



# Milton Abbas Housing Needs Assessment

## Neighbourhood Plan Evidence

Revision 6  
January 2020

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# 1 Introduction

## 1.1 Purpose

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This document is an assessment of housing need for Milton Abbas Parish. This document forms part of the evidence base of the Milton Abbas Neighbourhood Plan. The assessment was carried out by the Milton Abbas Neighbourhood Plan Group and has been advised and improved by Jo Witherden of Dorset Planning Consultants Limited. This document has the following aims:

- To establish how much housing is required in Milton Abbas Parish in the period 2018-2031.
- To identify what type of housing is required

## 1.2 Assessment methodology

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This Housing Needs Assessment has been informed by the toolkit ‘Housing Needs Assessment at neighbourhood plan level’ written by AECOM. The toolkit is aimed at those preparing neighbourhood plans and the approach given applies the relevant components of the Government’s National Planning Practice Guidance (PPG) advice for housing needs assessment at a neighbourhood plan level. Changes to the National Planning Policy Framework (NPPF) in July 2018 mean that in the future housing targets for designated Neighbourhood Plan areas will be established through the strategic policies of the Local Plan, reflecting the overall strategy for the pattern and scale of development and any relevant allocations. However as yet the review of the North Dorset Local Plan has not yet reached the stage where this new requirement has been considered.

The Government are currently consulting on revising the standard method for assessing housing need that would apply to Local Plan housing targets. Although this approach is not directly applicable to Neighbourhood Plans its potential implications have been considered as part of this assessment.

It is important to state from the outset that establishing future need for housing is not an exact science, as stated by Government Planning Policy Guidance. However, the process of Housing Needs Assessment gathers a wide range of relevant data and then makes balanced, reasonable judgements on the basis of that data.

Government Planning Policy Guidance also states that there is not normally a need to collect new data when undertaking a Housing Need Assessment, for example in the form of a household survey. Rather, the Housing Need Assessment can be carried out by reviewing existing data from a range of sources to determine a notional ‘fair share’ of housing development that the neighbourhood plan area can contribute within the wider context of its Local Plan housing target.

Table 1 sets out the relevant range of data sources that the toolkit recommends a neighbourhood level Housing Need Assessment should consider and the data used within this assessment.

<b>Data Source</b>	<b>Data Used</b>
<b>Adopted local authority Core Strategy/Local Plan</b>	The current development plan for the area includes the North Dorset Local Plan Part 1 (adopted January 2016), together with a number of policies “saved” from the North Dorset District-Wide Local Plan 2003
<b>Emerging local authority Core Strategy/Local Plan</b>	The Council have embarked upon a review of the Local Plan, and have published an “Issues and Options” document on which consultation ended in January 2018
<b>Most recent local authority Strategic Housing Market Assessment</b>	Strategic Housing Market Assessment, Eastern Dorset 2015 and North Dorset District Summary, August 2015
<b>Ministry of Housing Communities and Local Government Household Projections</b>	Proposed Formula for assessing housing needs 2016 to 2026 September 2018
<b>Dwelling completion rate 2001-2011</b>	Census data
<b>Dwelling completion rate 2011-present</b>	North Dorset planning application references
<b>Local housing waiting list</b>	North Dorset September 2018 snapshot
<b>Local Enterprise Partnership (LEP Strategic Economic Plan (SEP))</b>	Dorset LEP Strategic Economic Plan ‘Transforming Dorset’ was refreshed in early 2016
<b>Most recent local authority Employment Land Review (ELR)</b>	Employment land review April 2007 does not list any sites within the Milton Abbas Parish so is not included within this assessment
<b>Data from Census</b>	The 2011 census data has been used within this report
<b>Local surveys</b>	July 2018 Questionnaire

Table 1: Data Sources

In line with the AECOM recommended best practice, projections based on the adopted Local Plan, emerging Local Plan, Strategic Housing Market Assessment, and Ministry of Housing Communities and Local Government Household Projections and past dwelling completion rates will be produced first as a starting point. Then additional factors are taken into consideration in determining whether any further adjustments to the housing need target are justified.

## 2 Number of new homes in Milton Abbas

### 2.1 Adopted North Dorset Local Plan

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The policy for housing distribution is set out within the North Dorset Local Plan adopted in January 2016.

Local Plan Policy 6 states:

*At least 5,700 net additional homes will be provided in North Dorset between 2011 and 2031 to deliver an average annual rate of about 285 dwellings per annum. The vast majority of housing growth will be concentrated at the District's four main towns of Blandford (Forum and St. Mary), Gillingham, Shaftesbury and Sturminster Newton...*

*In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs. At least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2031.*

Milton Abbas is listed as a large village. The local plan minimum number of dwellings of 825 dwellings during the period 2011-2031 is used to calculate a proportionate fair share of this value for Milton Abbas. There has been no reduction based on the proportion of properties built to date. There is no reduction in numbers for properties built outside of the large villages. Table 2 lists the villages, population, dwellings and households from the census 2011 data for each of the larger villages. The table is sorted on dwellings and shows that Milton Abbas has the smallest number of dwellings and households out of all 19 locations.

Calculations of a fair share proportionally for Milton Abbas were undertaken for both the population and the dwellings and this is shown in Table 2. It should be noted that the North Dorset Local Plan ranking focuses on population without taking into consideration the institutional population.

The population of Milton Abbas, Motcombe and Iwerne Minster parishes are comparatively high because of the institutional population of the independent boarding schools in those areas. The institutional population includes all people not living in private households such as people living in school boarding houses and this population is not counted by Communities and Local Government in the 'household' population. Of the 755 population in Milton Abbas 74.8% lived in households and 25.2% lived in communal establishments. The population for calculating household growth in Milton Abbas is therefore taken from the population in households in the 2011 census data which is 565. The same approach has been used for Motcombe (1313) and Iwerne Minster (661) to reflect a fair representation of the total population across all the large villages. The three villages where the household population is significantly lower the total population are asterisked in the following table.

