford Fitzpaine that are detached is above the local average, and that both the parish and the district are above the England average in this regard²⁸; this is not surprising given the rural context. In turn, the proportion of semi-detached dwellings is also above local and national averages, while the proportion of terraced dwellings is far lower than average. The proportion of flats is also significantly less than both the local and national averages.

Table 11: Accommodation type (households), 2011

Dwelling type		Okeford Fitzpaine	North Dorset	England
Whole house or bungalow	Detached	50.7%	40.5%	22.4%
	Semi-detached	38.1%	28.7%	31.2%
	Terraced	7.9%	19.5%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	1.5%	7.7%	16.4%
	Parts of a converted or shared house	0.7%	1.9%	3.8%
	In commercial building	0.0%	1.1%	1.0%

Source: ONS, Census 2001 and 2011. AECOM calculations

128. A 'concealed family' means any group of people who want to form a new household but are unable to do so, typically for economic reasons such as high house prices or a lack of suitable property. Table 12 shows that there are only three concealed families in the plan area; one would normally expect a correlation between statistics indicating under-occupation, as we saw above, and lower numbers of concealed families, and this is indeed the case. The proportion of concealed families is lower than the North Dorset and England rates.

²⁸ This table excludes any caravans and other mobile and/or temporary structures.

Table 12: Concealed families in Okeford Fitzpaine, 2011²⁹

Concealed families	Okeford Fitzpaine	North Dorset	England
All families: total	303	20,315	14885145
Concealed families: total	3	218	275954
Concealed families as % of total	1.0%	1.1%	1.9%

Source: ONS, Census 2001 and 2011. AECOM calculations

129. Official statistics do not clarify the overlap, if any, between the Okeford Fitzpaine /North Dorset housing waiting list and the stated number of concealed families locally.

Economic Activity

130. Table 13 shows that Okeford Fitzpaine's proportion of economically active and inactive residents is largely in line with both the North Dorset and England averages. Okeford Fitzpaine has, however, a far higher proportion of economically active residents that are self-employed compared to North Dorset and England. Full-time employee levels in Okeford Fitzpaine are marginally lower than the North Dorset level, but higher than the England level, while its unemployment level is lower than both the national and local averages.
131. Levels of retired people are higher than the national but lower than the local averages. Student households are below average. Relatively fewer households are looking after home or family than the local and national averages, but the proportion of long-term sick/disabled is slightly higher than the local average.

²⁹ NOMIS, LC1110EW - Concealed family status by family type by dependent children by age of Family Reference Person (FRP)

Table 13: Economic activity in Okeford Fitzpaine, 2011³⁰

Economic category		Okeford Fitzpaine	North Dorset	England
Economically active	Total	73.4%	71.0%	69.9%
	Employee: Full-time	36.5%	38.1%	13.7%
	Employee: Part-time	14.2%	14.6%	38.6%
	Self-employed	18.8%	13.7%	9.8%
	Unemployed	2.7%	2.6%	4.4%
	Full-time student	1.3%	2.0%	3.4%
Economically inactive	Total	26.6%	29.0%	30.1%
	Retired	16.1%	17.0%	13.7%
	Student	3.0%	3.9%	5.8%
	Looking after home or family	3.4%	3.7%	4.4%
	Long-term sick or disabled	2.8%	2.6%	4.1%
	Other	1.3%	1.8%	2.2%

Source: ONS, Census 2001 and 2011. AECOM calculations

Table 14: Rates of long-term health problems or disability in Okeford Fitzpaine, 2011³¹

Extent of activity limitation	Okeford Fitzpaine	North Dorset	England
Day-to-day activities limited a lot	5.6%	7.1%	8.3%
Day-to-day activities limited a little	9.4%	10.4%	9.3%
Day-to-day activities not limited	85.0%	82.5%	82.4%

Source: ONS, Census 2001 and 2011. AECOM calculations

132. The PPG advises taking account in housing need assessment of the number of people with long-term limiting illness. Table 14 shows that the proportion of working-age residents of Okeford Fitzpaine who are long-term sick or disabled is lower than the North Dorset and England averages, and the proportion whose day-to-day activities are not limited is higher than the North Dorset and England averages.

