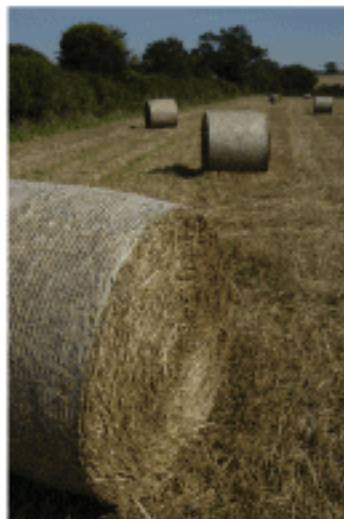


# **LOCAL DEVELOPMENT FRAMEWORK**

## **Shaping the future of North Dorset**

### **Annual Monitoring Report 2005**



**December 2005**

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## 1.0 Executive Summary

### Introduction

The preparation of an Annual Monitoring Report (AMR) is now a statutory requirement of the Planning and Compulsory Purchase Act 2004. The AMR must assess the implementation of the Local Development Scheme (LDS) as well as showing how well or not policies of the development plan are being met.

At North Dorset District Council we have already prepared two AMRs in 2003 and 2004. This year the main part of the report follows a similar outline to previous years to enable some comparison between the data collected. In future years the format may be modified as we begin to adopt new types of policy under the Local Development Framework. North Dorset is part of a Dorset wide information group and will aim to incorporate any areas of good practise from other authorities' AMRs into future reports.

### Monitoring of the Local Development Scheme

Section 3 of the report explains how we are implementing the Local Development Scheme. It highlights the main documents in the work programme and progress that has been made on them. Attention is drawn to the fact that the work on the **Statement of Community Involvement** is on target, with the Submission Draft on schedule for publication in early January.

Although substantial background and consultative work on the **Core Strategy** has been undertaken, further progress on developing options for discussion has been delayed. This is primarily due to the delay in the Regional Spatial Strategy. Staffing issues and other unexpected work priorities have also required a revision of the timetable. A revised timetable is included at para 3.5.

### Assessment of National Core Indicators and Local Indicators.

The report sets out some background "Contextual Indicators" in Section 2, covering issues such as population structure, housing, health, safety and employment issues. These help to set a baseline picture of the District and can be compared with both the County and national situation.

The main part of the report (Section 4) provides information on a number of National Core and Local indicators. Comments are made alongside each of the indicators assessed and some conclusions on the more significant issues are highlighted in Section 5.

The report identifies a number of areas where development is diverging from the aims of the Plan. In particular:

- ◆ The overall level of development in the District is running ahead of planned rates. However, when allowance is made for the time taken to build out the major sites, the level of over-supply is not likely to be as great as indicated in previous reports;
- ◆ the amount of residential development in rural areas is running far ahead of (72% higher than) planned rates;
- ◆ the amount of affordable housing provided is behind the planned level but the District is doing well in comparison with other Dorset authorities;
- ◆ a substantial amount of employment land was lost to other uses during the last year, (predominantly residential);
- ◆ further loss of village facilities, including two places of worship and one shop were granted permission for conversion to other uses during the year;

However there are other areas where policies are being achieved more successfully or that indicate a general improvement in the economy of the District, for instance:

- ◆ the loss of agricultural land and buildings to other uses has declined;
- ◆ the gross amount of employment land developed was well ahead of the annual average rate anticipated;
- ◆ there is a good supply of different types of employment land available, much of it ready for development in the short or medium term;
- ◆ vacant industrial floorspace in the District has dropped for the third year running with Gillingham having a particularly low level;
- ◆ over 80% of development was within 30 minutes public transport time of various facilities (health, education and employment).

In conclusion, while the economy is performing well, there is a need to ensure that the type and size of housing coming forward is better managed and that development in the rural areas is strictly controlled.

## 2.0 INTRODUCTION

The Planning and Compulsory Purchase Act 2004 has been introduced by the government to replace the old planning process with a 2 tier system, consisting of Regional Spatial Strategy and Local Development Framework. The Regional Spatial Strategy will be a statutory plan setting out regional policies.

The Local Development Framework will be a portfolio of documents setting out local policies. Together they will form the Development Plan for North Dorset. The Development Plan continues to be the single most important consideration in deciding applications for planning permission.