Location	Population	Dwellings
Stalbridge	2698	1244
Marnhull	1998	962
Motcombe*	1313	611
Shillingstone	1170	507
Charlton Marshall	1156	513
Child Okeford	1114	534
Pimperne	1109	503
Milborne St. Andrew	1062	472
Hazelbury Bryan	1059	480
Okeford Fitzpaine	913	404
Bourton	822	386
Winterborne Whitechurch	757	354
Fontmell Magna	734	334
Iwerne Minster*	661	326
Winterborne Stickland	653	312
Winterborne Kingston	643	296
Stourpaine	617	277
East Stour	573	267
<b>Milton Abbas (MA)*</b>	<b>565</b>	<b>263</b>
<b>TOTAL for all village locations</b>	<b>19617</b>	<b>9045</b>
% Milton Abbas of total	<b>2.88</b>	<b>2.91</b>
Proportion of 825 dwellings	<b>23.8</b>	<b>24.0</b>

Table 2: North Dorset large village populations, dwellings and calculation of a fair proportion of dwelling growth for Milton Abbas (2011 Census)

Table 2 shows the three steps used:

- Calculate the total for all large villages
- Calculate the percentage of the total for Milton Abbas
- Calculate the proportion of the 825 dwellings specified in the Local Plan

The 'fair share' of the proportion of dwellings was calculated for the population of the parishes (with adjustments for the private school and for dwellings) of 2.9% x 825 gives an answer of 24 (rounded). The 'fair share' of the local plan target for Milton Abbas is therefore **24 dwellings** from 2011 to 2031. As the target of 825 dwellings is expressed as a minimum, it would be appropriate to consider this as a minimum, although other factors will need to be considered.

## 2.2 Emerging North Dorset Local Plan

The Council have embarked upon a review of the Local Plan, and have published an "Issues and Options" document on which consultation ended in January 2018.

The consultation document proposes that a housing need figure for North Dorset would be 366 dwellings a year. This is in excess of the current requirement (285 dwellings a year). If this strategic growth is applied across all dwelling calculations from the LPP1 there is an average uplift of 28.4%.

Proportionate uplift =  $(366-285)/285 = 28.4\%$

If this proportionate uplift was applied to the Milton Abbas Local Plan dwelling target of 24 a total of 31 dwellings would be required.

Emerging local plan target =  $24 + 28.4\% \text{ of } 24 = 24 + 6.8 = 30.8 = \mathbf{31 \text{ dwellings}}$

However, there is no indication of any increased value that the larger villages would have to meet other than for Stalbridge. The consultation proposals look to keep the current spatial strategy to focus growth at the District's four main towns (Blandford (Forum and St Mary), Gillingham, Shaftesbury, and Sturminster Newton) and consider whether Stalbridge, the fifth largest settlement in the District, has the potential to accommodate a limited scale of strategic growth rather than just growth to meet its local needs. The consultation document goes on to state:

*“in the past housing development in the rural areas of the District significantly exceeded planned rates and, in some cases, had a negative impact on the character and appearance of settlements, yet did not always enable rural facilities to be retained or enhanced.”*

It also states that:

*“with regards to the eighteen larger villages located in the District it is not currently proposed to change the existing spatial strategy approach. On this basis it is envisaged that new development at the eighteen larger villages will continue to meet local (rather than strategic) needs.”*

In terms of residential development, the intention is that local needs will be met primarily through rural exception affordable housing schemes coming forward over the plan period. The proposal identifies neighbourhood plans as an opportunity to identify sites that could meet development needs at these villages within the District.

The dwelling number of 24 calculated as the fair share of the LLP1 value therefore remains relevant, but an uplift to address increasing local need may be appropriate, as potentially indicated by the proportionate uplift using the proposed district-wide target.

## 2.3 Strategic Housing Market Assessment (SHMA)

Milton Abbas is identified within the Eastern Dorset Housing Market Area. The main report document 'Strategic Housing Market Assessment, Eastern Dorset 2015, and the North Dorset District Summary, August 2015' is considered here.

The North Dorset Summary Report of the SHMA is based on the Government's 2012-based Household Projects, which was the most recent available indication of future household growth at the time of publication, but have since been superseded by the 2014 and 2016-based projections. It forecasts 7.4% growth in population in North Dorset between 2013 and 2033, which is lower than for the six authorities of Eastern Dorset as a whole. This is illustrated in Table 3: below which presents Table 1 of the summary report.

	England	South West	Eastern Dorset	North Dorset
<b>Population 2013</b>	53,843,600	5,372,400	589,303	69,883
<b>Population 2033</b>	61,022,500	6,083,400	668,599	75,070
<b>% population change</b>	13.3	13.2	13.5	7.4

Table 3: Projected population growth in North Dorset 2013-2033 (Eastern Dorset SHMA, GL Hearn 2015)



The SHMA then tested various factors to determine whether an uplift was justified. The final SHMA assessment takes into account employment growth projected within the district. The Summary report concludes that the demographic projections identified a need for 206 dwellings per annum for North Dorset. However, the preferred employment growth scenario (Local Economic Growth) is considered to justify an upward adjustment of 105 dwellings per annum above the demographic projections. A further 19 dwellings per annum were required based on the assessment of affordable housing need. These give a total of 330 dwellings per annum. This was considered by the SHMA to be the objectively assessed need (OAN) for North Dorset, but has not been tested through the Local Plan examination process. The main findings are set out in Table 4: which replicates Table 7 within the SHMA summary report.