³⁰ ONS, Census 2011, Economic Activity (QS601EW)

³¹ ONS, Census 2011, Long-Term Health Problem or Disability (QS303EW)

133. Table 15 shows that Okeford Fitzpaine residents travel further to work than both the North Dorset and England averages with 36.3% of residents travelling more than 10km to work, compared with an average for this distance band of 35.7% of North Dorset residents and 29% of England residents.
134. For Okeford Fitzpaine, the 'less than 10km' band includes Sturminster Newton and Blandford Forum; the 10-30km band includes Poole, Dorchester and Yeovil, whereas 30km and over includes Bournemouth and Salisbury.
135. A much higher than average percentage of residents in Okeford Fitzpaine also work mainly at or from home.

Table 15: Distance travelled to work, 2011³²

Location of work	Okeford Fitzpaine	North Dorset	England
Less than 10km	35.0%	38.5%	52.3%
10km to less than 30km	26.0%	24.8%	21.0%
30km and over	10.3%	10.9%	8.0%
Work mainly at or from home	19.5%	15.8%	10.3%
Other	9.3%	10.0%	8.5%

Source: ONS, Census 2011, AECOM calculations

Information from local estate agent

136. An interview was set up by the Parish Council between AECOM and Fiona Forsythe of Goadsby estate agents in Blandford Forum, who have been involved with marketing the new houses on the Faccenda site (now known as the Old Dairy).
137. Goadsby report that the current demand for homes in Okeford Fitzpaine is strong. At the Old Dairy, there was only one two-bed home, but the village could do with more, given that these smaller units are particularly popular with not only single people but also young people, and older people looking to downsize.
138. Three-bed detached dwellings are another housing type considered popular by Goadsby at Okeford Fitzpaine; these are suitable for commuters and families with younger children. Overall, it is considered that demand is mixed, with the village popular among a range of markets—commuters, retired people and families seeking a range of medium-sized and smaller homes, and attracted to the village thanks to its community spirit and its range of services and facilities, including the potential for an expanded village shop in future.
139. Goadsby reports that, although the village is popular among commuters, many of those who work in Poole or Bournemouth feel Okeford Fitzpaine is too far north, and as such have a search area more likely to be focused south of Blandford. However, with recent developments in the latter area selling very slowly due to high prices, there is a displacement effect, where those commuters in need of cheaper homes start to look north of Blandford. This helps explain why the most popular new house types in the village are 2-3 bed and not larger- as such commuters are likely to be unable to afford the largest homes.

³² NOMIS, QS702EW - Distance travelled to work

140. House prices in the village are considered to be more expensive than areas to the north, but cheaper than some other nearby settlements such as Child Okeford, where prices are driven even higher by a wider range of services and facilities.

4 Conclusions

Overview

142. This housing needs assessment has interrogated a wide range of data sources, which, taken together, can inform key trends and messages relevant to the Neighbourhood Plan's housing policies.
143. In this first section of our conclusions we make recommendations on the overall quantum of housing growth required.
144. In the second section, we assess, based on the data uncovered, indications of the components and characteristics of future housing based on the data analysed.
145. In line with recommended best practice, our preferred methodology is to present the projections our analysis has produced as a starting point, and then highlight the factors³³ that the parish council might wish to take into consideration as they determine the final housing policy text, bearing in mind the requirement to be in general conformity with the strategic housing policies of North Dorset.