The Local Development Framework is made up of five main areas:

- Statement of Community Involvement
- Core Strategy
- Generic Development Control Policies
- Proposal Maps
- Annual Monitoring Report

The Local Development Scheme (LDS) is a document which sets out the timetable for the first three years of the Local Development Framework (LDF) production.

The Annual Monitoring Report (AMR) is a legal requirement under section 35 of the new Act and local authorities have to present an annual report to the Secretary for State. The AMR will assess the implementation of the LDS highlighting any changes to timetable, as well as giving information on how well, or not, policies are being met. It will also be used by the Regional Planning Body and incorporated into their Regional Spatial Strategy Report on an annual basis.

This year's AMR is not comprehensive and the national guidance indicates that it is acceptable for the reports to develop gradually. This will allow them to take into account ongoing discussions, tools to assist in monitoring being developed by statutory bodies and emerging best practice. Work to improve the AMR for next year will start once this report is submitted, to ensure that relevant information is collected and interpreted and to take into account comments received and emerging national best practice.

The current Local Plan was adopted in January 2003 and runs until 2011. Policies in the Local Plan have been saved as part of the LDF process for a period of three years and will be reviewed as part of the Core Strategy work.

This is North Dorset's third AMR and where possible relevant areas of work and information from the previous two years have been carried forward in this report. In future years some of the Local Plan indicators may be dropped or adjusted as other National or Local indicators are developed. The report covers the progress so far in the LDS, and examines performance against indicators as well as any local issues which are likely to have a major impact on the District. A timetable for next year's report is also included.

The report covers the 12 month period from 1 April 2004 to 31 March 2005. The data within this report has been collected from internal sources at North Dorset District Council, including housing, revenues, and development control records. External organisations including Dorset County Council and the Environment Agency have also provided information for inclusion in this report.

As part of the monitoring process a set of indicators have been compiled and targets set, against which policy performance can be measured.

These indicators fall into three categories; significant effects, contextual and output indicators. Significant effects indicators aim to show the impact of policies on sustainability. They are being developed regionally and will be used in future to assess the sustainability of policies as they are developed. Contextual indicators aim to describe the wider picture, looking at social, environmental and economic circumstances, which affect the Local Development Framework. They are discussed in Section 1.1 of this report.

Output indicators are split into two with National Core Indicators (NCOI) and local indicators (LI). Core output indicators are very specific and aim to show the direct consequences of the implementation of policy. This information will be collected on a consistent annual basis. Local output indicators are used to look at particular local issues. As a rural authority, local indicators will be used to help consider particular rural issues and problems, such as the diversification of farm buildings. The Local plan indicators used in previous years fall into this category.

## 2.1 Contextual Indicators

The data included in this section provides a wide overview of North Dorset. Although these contextual indicators do not relate directly to policies in our Local Plan, they do provide a picture of the District. The information will be updated on an annual basis where possible and as and when new data becomes available.

North Dorset covers an area of 235 square miles or 60,922 hectares and contains over 70 parishes. The major settlements in North Dorset are Blandford Forum, Gillingham, Shaftesbury, Sturminster Newton and Stalbridge. The principal urban areas are Gillingham and Blandford with populations of 10,120<sup>1</sup> and 10,100<sup>2</sup> respectively. Around 51% of the Districts total population live within the five towns, which illustrates the rural nature of the district and also the critical role of these towns in meeting the needs of the whole population

The table on the next page contains a number of contextual indicators, which aim to provide a picture of North Dorset, comparing against county and national figures.

At 48% nearly half of North Dorset is covered by environmental designations, including parts of two Areas of Outstanding Natural Beauty, as well as internationally and nationally recognised designations such as Special Areas of Conservation and Sites of Special Scientific Interest. There are also over 2,500 listed buildings and 45 Conservation Areas in the District. Attributes like these make North Dorset a very attractive area to live and work in. As a result in the last ten years or so North Dorset has seen a large increase in its population, mainly due to net inward migration.

North Dorset has a total population of 64,716 people, making up just over 16% of the Dorset total 399,891. At 26.17% the over 60's age group make up a much larger proportion of the population compared to the national figure of 21.09%. This is countered by a 6.5% lower percentage of 20 to 39 year olds compared to the national average. North Dorset has a largely white population, with only 1.38% of its inhabitants having a different ethnic origin. This compares to a national average of 9%.