	Dwellings per annum	
	North Dorset	Eastern Dorset
<b>Base Demographic</b>	206	2,477
<b>Supported Economic Growth – Additional Housing</b>	105	285
<b>Improving Affordability – Additional Housing</b>	19	121
<b>Full OAN</b>	330	2,883

Table 4: Objectively assessed housing need for North Dorset 2013-2033 (Eastern Dorset SHMA, GL Hearn 2015)

Based on a proportional uplift of dwellings, it is possible to extrapolate from the Eastern Dorset SHMA an indicative dwelling uplift for the values obtained in the North Dorset Local Plan which looked to allocate 285 dwellings annually. The proportionate uplift is calculated by  $(330-285)/285=15.8\%$ . This proportional uplift is applied to the Milton Abbas pro-rata proportion of the Local Plan dwelling target of 24.

Milton Abbas SHMA target =  $24+15.8\%$  of  $24= 24+3.8 = 27.8 =28$  dwellings

## 2.4 Ministry for Housing, Communities and Local Government Household Projections

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The latest Ministry for Housing, Communities and Local Government (MHCLG) proposed formula has been taken into account in the Local Plan review (see section 2.2)

It is noted that the latest 2016-based household projections published in September 2018 indicate a lower level of growth than underpinned the MHCLG draft target that used the 2014-based household projections. This estimates that the population of North Dorset will be 71,779 by 2033, as opposed to 74,407. The Government methodology is to be updated, but the current consultation proposes using the 2014-based target as an interim way forward.

## 2.5 Past Building Rates Projected Forward

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Dwelling growth for 2001-2011 for Milton Abbas determined by comparing two censuses shows 256 dwellings in 2001 and 263 dwellings in 2011. This equates to a ten year growth rate of 7 dwellings. Archived Dorset County Council monitoring for 2001-2011 that indicates Milton Abbas had 4 completions during this period.

For the period 2011 to 2018 North Dorset District Council have provided references for new dwellings there are 8 erected dwellings (details in Table 5) and 5 new dwellings in existing buildings (details in Table 6) and three extant planning permissions (details in Table 7). The extant planning permissions do not influence the housing need, nevertheless they are acknowledged for completeness.

Year	Application Number	Address	Notes	No.
2011	2/2011/0671/PLNG	Land Adjacent to The Dairy Hewish Farm	Erect 1 No. Agricultural Workers Dwelling	1
2013	2/2012/0741/PLNG	Land at Catherines Well,	Erect 6 No. dwellings, form 10 No. parking spaces and vehicular and pedestrian access	6
2017	2/2014/1437/FUL	Building Between Hambro Arms and The Old Chapel	Erect extension and convert building to form 1 No. dwelling (demolish existing lean-to extension).	1
			<b>TOTAL</b>	<b>8</b>

Table 5: Erected dwelling planning applications in Milton Abbas since 2011

Year	Application Number	Address	Notes	No.
2012	2/2010/0086/PLNG	Little Hewish Cottages	Change of use from Class B1 (ground floor) and Class C1 (first floor) to 1 no.	1
2013	2/2013/0651/PLNG	Forest Edge, Deer Park,	Application for a Certificate of Lawfulness for existing use to continue using the land to station a mobile home.	1
2014	2/2014/0298/PLNG	Milton Manor	Application for a Certificate of Lawfulness for an existing use to continue occupying The Coach House as two independent self-contained flats in breach of 'Planning Permission No. 2/1984/0633 to convert barn into 2 No. self-contained holiday flats dated 1 November 1984' and to continue using part of main dwelling as a self-contained flat.	3
			<b>TOTAL</b>	<b>5</b>

Table 6: New dwellings in existing buildings planning applications in Milton Abbas since 2011

Year	Application Number	Address	Notes	No.
2015	2/2015/1404/FUL	Sylvan Corner	Replacement dwelling	1
2016	2/2016/0583/FUL	Forest Edge Deer Park	Replacement dwelling	1
2017	2/2017/1684/FUL	The Camp, Cuckoo Lane	Replacement dwelling	1
			<b>TOTAL</b>	<b>3</b>

Table 7: Extant planning consents in Milton Abbas since 2011

## 2.6 National Planning Policy Guidance Standard Method for Assessing Housing Need

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National Planning Policy Guidance (NPPG) 'Housing Need Assessment' was updated 13 September 2018 and provides a standard method for assessing the minimum housing need.

The standard method set out below identifies a minimum annual housing need figure. The three-step process is outline below.

### Step 1 - Setting the baseline

For North Dorset the authority's national (2014-based projections) household projections are:

- 30,936 households in 2018
- 33,601 households in 2028

This is a total of 2,665 new households over the 10 year period, equivalent to an average household growth of 267 per year.

### Step 2 - An adjustment to take account of affordability

The most recent median workplace-based affordability ratios, published by the Office for National Statistics (April 2018) at a local authority level for North Dorset's workplace-based affordability ratio is 9.09

The adjustment is calculated as below:

$$\begin{aligned} \text{Adjustment factor} &= \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 \text{ Adjustment factor} \\ &= \left( \frac{9.09 - 4}{4} \right) \times 0.25 = 0.318 \end{aligned}$$

The adjustment factor is therefore 0.318 is used as below:

Minimum annual local housing need figure = (1 + adjustment factor) x projected household growth

Minimum annual local housing need figure = (1 + 0.318) x 267 = 351.9

The resulting figure is 352.

### Step 3 - Capping the level of any increase

The North Dorset Local Plan was adopted in January 2016, this is less than 5 years ago.

- The average annual housing requirement figure in the existing relevant policies is 285 dwellings a year
- The minimum annual local housing need figure is 352 (as per step 2)
- The cap is set at 40% above the housing requirement figure:

Cap = 285 + (40% x 285) = 285 + (114) = 399

The capped figure is higher than the minimum annual local housing need figure and therefore the minimum annual figure for this local authority is 352.

The North Dorset Local Plan looked to allocate 285 dwellings annually. The proportionate uplift is calculated by  $(352-285)/285=23.5\%$ . This proportional uplift is applied to the Milton Abbas Local Plan dwelling target of 24.