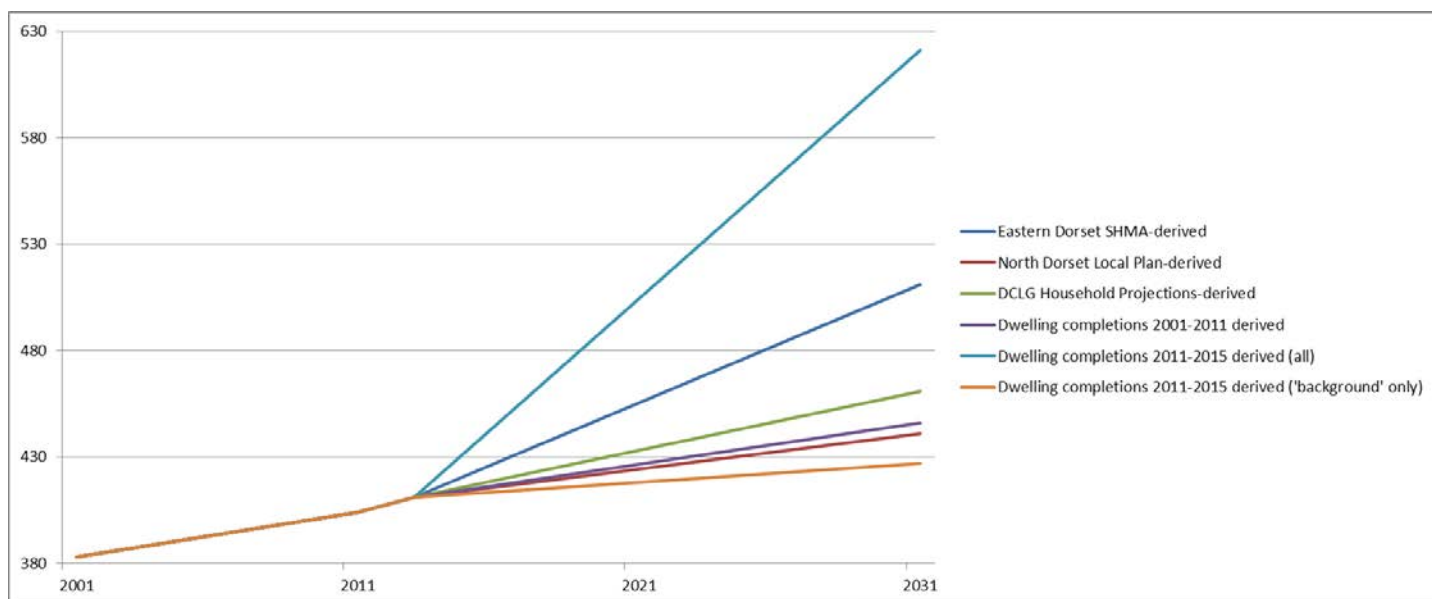
Quantity of Housing Needed

146. To recap, we have identified six separate projections of dwelling numbers for Okeford Fitzpaine over a twenty-year neighbourhood plan period based on:
- The conclusions of the North Dorset Summary Report of the Eastern Dorset SHMA 2015, disaggregated to Okeford Fitzpaine, (which builds in local economic growth, and gives a total of 107 dwellings, or just over 5 per year);
 - The adopted North Dorset Local Plan Part 1, based on Okeford Fitzpaine's proportional share of the Stalbridge and Larger Villages category (which gives 37 dwellings, or just under two dwellings per year³⁴);
 - The Government's 2012-based household projections, extrapolated to Okeford Fitzpaine, translated from households to dwellings, and rebased to actual 2014 population (which gives 57 dwellings, or just under 3 per year, but does not allow for local economic growth);
 - A projection forward of dwelling completion rates 2001-2011 (which gives 42 dwellings, or just over 2 dwellings per year);
 - A projection forward of all dwelling completion rates 2011-2015 (which gives 210 dwellings, or 10-11 per year); and
 - A projection forward of 'background' dwelling completion rates 2011-2015, on the assumption that the Faccenda factory site can be excluded as a one-off larger development driven by supply-side factors as much as demand (which gives 16 dwellings, or just under one per year)
147. These dwelling number projections are illustrated in Figure 15 below.