According to the social index of multiple deprivation produced by the County Council, 48.5% of North Dorset's Super Output Area are within the top 20% nationally of areas deprived geographically of access to services. The areas highlighted as most deprived in North Dorset were The Iwerne and The North Winterbornes.

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<sup>1</sup> Figure comes from Mid Year Estimate in the Dorset Data Book 2004.

<sup>2</sup> As above.

<b>Contextual Indicators</b>					
	<b>Indicator</b>		<b>North Dorset</b>	<b>Dorset</b>	<b>England</b>
1	Population 2004 Mid Year Est		64,716	399,891	53,046,200
2	% Population By Age Bands	0-19	25.37%	22.46%	24.69%
		20-39	20.97%	19.16%	27.51%
		40-59	27.49%	28.18%	26.70%
		60+	26.17%	30.20%	21.09%
3	Population Density (Per Hectare)		1.06	1.57	3.51
4	Ethnicity (2001 Census)	white	98.62%	98.75%	90.92%
		mixed	0.47%	0.25%	1.31%
		asian	0.40%	0.15%	4.57%
		black	0.12%	0.37%	2.30%
		chinese	0.38%	0.37%	0.89%
5	House Price Income Ratio (Based on 2/3 Bed Dwellings and Income of 20-39yr olds)		5.53	N/A	4.74
6	House Price Income Ratio (Based On All Dwellings and Average Annual Income)		9.70	9.20	6.90
7	Average Household Size		2.30	2.26	2.36
8	% of Second Homes		1.41%	2.77%	0.67%
9	% Vacant Properties		3.15%	2.88%	3.23%
10	% People With Limiting Long Term Illness		16.6%	19.2%	18.2%
11	Life Expectancy At Birth Females		82.8	82.5	80.7
12	Life Expectancy At Birth Males		79.2	78.5	76.1
13	% Households With No Car		14.1%	17%	26.8%
14	Violent Crime Rate Per 1000 Population		8.3	11.7	22.4
15	Burglary Crime Rate Per 1000 Households		5.1	6.5	14.4
16	New VAT Registrations in 2004		205	1,185	177,270



Contextual Indicators Cont...					
17	VAT Deregistrations 2004		220	1,185	174,775
18	Unemployment Rate 2005		0.70	1.10	2.30
19	Workplace Based Ave Gross Weekly Earnings FT Emp 2004		387.00	433.00	516.00
20	Workplace Based Male Ave Gross Weekly Earnings FT Emp 2004		407.00	464.00	569.00
21	Workplace Based Female Ave Gross Weekly Earnings FT Emp 2004		345.00	373.00	427.00
22	15 Year Olds Gaining GCSE's A-C 2004		64%	61%	54%

These figures have been taken from a number of different sources. Details can be found on **Appendix 1**, using the numbering on the left hand column of table.

Not surprisingly though, North Dorset has a lower proportion of households with no car, 14.1% compared to 26.8 nationally. This indicates the importance of the private car as the main means of accessing services in this rural area.

The house price to income ratio in North Dorset is 5.53 compared to a national average of 4.2, with the average house in England costing £159,986 and £163,720 in North Dorset. Housing affordability is a real issue within North Dorset, with many people having great difficulty in buying their first house. This problem is exacerbated by the relatively low income paid within the District. Average weekly earnings are only £346 which is 23% lower than the national average of £428.

The percentage of people in North Dorset with a limiting long term illness is 16.6%, which compares favourably to the Dorset figure of 19.2% and national one of 18.2%. The life expectancy from birth for both males and females is higher for North Dorset than the county and national average.

The crime rate in North Dorset is also a lot lower than the county and national averages. As the table shows the burglary rate per 1000 households is only 5.1 in the District compared to the national figure of 14.4. Crime rates are comparatively low in the District. Of the reported crimes nearly two thirds occur in the larger towns of Blandford, Gillingham and Shaftesbury.

The unemployment rate in North Dorset is only 0.7% and is considerably less than those for the county 1.10% and England 2.30%. The Annual Business Inquiry 2003 carried out by the Office for National Statistics shows that of the people in employment about 71.2% work within a service sector, 18.6% in the manufacturing sector and 7% within the tourism industry. Although North Dorset is a rural area, only 3.2% of those people in employment, work within the agriculture, forestry and fishing sector.