Milton Abbas NPPG target =  $24+23.5\%$  of  $24= 24+5.6 = 29.6 = \mathbf{30}$  dwellings

## 2.7 Housing Need Projections

The housing needs assessment identified five separate projections of dwelling numbers for Milton Abbas between 2011 and 2031 (excluding the duplication of the MCHLG targets that have been included in the Local Plan review) as summarised in Table 8. The 13 completions from 2011 – 2018 have then been deducted from these targets to provide a 2018 - 2031 figure.

Section	Source	2011-2031 target	2018-2031 target
2.1	Adopted North Dorset Local Plan	24	11
2.2	Emerging North Dorset Local Plan	31	18
2.3	Strategic Housing Market Assessment	28	15
2.5	Past Building Rates Projected Forward	24	11
2.6	National Planning Policy Guidance Standard Method	30	17

Table 8: Projections of New dwellings in Milton Abbas

The following Chart 9 visually presents this summary of the projections into housing need in Milton Abbas.

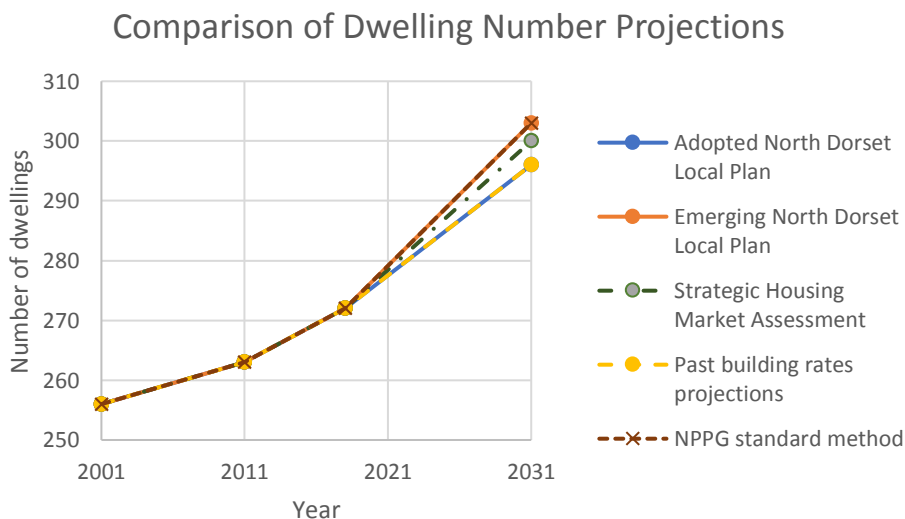


Chart 9: Comparison of Dwelling Number Projections in HNA

The housing needs assessment from the evidence bases and provides a range in values from 24-31 for the period 2011-2031. There have been 13 new dwellings since 2011. Given the need to provide some flexibility in the supply it would be advisable to allocate sufficient sites to achieve the upper end of this range.

## 2.8 Additional Housing Need Factors

Additional housing need factors are considered and the impact on the projections summarised within the sections below. For each factor an assessment is made to whether that factor is more likely to increase (↑), decrease (↓) or have no impact (↔) on the neighbourhood plan area's future housing need. Judgement has been applied to 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.

### 2.8.1 Employment trends

Milton Abbas's proportion of economic activity is lower than both the North Dorset and England Averages as shown in Table 10: below. Conversely the economically inactive percentage is higher than both North Dorset and England Averages. This is due to the student population for Milton Abbas parish based at Milton Abbey School and is not a clear indicator of a local concern.

Economic category		Milton Abbas	North Dorset	England
<b>Economically active</b>	Total	56.7%	71.0%	69.9%
	Employee: Full-time	54.2%	38.1%	13.7%
	Employee: Part-time	12.5%	14.6%	38.6%
	Self-employed	25.1%	13.7%	9.8%
	Unemployed	1.5%	2.6%	4.4%
	Full-time student	1.0%	2.0%	3.4%
<b>Economically inactive</b>	Total	43.3%	29.0%	30.1%
	Retired	12.4%	17.0%	13.7%
	Student	24.1%	3.9%	5.8%
	Looking after home or family	3.2%	3.7%	4.4%
	Long-term sick or disabled	3.2%	2.6%	4.1%
	Other	0.4%	1.8%	2.2%

Table 10: Economic activity (Census 2011)

The wider area has good prospects for economic and this is already built into the SHMA projection figures for growth employment.

Unemployment in the village is lower than average and with a high percent in full time employment.

What tends to be notable in rural areas is the dependence on home working and this holds true for Milton Abbas (compared to town-based places e.g. Blandford).

Distance travelled to work	Milton Abbas	Blandford Forum
<b>Less than 2km</b>	10.7%	32.9%
<b>2km to less than 5km</b>	2.4%	8.4%
<b>5km to less than 10km</b>	11.4%	4.1%
<b>10km to less than 20km</b>	14.2%	16.1%
<b>20km to less than 30km</b>	14.2%	13.4%
<b>30km to less than 40km</b>	3.1%	3.1%
<b>40km to less than 60km</b>	1.4%	1.4%
<b>60km and over</b>	5.5%	2.7%
<b>Work mainly at or from home</b>	25.3%	9.4%
<b>Other</b>	11.8%	8.5%

Table 11: Distance travelled to work (Census 2011 QS702EW)

Business rate data can also identify current employment areas, Table 10 shows the potential local employment areas with a good range of local employment areas.