³³ These factors are also referred to as 'indicators' in the PPG.

³⁴ Note that this projection is for 2011-2031, whereas all others are for 2013-2033. However, they are comparable as both are effectively projections based on past trends for a twenty-year period in the near future.

Figure 15: Comparison of dwelling number projections for Okeford Fitzpaine







Source: Eastern Dorset SHMA (2015) North Dorset Local Plan Part 1 (2016), DCLG 2012-Based Household Projections (rebased to 2014), Census 2011, North Dorset District Council Annual Monitoring Reports 2011-2015, AECOM calculations


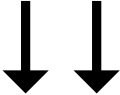

148. We have summarised the findings of the data gathered in Chapter 3 above in Table 16 below. The source for each factor with particular relevance to the neighbourhood is shown, together with AECOM assessment of whether that factor is more likely to increase (↑), decrease (↓) or have no impact (↔) on the neighbourhood plan area's future housing need. Following PPG guidance, the factors relate both to housing price and housing quantity.
149. We have applied our professional judgement on the scales of increase and decrease associated with each factor on a scale from one to three, where one arrow indicates 'some impact', two arrows 'stronger impact' and three arrows indicates an even stronger impact. Factors are in alphabetical but no other order.
150. Note that factors have the potential to contradict one another, due to data being gathered at different times and across differing geographies. The Parish Council is invited to use its judgement in resolving any conflicts, but we would advise that the more local and more recent data should generally have priority over data gathered at a larger spatial scale or older data.
151. However, our general approach reflects PPG advice to adjust the housing quantity suggested by household projections to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings, such as house prices and past build-out rate.
152. The PPG also advises that market signals are affected by a number of factors, and plan makers should not attempt to estimate the precise impact of an increase in housing supply. Rather they should increase planned supply by an amount that, on reasonable assumptions and consistent with principles of sustainable development, could be expected to improve affordability, and monitor the response of the market over the plan period.
153. As such, Table 16 should be used as a basis for qualitative judgement rather than quantitative calculation. It is designed to form the starting point for steering group decisions on housing policy rather than to provide definitive answers. Again, this reflects the PPG approach- it states that when considering future need for different types of housing, planners have the option to consider whether they plan to attract an age profile that differs from the present

situation. They should look at the household types, tenure and size in the current stock and in recent supply, and assess whether continuation of these trends would meet future needs.

154. The PPG also states that appropriate comparisons of indicators (i.e. factors) should be made and that trends uncovered may necessitate adjustment to planned housing numbers compared to ones based solely on household projections. Where upward adjustment is considered necessary, it should be at a reasonable level and not negatively affect strategic conformity with the emerging Local Plan.
155. To help inform the steering group discussions that will be necessary to determine a neighbourhood plan housing target, we have provided our own professional judgement of need level, based on the projections presented in Figure 5 and the market factors presented in Table 17, and taking into account our own knowledge and experience of housing need at neighbourhood plan level.

Table 17: Summary of factors specific to Okeford Fitzpaine with a potential impact on neighbourhood plan housing quantity

Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
Age structure of population	SHMA, Census, Goadsby		SHMA notes sub-market in which Okeford Fitzpaine is situated is slightly younger than North Dorset average. Census shows very high level of 45-64s and fewer younger and older people. Goadsby note demand both from younger families and from elderly. Assessment of no overall effect given as the lower numbers of children and older people reduce demand at the same time as the 45-64s will increase it in future, so the two likely cancel one another out.
Economic performance and potential	SHMA, Census, Goadsby		Wider area has good prospects for economic growth, but this is already built into the SHMA projection figure. However, unemployment in the village is lower than average and the village appears popular with commuters based on both Census and Goadsby data. As such, economic performance and potential look strong, but only one up arrow given as some of the projections already build this factor in, so two or more arrows could risk double-counting.
House prices relative to surroundings	SHMA, Zoopla, Goadsby		Village located on edge of area with higher than average house prices and in an area of fairly strong demand, according to Goadsby, with recent house price growth; SHMA notes worsening affordability locally and inability of young people to afford to buy. Zoopla data confirms house prices in Okeford Fitzpaine tend to be higher than most surrounding villages. All factors point to up arrows; two rather than three given to reflect position at edge of area of higher prices, with prices probably higher to the south.
International and UK in-migration rate	Census		Very low rates of recent international in-migration, in both absolute and relative terms. Small population decline 2001-2011 shows that UK in-migration to Okeford Fitzpaine has also been low in recent years. As such, this gets an assessment of three down arrows, because the trend across the wider area has been an increase.

Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
Level of new supply in local housing market	SHMA, Census		Housing delivery rates low in recent years across North Dorset according to the SHMA- this constrains supply, thus increasing demand. In Okeford Fitzpaine itself, dwelling growth has been only a third that of North Dorset, constraining supply yet further- hence three up arrows.
Local housing waiting list/need for affordable housing	Parish waiting list, Local Plan		Parish waiting list indicates affordable housing need locally is generally very low. However, it seems clear that level of affordable need is much lower than across North Dorset as a whole (which the Local Plan sets at 40% in rural areas). Two rather than three down arrows reflects a cautious approach to allow for a future increase within the plan period, (as current waiting list is only a snapshot in time).
Overcrowding, including concealed families	SHMA, Census		Overcrowding not considered a feature of North Dorset market; a low level of houses in multiple occupation (HMOs) and household size is average. Census shows under-crowding is in fact increasing at Okeford Fitzpaine, and there is a low level of concealed families. As such, one down arrow only, as although the rate of overcrowding/concealed families is indeed very low, this is not a long way out of line with the local situation as a whole.

- 156. Table 17 contains in total six up arrows and six down arrows, indicating that the local market factors acting to increase or decrease demand for new housing are effectively in balance.
- 157. This indicates that Okeford Fitzpaine’s demand-based dwelling projection is likely to be close to the middle of the range of projections illustrated in Figure 15 above, but the picture can be simplified by removing those projections illustrated in Figure 15 that are artificially raised or lowered by the inclusion or exclusion of specific factors unlikely to apply over the whole plan period or to Okeford Fitzpaine itself rather than the wider area.
- 158. For example, on this basis, the unadjusted 2011-2015 completion-based projection, which is high because it included the Faccenda factory site as a one-off, larger development, can safely be excluded.
- 159. At the same time, so can the Local Plan-derived target, due to the fact that it is based on now out-of-date Regional Spatial Strategy (RSS) housing figures and it is agreed by all parties that it will be subject to early review. Ordinarily, in line with Basic Condition E, we would recommend giving the projection from the adopted plan the greatest weight, but here, as it forms the lowest projection, there is no risk of the Neighbourhood Plan lacking strategic conformity with it, as long as it selects a dwelling target higher than, rather than lower than,

the Local Plan-derived target. As there is no projection lower than the Local Plan-derived projection, in this case this is not a problem.

160. This leaves us with four remaining projections- the two remaining dwelling completions-derived projections, the East Dorset SHMA projection, and the Government's household projections-derived projection. The latter of these can be discounted as, unlike the SHMA, it does not build in more pertinent factors at a local level, most importantly economic growth. It also in any case formed the starting point for the SHMA projection, so has been built in to a separate projection already.
161. At the same time, we would advise against relying on dwelling completions-derived projections in situations like this where more detailed data exists (here, an up-to-date SHMA) covering the demand-side only. This is because, although useful up to a point, dwelling completions-derived projections are of course a function of supply as much as of demand.
162. In other words, the dwellings that were completed in the parish between 2001 and 2015 relied on the land being available for them as much as on the demand for houses existing. Additionally, it is clear from our assessment that recent rates of dwelling supply have been constrained, making both these projections likely too low.
163. This leaves the SHMA-derived projection, which in the case of Okeford Fitzpaine, we conclude is the most reliable and robust of the projections available, and will form the basis for the next Local Plan. It builds in the wider area's strong economic prospects, it is up-to-date, and it already takes account of the DCLG Household Projections as its starting point. It indicates a demand for 107 dwellings in Okeford Fitzpaine over the plan period and, following our analysis in Table 17, we have not found any more local evidence that this figure needs to be raised or lowered.
164. As such, this housing needs assessment concludes that there is a need for 107 dwellings in Okeford Fitzpaine over the twenty years from 2013 to 2033. Completions in the village since 2013 can be counted towards this number.