Within North Dorset in 2004 there were 205 new companies registered for VAT and 220 de-registrations, giving an overall effect of a loss of 15 VAT registered companies during 2004. There are a total of 2,620 firms in North Dorset, with just over 76% employing only 1-4 people, the same pattern is seen in other rural districts like West Dorset and Purbeck.

The percentage of 15 year olds attaining 5 or more GCSE's with grades A to C in North Dorset is 64%. This is 18% higher than the national average of 54% and pupils in the District continually achieve well against national targets.

### **3.0 MONITORING OF LOCAL DEVELOPMENT SCHEME (LDS) IMPLEMENTATION**

All AMR's are required to include a section which discusses the implementation of the LDS. Local Authorities have to refer to the milestones contained within the LDS and give an indication of progress towards these, making note of any adjustments to the scheme that are felt necessary.

**3.1** The documents specified in the authority's L.D.S are:

- i) **The Statement of Community Involvement**
- ii) **The Core Strategy**
- iii) **Generic Development Control Policies**
- iv) **Proposals Maps**

The timetables specified for these documents are as follows:

#### **3.1.1 SCI**

<b>Stage</b>	<b>Dates</b>
Evidence gathering inc community consultation through early stakeholder event	Jan – Apr 2005
Analyse evidence/prepare draft SCI	May – June 2005
Planning Policy Panel and cabinet consideration	End June 2005
Publish Draft SCI – 6 week consultation period	July – Aug 2005
Prepare Submission Document (Address responses)	Sept – Oct 2005
Planning Committee/Cabinet/Full Council	Nov 2005
Submit to SOS/ 6 week consultation + administration	Dec – Jan 2006
Summarise representations/responses, P.P.P & Cabinet	Feb – Mar 2006
Pre Examination meeting and prepare for EiP	Apr 2006
Examination in Public	May 2006
Inspector prepares Report	June 2006
Consider Report and implications/report to P.P. P & Cabinet	End June 2006
Date for adoption at Full Council (estimated)	July 2006

### 3.1.2 Core Strategy

<b>Stage</b>	<b>Dates</b>
Evidence gathering including early stakeholder event	Dec 2004 – June 2005
Analyse evidence, prepare issues/options,SEA	July – Nov 2005
Planning Policy Panel and Cabinet consideration	Dec - Jan 2006
Participation on preferred Options – 6 week consultation	Feb – April 2006
Prepare submission document (address responses/refine options)	May - July 2006
Report to Planning Policy Panel /Cabinet/full Council	Aug - Sept 2006
Submit to SOS/ 6 week consultation + administration	Oct - Dec 2006
Summarise representations/responses, (and advertise and reconult on representations if necessary)	Jan – Feb 2007
Report on all representations to P.P.Panel/Cabinet	Mar 2007
Pre-examination meeting and prepare for EiP	April – July 2007
Examination	Aug 2007
Inspector prepares report	Sept – Nov 2007
Consider report and implications. Report to P.P.Panel/Cabinet	Dec – Jan 2008
Date for adoption (estimated). Full Council	Feb 2008

### 3.1.3 Generic DC Policies

<b>Stage</b>	<b>Dates</b>
Evidence gathering, including early stakeholder event	Jun – Nov 06
Analyse evidence, prepare issues/options, SEA	Dec – May 07
Planning Policy Panel & Cabinet consideration	Jun - Aug 07
Participation on preferred options	Sept – Nov 07
Prepare submission document (address responses/refine options)	Dec - Feb 08
Planning Policy Panel /Cabinet/Full Council	Mar - Apr 08
Submit to SOS, consultation + administration	May – Jul 08
Advertise and reconult on representations if necessary.	Aug – Sept 08
Summarise representations/ responses, take to P.P.Pamel & Cabinet	Oct – Dec 08
Pre-Examination meeting and prepare for EiP	Jan – Apr 09
Examination	May – June 09
Inspector prepares report	Jul – Aug 09
Consider Report and implications/ report to P.P.Panel & Cabinet	Sept – Oct 09
Date for adoption at Full Council (estimated)	Nov 09

**3.1.4 Proposals Map – N/A** (does not have an independent timetable as these will be prepared alongside other documents as necessary.)