Address		Description	Total area m <sup>2</sup> /unit	Price per m <sup>2</sup> /unit	Current rateable
<b>The Surgery, DT11 0AT</b>		Surgery and premises	Not published	Not published	£15,000
<b>Milton Abbas Sports Club, DT11 0BL</b>		Sports ground and premises	132.6	£10	£2,350
<b>East Luccombe Farm, DT11 0BD</b>	Luccombe Riding Centre	Riding school & premises	25	£375	£17,000
	Pound Cottage Riding School	Riding school & premises	N/A	N/A	Deleted
<b>Barnes Hill, DT11 0BB</b>	Unit 1	Workshop and premises	143.85	£45	£6,400
	Unit 1a,	Workshop and premises	119.73	£45	£5,200
	Unit 2	Store and premises	40.35	£60	£2,350
	Unit 3	Workshop and premises	115.94	£45	£5,000
	Unit 4	Workshop and premises	132.49	£45	£5,900
<b>Milton Abbey School, DT11 0BL</b>		School and premises	Not published	Not published	£241,000
<b>Long Ash Farm, DT11 0BE</b>	Old Stable	Workshop and premises	37.5	£50	£1,875
<b>Long Ash Farm, DT11 0BE</b>	Ash Barn	Workshop and premises	73.2	£45	£3,250
<b>Milton Mills, DT11 0BQ</b>	Unit A	Workshop and premises	45	£50	£2,125
	Unit C	Store and premises	112.06	£40.16	£2,750

	Unit D	Workshop and premises	165.16	£30	£4,800
	Unit B1,	Workshop and premises	59.85	£45	£2,175
	Units B2-3	Workshop and premises	N/A	N/A	Deleted
	Unit B2	Workshop and premises	59.18	£45	£2,550
	Unit B3,	Workshop and premises	43.57	£50	£2,100
<b>Luccombe Farm, DT11 OBE</b>		Self-catering holiday unit and premises	23	£674	£15,500
<b>The Reading Room, DT11 OBL</b>		Hall and premises	144.89	£27.50	£2,700
<b>The Hambro Arms, DT11 OBP</b>		Public house and premises	Not published	Not published	£20,000
<b>The Stables, DT11 OBP</b>		Store and premises	87.9	£45	£1,200
<b>34 -35, DT11 OBL</b>		Shop and premises	26.25	£75	£1,425
<b>The Tea Clipper 53a, The Street, DT11 OBP</b>		Shop self-catering unit (2) and premises	19.4	£80	£2,350
<b>Pond Head Garage, DT11 OBJ</b>		Store and premises	207.4	£20	£3,800
<b>Luccombe Business Centre, DT11 OBD</b>	Unit 2	Workshop and premises	36.91	£45	£1,700
	Unit 3,	Workshop and premises	42.59	£45	£1,900
	Unit 3a	Store and premises	27.24	£45	£1,225
	Unit 10	Workshop and premises	37.06	£45	£1,650
	Unit 11	Workshop and premises	71.93	£45	£3,200
	Unit 12	Workshop and premises	85.79	£45	£3,850
	Unit 1a	Offices and premises	30.94	£71.23	£2,125
	Unit 1	Offices and premises	84.95	£54	£4,750
	Unit 4	Workshop and premises	47.7	£45	£2,250
	Unit 5	Workshop and premises	45.6	£45	£2,000
	Unit 6	Workshop and premises	43.46	£45	£1,900
	Unit 7	Offices and premises	50.52	£61.36	£2,750
	Unit 8a	Offices and premises	28.29	£70.70	£2,225
	Unit 8b	Offices and premises	40.25	£62	£2,550
	Unit 9	Workshop and premises	48.1	£45	£2,150
	1 Red Park Place	Workshop and premises	86.62	£45	£2,600

	The Nuttery	Workshop and premises	173.24	£45	£5,600
<b>2 Little Hewish Cottages, DT11 ODP</b>		Self-catering holiday unit and premises	2	£1,050	£2,100
<b>Fishmore Hill Farm, DT11 ODL</b>		Stables, guest house and premises	17	£375	£11,250
<b>Holiday Let at Fishmore Hill Farm, DT11 ODL</b>		Self-catering holiday unit and premises	4	£675	£2,700

Table 12: Business Rates ([www.tax.service.gov.uk/business-rates-find/](http://www.tax.service.gov.uk/business-rates-find/))

Given the area has comparatively good prospects for employment and unemployment in the village is lower than average, an increase in housing to support continued business and economic growth is appropriate. Only one up arrow is given as some of the projections already build this factor in.

### 2.8.2 Main Service Providers

Milton Abbas's key service providers The Post Office, Steepton Bill Farm Shop, Hambro Arms and Milton Abbas Surgery were asked to complete a fact-finding questionnaire to understand the needs of local services. Three completed the survey. Of these two are broadly at capacity and one under capacity. Two indicated that an increase in the local population would likely benefit your service and improve services for existing customers.

These surveys show that that some housing growth is likely to benefit local services and there are no obvious reasons to constrain growth provided these facilities can expand to meet the demand. However, many of the services relied on by local residents lie beyond the parish and therefore are less accessible. On this basis, one arrow for an increased housing need is the assessment is considered appropriate.

### 2.8.3 House prices

Data from Zoopla and similar sources enables more detailed conclusions to be drawn about local house prices than was possible from the North Dorset Summary Report of the SHMA. However, care needs to be taken due to the limited sample size (with about 7 to 8 house sales on average a year). The 17 recorded Land Registry sales up to August 2018 had a median average value of £363,000 with a quarter priced at under £300,000. The mean value (of £423,300) has not been used as this is notably skewed by the very high prices paid for two properties. This compares to a (mean) average of £287,300 based on just over 3,800 sales across North Dorset in the same period.

Milton Abbas is located in an area with higher than average house prices and in an area of fairly strong demand; SHMA notes worsening affordability locally and inability of young people to afford to buy. The house price data confirms house prices in Milton Abbas tend to be higher than the general area.

All data indicated an increase in housing need is expected focused on more affordable house types and sizes. Two rather than three arrows are given as the addition of further high-end housing is unlikely to have any impact on house prices.



#### 2.8.4 Unmet need

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Factors such as overcrowding and concealed households demonstrate un-met need for housing. Increases in the number of such households may be a signal to consider increasing planned housing numbers.

The SHMA does not consider overcrowding a significant problem in North Dorset. Only 4.5% of households across the North Dorset area have fewer than the number of bedrooms needed to avoid undesirable sharing. This is well below the Housing Market Area rate of 7.9% and the national rate of 8.7%.