Implications for housing supply

165. As noted previously, a housing needs assessment only covers the demand for housing. In line with Government guidance on housing need assessment, it should not cover issues on the supply side, including the availability of land.
166. However, in the case of Okeford Fitzpaine, a brief mention of options available to the group on the supply side is perhaps justifiable given that we understand that the currently available supply of land for housing development is relatively high for a rural parish (well over 100 dwellings) due to some recent large sites being vacated.
167. As the conclusion of this housing needs assessment is that currently outstanding demand for new dwellings arising from the parish itself is unlikely to exceed 55 dwellings, the only way to develop these larger sites in a way that would satisfy North Dorset would be to demonstrate that they are meeting demand across a wider area (on the basis that the parish is of course not a housing market in its own right).
168. We therefore recommend that Okeford Fitzpaine enter into a dialogue in this regard with Stalbridge Town Council and the parish councils of the other 'Larger Villages' category in the adopted local plan. What Okeford Fitzpaine, Stalbridge and their partner parish councils would need to demonstrate to North Dorset is that supply-side opportunities for meeting aggregate demand across the wider area are limited in some or all settlements by constraints such as the Dorset Area of Outstanding Natural Beauty (AONB) and that therefore meeting demand (as determined by the SHMA, as the most up-to-date assessment) across the wider area through providing extra dwellings at Okeford Fitzpaine would be justified.

Characteristics of housing needed

169. Table 18 summarises the data we have gathered with a potential impact on the characteristics of the housing needed in the neighbourhood, which comprises a mixture of larger dwellings (3 bedroom or more), smaller (1-2) bedroom dwellings, and a proportion of bungalows. Factors are in alphabetical but no other order.

Table 18: Summary of local factors specific to Okeford Fitzpaine with a potential impact on neighbourhood plan housing characteristics

Factor	Source(s) (see Chapter 3)	Summary of data gathered relevant to factor	Conclusion
Affordable housing-tenure	SHMA, Local Plan, Census, parish waiting list	Forecast split in affordable housing of 35% intermediate and 65% socially-rented. Adopted plan requires 15-30% intermediate and 70-85% social. Census shows higher than local average rate of socially-rented housing, and that this has been increasing in recent years.	<p>Although affordable need in the parish is low according to the current waiting list, this is just a snapshot in time, and trends indicate a continued, if modest, demand for affordable homes at Okeford Fitzpaine. We see no evidence that the Neighbourhood Plan would need to set its own percentage target for affordable homes.</p> <p>However, a policy supporting the SHMA forecast of 35%-65% social and intermediate could be valuable, but would have to be checked with NDDC first to ensure it meets Basic Condition E due to the adopted plan having a different (but now out-of-date) tenure split.</p>
Affordable housing-type and size	SHMA	SHMA forecasts need for 46% of new affordable dwellings to be one bed units, 37% to be 2 bed, 16% three bed and 2% to be four bed or more. Of these dwellings, 0-5% should be detached, 30-35% semi-detached, 25-30% terraced and 35-40% flats.	Again, although we would recommend a policy supporting the SHMA forecast of approximately 80% one to two-bed affordable dwellings and approximately 20% three or more bed dwellings, this could be seen to be in conflict with adopted plan Policy 7. As such, we recommend checking with NDDC first to ensure conformity with Basic Condition E.
Dwelling type	SHMA, Census, Goadsby	SHMA forecasts need for 40% of new market dwellings to be detached, 25% to be semi-detached, 25% to be terraced and 10% to be flats. In the village currently, there are more detached and semi-detached dwellings and fewer terraces and flats than the local average. Goadsby report demand for detached properties.	Here, the situation is clearer due to the rural context of the parish, and with no specific policy on dwelling type in the adopted Local Plan. The vast majority of new dwellings should be semi-detached or detached, and flats are likely to be very low in terms of local demand. There could be demand for a small proportion of terraced homes, particularly given that some smaller dwellings are needed, and most detached and semi-detached properties tend to be family-sized/larger dwellings. Bungalows are likely in significant demand (see conclusions on housing for older people below).