**3.2 The timetabled dates for independent examination are:**

- i) Statement of Community Involvement May 2006
- ii) Core Strategy August 2007
- iii) Generic Development Control Policies May 2009

**3.3 Progress on Statement of Community Involvement (at 1<sup>st</sup> Dec 2005)**

The Draft Statement of Community Involvement was published in July 2005 and was followed by a six week consultation period. The representations made by members of the public, government agencies, other local authorities and other interested parties have been considered and where applicable incorporated into the submission draft of the SCI.

This submission draft has been considered by Council and members comments are being incorporated into the document ready for submission to the ODPM in the first week of January 2006. This is in accordance with the timetable set out in paragraph 2 (i).

**3.4 Progress on Core Strategy**

Evidence gathering started with a series of meetings in April 2005, to raise community awareness of new planning legislation and to gather information on the themes of importance.

A series of Interest Group meetings was held in July 2005 to gather information on issues of importance for each of the themes earlier identified. This was followed by a vision setting exercise in August 2005.

Further analysis has not been possible and preparation of this document has now fallen behind the timetable set out in para. 2.

The reasons for this are:

- i) The delay in the Regional Spatial Strategy and District Housing Figures has seriously hampered our ability to have any meaningful discussion with stakeholders about possible settlement strategy

and spin off issues such as the need for employment, education and community facilities.

- ii) The Employment Land Review was started but loss of a key member of staff has resulted in a delay of 2 - 3 months. The work is required to justify our economic strategy and will therefore form an essential component of the Core Strategy.

Furthermore, there are staff and financial resource issues which have arisen which may further hamper delivery. These are more severe than identified in the LDD profile risk assessments set out in the Local Development Scheme and are due to the loss of key staff and the need to prepare for a Call In Inquiry (date as yet unknown) and a Best Value Planning Review in Spring 2006.

A revised timetable is currently the subject of ongoing discussions with the Government Office for the South West. It proposes to take into account the R.S.S timetable, resource issues (as far as practicable) and the need to avoid holiday periods for formal consultation exercises.

### 3.5 Proposed revised Core Strategy timetable

<b>Stage</b>	<b>Dates</b>
Evidence gathering including early stakeholder event	
Analyse evidence, prepare issues/options,SEA	Extend to June 2006
Planning Policy Panel and Cabinet consideration	July - Aug 2006
Participation on preferred Options – 6 week consultation	Sept - Nov 2006
Prepare submission document (address responses/refine options)	Dec 06 - Feb 2007
Report to Planning Policy Panel /Cabinet/full Council	Mar - Apr 2007
Submit to SOS/ 6 week consultation + administration	May - Jul 2007
Summarise representations/responses, (and advertise and reconsult on representations if necessary)	Aug - Sept 2007
Report on all representations to P.P.Panel/Cabinet	Oct 2007
Pre-examination meeting and prepare for EiP	Nov 07 - Feb 2008
Examination	Mar 2008
Inspector prepares report	Apr - June 2008
Consider report and implications. Report to P.P.Panel/Cabinet	Jul - Aug 2008
Date for adoption (estimated). Full Council	Sept 2008

### 3.6 Proposed revised Generic Development Control Policies

The preparation of Generic Development Control Policies will be dependent on the adoption of Core Strategy with which they will have to conform. The programme for this DPD will also therefore need to be postponed by six months.

<b>Stage</b>	<b>Dates</b>
Evidence gathering, including early stakeholder event	Jan - June 2007
Analyse evidence, prepare issues/options, SEA	July - Dec 2007
Planning Policy Panel & Cabinet consideration	Jan - mar 2008
Participation on preferred options	Apr - June 2008
Prepare submission document (address responses/ refine options)	July - Sept 2008
Planning Policy Panel /Cabinet/Full Council	Oct - Nov 2008
Submit to SOS, consultation + administration	Dec 08 - Feb 2009
Advertise and reconsult on representations if necessary.	Mar - Apr 2009
Summarise representations/ responses, take to P.P.Panel & Cabinet	May - July 2009
Pre-Examination meeting and prepare for EiP	Aug - Dec 2009
Examination	Jan - Feb 2010
Inspector prepares report	Mar - Apr 2010
Consider Report and implications/ report to P.P.Panel & Cabinet	May - June 2010
Date for adoption at Full Council (estimated)	July 2010

### 3.7 Proposed Affordable Housing DPD (Provisional)

The need for affordable housing is a severe problem across Dorset, as identified within community plan, structure plans and local plans. The Dorset Planning Officers' Panel, which includes representatives of all Local Planning Authorities in Dorset, have agreed that a joint evidence base should be developed and opportunities for joint policy development be explored further. Greater joint working has been encouraged by the Government Office for the South West. There is a clear support for joint working on developing the evidence base but arrangements for joint DPD preparation have yet to be agreed. If it proves impossible to develop a joint DPD, the policy formulation work will either be incorporated into the Core Strategy or developed independently alongside it.