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. The 2011 census (table LC1110EW) shows that there is only one concealed family 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.

There is no impact on the demand based on unmet need.

#### 2.8.5 UK in migration

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The census data shown the Milton Abbas population has decreased from 766 in 2001 to 755 in 2011. This shows that UK in-migration to Milton Abbas has been low compared to the trend across the wider area which has seen an actual increase. As such, this gets an assessment of two down arrows.

#### 2.8.6 Rate of development

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Housing delivery rates in recent years across North Dorset have been according to the SHMA (and also in respect of the annual monitoring reports where delivery has fallen short of the 285 annual target). This lower level of delivery constrains supply, thus increasing demand. Based on the pro-rata target of 24 dwellings set in the Local Plan, Milton Abbas' target for 2011 – 2018 would have been between 8 to 9 dwellings in the period 2011-2018, and the area has therefore exceeded its target (with 13 dwellings recorded in that period). Therefore, Milton Abbas has bucked the North Dorset trend with these exceeded figures. As such a single down arrow is determined reducing housing need.

#### 2.8.7 Affordable Housing

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An assessment of the North Dorset Housing Register can be helpful in showing how many people are seeking properties in and around Milton Abbas. The Housing Register is confidential. However, North Dorset Council have indicated that in September 2018 there are 4 applicants on the housing register interested in Milton Abbas which are existing residents of Milton Abbas, and a further 4 that wish to move to the village. One of these are in the gold band (highest need).

In considering those with a local connection actively seeking affordable housing and with a conservative 1 to 1 applicant to household ratio this would equate to 4 new households (net). With the Local Plan target of 40% affordable housing provision this would require 10 (4/0.4) new dwellings from 2018 and therefore should be delivered

without any need for adjusting the figures, with some flexibility for additional homes if the higher end of the range is used (given that the waiting list is just a snapshot in time).

There is no impact on the demand based on the affordable housing provision.

### 2.8.8 Local opinion

A questionnaire in July 2018 asked local residents to give their view on possible levels of housing growth. 138 residents answered the question ‘what is your view on the appropriate number of new homes within Milton Abbas Parish boundary from now to 2031?’

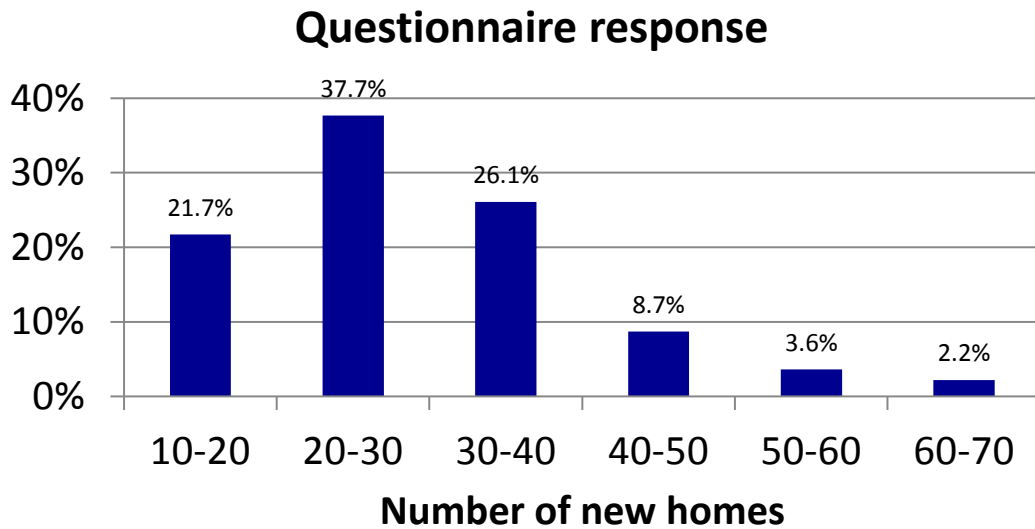


Table 13: Questionnaire response, number of new homes in Milton Abbas 2018-2031

Over a third of residents completing the questionnaire supported 20-30 new homes. The vast majority supported between 10-40 new homes. Only 15% supported more than 40 new homes. On this basis it would be reasonable for the housing need target to closely reflect the most supported bracket of 20-30 new homes from now until 2031. As the upper target range is 18, this gets an assessment of two up arrows.

### 2.8.9 Summary of additional housing need factors

The following Table 14 provides a summary of the factors that impact the housing need in Milton Abbas.

Increase (↑), decrease (↓) or have no impact (↔)

Section	Factor	Impact	Recommended 2018-2031 target
2.7.1	Employment trends	↑	
2.7.2	Main service providers	↑	
2.7.3	House prices	↑↑	
2.7.4	Unmet need	↔	
2.7.5	UK in migration	↓↓	
2.7.6	Rate of development	↓	
2.7.7	Affordable housing	↔	
2.7.8	Local opinion	↑↑	20

*Table 14: Projections of New dwellings in Milton Abbas*

## 2.9 Housing Need Target

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The projections of the starting point identify a housing need of 11 to 18 new homes for the period 2018-2031, with the upper end of this range considered a more reasonable target. The additional factors generally indicate an increased value, and given the support of local opinion for a higher value a target of about 20 new homes is recommended.

Given that the Local Plan Policy 6 states

“In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs.”

Care should be taken if a much higher number of dwellings is considered. More than 30 homes would risk a potential conformity issue with the adopted and emerging Local Plan and is unlikely to be supported by the majority local residents at the referendum stage without further justification.

## 3 Housing Types

### 3.1 Type of housing

The Strategic Housing Market Assessment (SHMA) forecasts need for new market dwellings as shown in Table 15.