Factor	Source(s) (see Chapter 3)	Summary of data gathered relevant to factor	Conclusion
Housing for older people	SHMA, Census, Goadsby	Forecast large growth in older population- 34% to 2033, and an accompanying increase in dementia and mobility problems. SHMA forecasts that housing for older people should make up 25% of all new housing, and the care home population will increase across North Dorset. In Okeford Fitzpaine specifically, the 45-84 age group is growing in size, but over-85s show no growth. Equally, there are fewer under-65 families than average, and the number has been decreasing. Higher than average retired people but levels of long-term sick and disabled lower than average.	<p>There is an increasing recognition in housing policy that a wide range of different housing is needed for older people, broadly on an age spectrum- independent living in smaller units for the younger members of this age group, going through an increasing reliance on warden-assisted, sheltered and/or extra care housing for those around the 75-85 age bands and then residential care homes and/or dementia care units for a proportion of the most elderly.³⁵</p> <p>Okeford Fitzpaine's age profile and its rural location both strongly suggest that the best type of housing for older people in the village to provide would be smaller units (2 bedrooms or fewer) for independent living, many of them, if not most, bungalows.</p> <p>The more specialist types of housing for the oldest members of the population are better provided in larger towns which can better serve a dispersed rural population by providing access to a wide range of services and facilities within walking distance of the units, and also where care workers are more easily able to access their places of work by public transport.</p> <p>As such, there would be a limited demand for care homes in the parish itself, though provision in nearby larger towns would meet a proportion of the need arising from the parish.</p>

³⁵ More detailed information about the increasingly wide and specialised range of housing options for older people is available in the Strategic Housing for Older People Resource Pack, published by the Housing Learning and Improvement Network, and available at <http://www.housinglin.org.uk/library/Resources/Housing/SHOP/SHOPResourcePack.pdf>

Factor	Source(s) (see Chapter 3)	Summary of data gathered relevant to factor	Conclusion
Need for larger dwellings	SHMA, Local Plan, Census, Goadsby	SHMA forecasts need for 43% of new market dwellings to be three bedroom and 16% to be four plus bedroom. Adopted plan requires 60% three or more bed market homes. Census shows growth in all larger households (7 rooms or more). There are fewer single person households (including over 65s) than average, but an average number of households with dependent children. Many local self-employed and/or working from home. Goadsby state strong demand for 3-bed units.	<p>We recommend a policy supporting the SHMA forecast of approximately 45% three-bedroom market dwellings and approximately 15% four-plus bedroom dwellings, because this not only appears to meet need but is also in line with adopted plan Policy 7 (60% of market dwellings to be three bedroom or more).</p> <p>Although a number of trends interrogated show a strong need for smaller dwellings at Okeford Fitzpaine, demand for larger dwellings, not only from families but also from those needing an extra room due to working from home and/or self-employment, will also remain strong.</p>
Need for smaller dwellings	SHMA, Local Plan, Census, Goadsby	SHMA forecasts need for 38% of new market dwellings to be two bedroom and for 4% to be one-bedroom. Adopted plan requires 40% one to two bed market homes. Census shows significant reduction in all smaller households (6 rooms or fewer)- the smaller the dwelling, the greater the reduction. Also, there are more families without children, or with non-dependent children, than the local average. Recent growth in single person households and a decrease in families with dependent children. Goadsby report strong demand for 2-bed units.	<p>The evidence shows there is a clear and sustained need for smaller dwellings at Okeford Fitzpaine. Again, the SHMA forecast, considered the most up-to-date and therefore reliable, is in line with adopted policy (40% of market homes to be two-bed or smaller), and we therefore recommend a policy based on the SHMA conclusions.</p> <p>These smaller dwellings will help to meet the needs of families without children, single person households and downsizers and, as noted above, could be provided as terraced units depending on the site context.</p>