**Stage****Provisional Dates**

Collection of Evidence Base ( Housing Market Area studies including Housing Needs Assessment or updates and work on economics of provision)

Dec 2005 - Dec 2006

Consultation on Preferred Options

March - May 2007

Submission of Document

Oct – Dec 2007

Public Examination

March – April 2008

Date for adoption

Oct – Dec 2008



## **4.0 INDICATORS**

### **4.1 Significant Effect Indicators**

The significant effects indicators will be linked to the objectives and indicators of sustainability appraisals. By monitoring any significant effects, the overall actual effects of policies as they are being implemented can be compared to the predicted effects.

At the current stage in the Local Development Framework, the sustainability appraisal process is still being developed. Officer and member training in sustainability tools, techniques and examples took place at North Dorset in November 2005. Sustainability appraisals will be covered in detail when work begins on the issues and options within the Core Strategy. Please refer to timetable in Section 2.

### **4.2 Core Output Indicators and Local Indicators**

In order to make the figures in this section more easily comparable with previous years, the core and local indicators have been split between the topic areas set out in the Local Plan. These are environment, housing, economy, community facilities/recreation, and transportation. The Local Plan indicators are set out in each section first. Where it is possible, the new National Core Indicators are related to these. Otherwise they are discussed separately.

### 4.2.1 Environment

The indicators set out in the Local Plan are as follows:

- ◆ Annual amount and type of greenfield/agricultural land which is redeveloped or diversified to other uses.
- ◆ Annual net gain to area of woodland planting.
- ◆ Annual investment in environmental enhancement schemes.

#### **Loss of greenfield/agricultural land/buildings to other uses**

The term “Greenfield” includes three types of types of existing use:

- ◆ Previously unused land within settlement boundaries. (This includes land allocations within the adopted Local Plan as well as small sites such as orchards and paddocks within settlement boundaries.)
- ◆ Agricultural and previously unused land outside of settlement boundaries.
- ◆ Agricultural buildings (excluding agricultural workers dwellings).

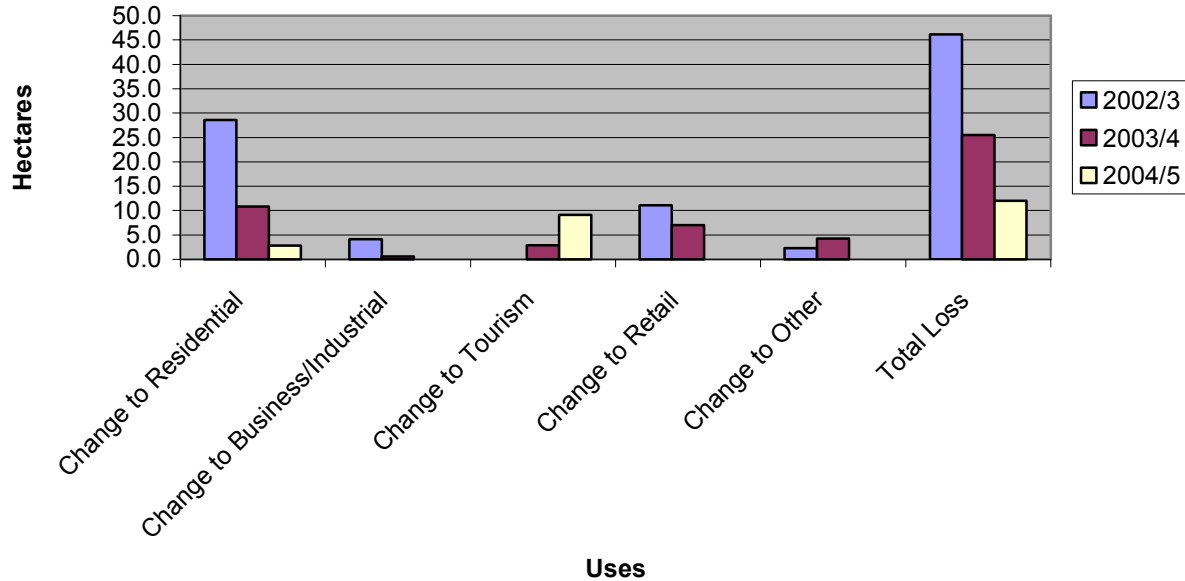
The indicator is designed to assess the success of policies in restricting the loss of Greenfield land to development, this is done by counting permissions granted, not developments built. It can also be used to assess the effectiveness of policies guiding change of use of farm buildings to sustainable uses.