Type	Proportion of new market dwellings	Proportion of affordable housing dwellings
Detached	40%	0-5%
Semi-detached	25%	30-35%
Terraced	25%	25-30%
Flats	10%	35-40%

Table 15: SHMA Proportions of Dwelling Types (SHMA 2015)

Table 16 shows that the proportion of dwellings in Milton Abbas that are detached and semi-detached are above the North Dorset proportion, and that both the parish and above the England proportion. This is not surprising given the rural context. The proportion of dwellings that are terraced, flats, maisonettes or apartment is below that of both the local district and England.

Dwelling Type		Milton Abbas	North Dorset	England
Whole house or bungalow	Detached	43.3%	40.5%	22.4%
	Semi-detached	39.2%	28.7%	31.2%
	Terraced	12.9%	19.5%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	0.4%	7.7%	16.4%
	Parts of a converted or shared house	1.5%	1.9%	3.8%
	In commercial building	0.8%	1.1%	1%
Caravan or other mobile or temporary structure		1.9%	0.6%	0.7%

Table 16: Accommodation type (households) 2011, (Census 2011)

There is no specific policy on proportions of dwelling type for new market dwellings within the Local Plan. The 2015 SHMA suggests approximately 40% of new homes should be detached, 25% semi-detached, 25% as terraced and 10% as flats.

The following Table 17 shows the house prices sold since April 2011

Type	Sales	Mean price by type
Detached	17	£346,141
Semi-detached	30	£287,680
Terraced	5	£248,000

Table 17: House sales and prices by type

In Milton Abbas it would be appropriate to build at least 35% of the open market homes as terraced houses or carefully designed apartments which would be in keeping with the rural character of the area.

## 3.2 Specialist Housing Needs

The specialist housing needs for key sectors of the local population is considered. A significant driver for change in the housing market over the next 20 years is expected to be the growth in the population of older persons

Age	Milton Abbas			North Dorset	Great Britain
	Count	%(parish)	%(household)	%	%
0-9	65	8.5	11.5	10.1	12.2
10-19	255	33.7	45.1	11.6	11.2
20-29	25	3.3	4.4	9.4	13.3
30-44	114	15.1	20.2	15.5	19.3
45-59	136	18.0	24.1	21.4	20.3
60-74	114	15.1	20.2	20.5	15.5
75-84	33	4.4	5.8	7.9	5.8
85 and over	13	1.8	2.3	3.6	2.4

Table 18: Population age breakdown (Census 2011)

A large proportion of the population lives in Milton Abbey Boarding School. When considering the percentage calculated from the population that lives in households, Milton Abbas has a similar population structure to North Dorset with slightly more 30-59 year olds and slightly less over 65.

The household composition census data shown in Table 19 also shows a lower proportion of older adult households than typical for North Dorset.

Household Composition	Milton Abbas	North Dorset
One-person household: Aged 65 and over	3.9%	6.4%
One-person household: Other	5.5%	6.0%
One family only: All aged 65 and over	8.3%	10.9%
One family only: Couple: No children	22.3%	19.4%
One family only: Couple: One dependent child	14.9%	10.6%
One family only: Couple: Two or more dependent children	27.1%	23.0%
One family only: Couple: All children non-dependent	5.7%	8.4%
One family only: Lone parent: One dependent child	1.6%	2.3%
One family only: Lone parent: Two or more dependent children	1.2%	3.2%
One family only: Lone parent: All children non-dependent	2.7%	2.4%
Other household types: With one dependent child	1.4%	1.5%
Other household types: With two or more dependent children	1.4%	1.8%
Other household types: All full-time students	0.0%	0.0%
Other household types: All aged 65 and over	0.7%	0.3%
Other household types: Other	3.4%	3.9%
<b>TOTALS:</b>		
Older households (all aged 65+)	12.9%	17.6%
Households with dependent children	47.6%	42.4%

Table 19: Household Composition (2011 Census Table QS112EW)

The 2011 census data (table KS106EW) shows households with a person with a long-term health problem or disability as about the same as the North Dorset average (25%)

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%.

The SHMA forecasts that housing for older people should make up to 25% of all new housing, and the care home population will increase in North Dorset.

Both the census data and the North Dorset SHMA suggest that bungalows for independent living would be a suitable housing type for older people in the village. 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.

It is recommended that bungalows (or other dwelling types designed specifically to cater for older person's requirements) are included in the provision of new dwellings in the parish and should make up at least 25% of the new housing stock.

### 3.3 Size of Housing

The Strategic Housing Market Assessment (SHMA) forecasts the following housing sizes shown in Table 20.

Size	Proportion of new market housing	Proportion of affordable housing
<b>1 bedroom</b>	4.2%	45.9%
<b>2 bedrooms</b>	36.6%	36.5%
<b>3 bedrooms</b>	42.5%	16.0%
<b>4+ bedrooms</b>	15.7%	1.6%

Table 20: SHMA Proportions of Housing Size (SHMA 2015)

Local Plan policy 7 states:

*“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. In the period to 2031, 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.*

*These proportions will be the starting point for negotiations on the mix of house sizes on all sites where 10 or more dwellings are proposed, although a different mix may be permitted if it can be soundly justified by local circumstances or viability considerations.”*

Size	Milton Abbas	North Dorset
<b>1 bedroom and studio</b>	4.3%	8.3%

<b>2 bedrooms</b>	25.4%	26.5%
<b>3 bedrooms</b>	40.5%	40.2%
<b>4+ bedrooms</b>	29.7%	24.9%

*Table 21: Number of bedrooms (Census 2011)*

Within Milton Abbas Table 21 shows the current mix of housing numbers compared with North Dorset. Given the high percentage of 4+ dwelling and affordability issues it is suggested that the SHMA recommended level for North Dorset of 15% of open market housing is used as a cap on the mix on any site. There are significantly less 2 bedroom properties in Milton Abbas so at least 40% of the open market housing should be one or two bedroom properties.

The current North Dorset local plan values for the proportion of affordable housing are appropriate within Milton Abbas, although the latest evidence from the housing register should be checked at the time of any application to ensure what is proposed will meet the current local need.

## 4 Summary & recommendations for next steps

### 4.1 Summary: Number of new homes

A target of 20 new homes has been calculated.