Factor	Source(s) (see Chapter 3)	Summary of data gathered relevant to factor	Conclusion
Tenure of market housing	SHMA, Census	SHMA notes an important current and future role for the private rented sector, though this is likely more true of the wider market than Okeford Fitzpaine. The parish itself has a lower than average rate of owner-occupation and lower than average private rentals. Home ownership remained stable 2001-2011, with a decrease in shared ownership but an increase in private rentals.	<p>Policy is limited in its ability to influence tenure in the market housing sector, as the decision to own or rent is largely down to the purchaser.</p> <p>In common with most other rural areas, it seems likely that owner-occupation will continue to be preferred in terms of tenure to private rentals.</p> <p>Future provision of new market and affordable housing, as recommended elsewhere in this report, will help address the increase in private rentals, which could well have been driven by a lack of other homes for sale or rent.</p> <p>As such, no specific policy on market housing tenure is likely to be needed.</p>

Recommendations for next steps

170. This neighbourhood plan housing needs advice has aimed to provide Okeford Fitzpaine Parish Council with evidence on housing trends from a range of sources. We recommend that the Parish Council should, as a next step, discuss the contents and conclusions with North Dorset District Council with a view to agreeing and formulating draft housing policies, taking the following into account during the process:

- the contents of this report, including but not limited to Tables 17 and 18;
- Neighbourhood Planning Basic Condition E, which is the need for the neighbourhood plan to be in general conformity with the development plan (here, the adopted North Dorset Local Plan, but soon the emerging Local Plan based on the 2015 SHMA figures);
- the types (detached, semi-detached, terraced etc.) and sizes (1 bedroom, 2 bedroom etc.) of recent and existing dwelling completions and commitments (i.e. post 2015) and cross-referencing the findings of this assessment with Table 18, as what has already been provided will have an impact on the types and sizes of the remaining homes to be provided over the rest of the plan period;
- the views of the District Council;
- the views of local residents;
- the views of other relevant local stakeholders, including housing developers; and
- the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by the Council, including but not limited to the SHLAA.

171. As noted previously, recent and forthcoming changes to the planning system, including changes to the National Planning Policy Framework, the Housing and Planning Act and the

implementation of the Starter Homes Regulations, will affect housing policies at a local authority and, by extension, a neighbourhood level.

172. This advice note has been provided in good faith by AECOM consultants on the basis of housing data current at the time of writing (alongside other relevant and available information).
173. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by the District Council or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.
174. Most obviously, this includes monitoring the status of the emerging North Dorset Local Plan.
175. At the same time, monitoring ongoing demographic or other trends in the factors summarised in Tables 17 and 18 would be particularly valuable.

AECOM (NYSE: ACM) is a global provider of professional technical and management support services to a broad range of markets, including transportation, facilities, environmental, energy, water and government. With approximately 45,000 employees around the world, AECOM is a leader in all of the key markets that it serves. AECOM provides a blend of global reach, local knowledge, innovation, and collaborative technical excellence in delivering solutions that enhance and sustain the world's built, natural, and social environments. A Fortune 500 company, AECOM serves clients in more than 100 countries and has annual revenue in excess of \$6 billion.

More information on AECOM and its services can be found at www.aecom.com.

Address: 6-8 Greencoat Place, London SW1P 1PL
Phone number +44 (0)20 7798 5000