Further uplift would require further evidence of local and essential need.

More than 30 homes are unlikely to be considered to meet local and essential rural needs without further justification and therefore would not conform to policy 6 of the adopted and emerging Local Plan.

### 4.2 Summary: Type of new homes

There is no additional evidence to support a higher target than the Local Plan.

the target of 40% affordable housing provision and rural exception site provision within Milton Abbas.

Given the rural nature of the village, flats would generally be considered out of keeping with the character of the area, but may be considered if designed with the rural context in mind.

It is recommended that bungalows or similar property types designed specifically with older people’s needs in mind are included in the provision of new dwellings in the parish.

For greater affordability, there is evidence that in Milton Abbas it is appropriate to build at least a third of the open market homes as terraced houses, whilst the majority may be semi-detached and detached. The proposed proportion of new market houses are presented in the table below:

Size	Proportion of new market housing	Proportion of affordable housing
<b>1 and 2 bedrooms</b>	at least 40%	at least 80%
<b>3 bedrooms</b>	about 40 - 45%	about 15 - 20%
<b>4+ bedrooms</b>	no more than 15.0%	none unless specific local need demonstrated

Table 22: Proposed Number of bedrooms for Milton Abbas

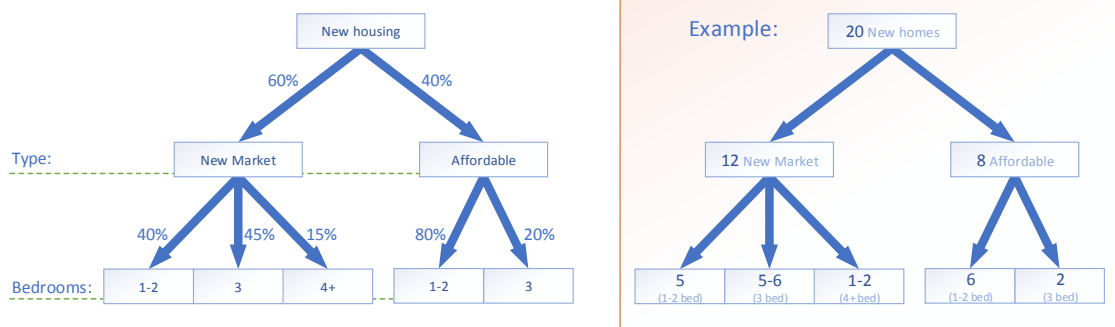


Table 23: Proposed Number of bedrooms for Milton Abbas (Diagram)



### 4.3 North Dorset District Council Support

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North Dorset District Council in December 2018 provided the following supportive statement to the Milton Abbas Housing Needs Assessment:

*North Dorset District Council is supportive of the approach taken by the Milton Abbas Neighbourhood Plan. Specifically, it is noted that the Assessment is informed by the AECOM toolkit 'Housing Needs Assessment at Neighbourhood Plan Level' and is also based on the relevant components of National Planning Practice Guidance.*

*The approach is consistent with that of other North Dorset neighbourhood plans and conforms with the policy framework provided by the adopted LPP1 (2016) together with the provisions of the LPR Issues & Options, particularly the suggested uplift in new dwellings required over the plan period.*

*It is noted that the Assessment has taken due regard of the Strategic Housing Market Assessment, MHCLG Household Projections, Past Building Rates, Housing Need Projections, and other factors such as Employment Trends.*

*Finally, the overall target of 20 homes as set out in the report's recommendations is accepted in principle as being a realistic amount to deliver over the plan period. Taking into account a number of factors including the various housing need projections and public opinion, the target appears to offer a reasonable balance without compromising the stance of adopted policy*

### 4.4 Next Steps

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It is recommended that this assessment should inform the site assessment exercise to be undertaken by AECOM as well as the Neighbourhood Plan policies and allocations.

## 5 Housing Needs Assessment Addendum

December 2019

### 5.1 New dwelling planning permission

Since the report, permission has been granted on Land North of The Street (consented under 2/2018/1365/FUL) which adds a further 1 (net) dwelling to the supply.

### 5.2 Date clarification

It should be noted that, whilst dated 2010, the planning application 2/2010/0086/PLNG decision notice was issued on the 24th July 2012.

### 5.3 Comparison of housing need across large villages

Further work was undertaken to examine whether the Milton Abbas Plan proposed housing allocations was in line with the Neighbourhood Plans made for similar 'larger villages' across the North Dorset area.

Table A.1 shows the comparable 2011 to 2031 housing numbers for made examined plans of the larger North Dorset villages and what percentage the number of homes they intend to deliver (including dwellings built since 2011) is of their respective size (in terms of dwelling numbers from the 2011 census).

Villages	2011 Dwellings	Plan Period		Committed / built 2011 to plan start	Plan allocations	2011-2031 dwellings	Housing as a % of dwellings
		2016	2031				
Bourton	386	2016	2031	50	9*	59	15.3
Fontmell Magna	334	2017	2031	4	40	44	13.2
Hazelbury Bryan	480	2018	2031	38	14	52	10.8
Milborne St Andrew	472	2018	2033	24	32	51**	10.8
<b>Milton Abbas</b>	<b>263</b>	<b>2019</b>	<b>2031</b>	<b>14</b>	<b>22</b>	<b>36</b>	<b>13.7</b>
Motcombe	611	2017	2027	27	21	56**	9.2
Pimperne	503	2016	2031	10	45	55	10.9
Shillingstone	507	2016	2031	13	44	57	11.2

Table A.1 Comparative Housing Numbers for 2011 to 2031 from made and examined plans of the larger North Dorset villages

\* No target but 0.3ha for housing to enable village hall has enable 9 houses

\*\* Pro-rata adjustment to 2031

This shows that the housing need method and proposed allocations adopted by Milton Abbas is broadly in line with these other plans and supports a 'fair share' of the wider area's housing needs.