Data indicates that the number of permissions granted for development on greenfield/agricultural land and the loss of agricultural buildings to alternative uses has continued to fall, with a combined reduction, in pure number of permissions, of just over 50% from the previous year.

#### **The loss of agricultural/greenfield land is shown in Table LI (i).**

It was noted in previous AMRs that land on which development had been permitted included large sites allocated in the Local Plan and that, as allocations are used up a decline in the loss of Greenfield land should be expected. As predicted, the amount of land lost has continued to fall. Just 12ha, compared with 25.5ha and 46ha in the previous two years, has been lost. Of this, 2.3ha represents two sites where amended plans have been approved for developments reported last year. The situation is therefore even more favourable.

**Table LI (i) - Loss of Agricultural Land to Other Uses Comparing 2002/3 and 2003/4 Against 2004/5**



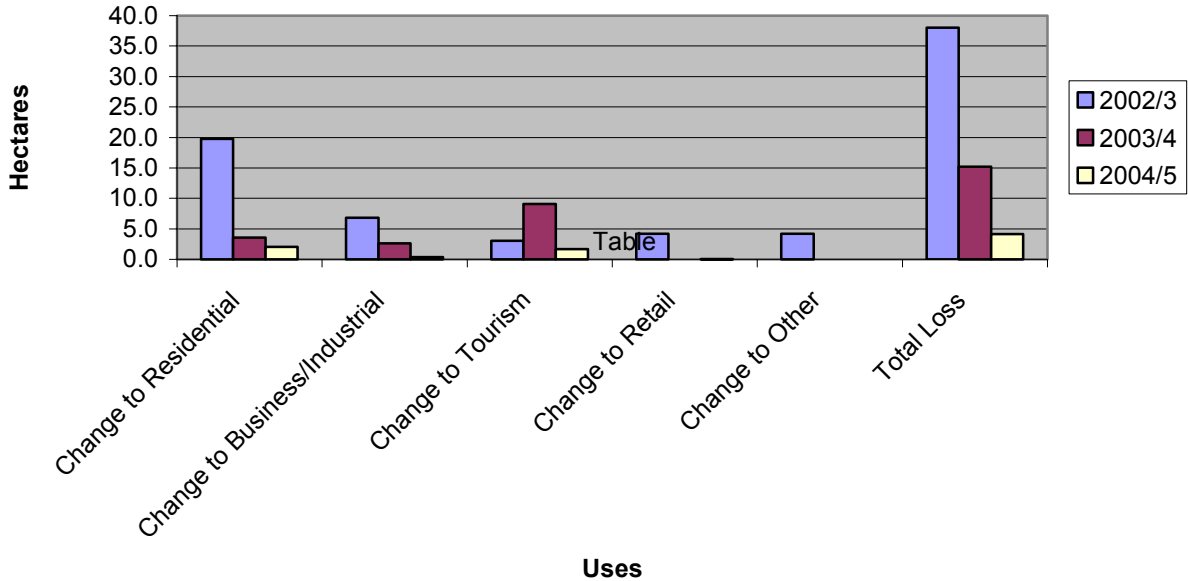
Losses to uses other than residential amount to 9.14ha to tourism and leisure, most of which (8.5ha) is for an amenity and fishing facility at West Stour.

**Conversion of agricultural buildings to other uses is shown in Table LI (ii).**

The conversion of agricultural buildings to other uses also continues to fall. The number of individual residential units permitted has remained about the same. Other permissions are for either business use or tourist accommodation. The number of hectares shown in table LI (ii) reflects the fact that some sites include an extensive cartilage.

Totals of land and agricultural units lost to other uses have continued to fall. This is attributed to the continued take up of allocated sites in the adopted Local Plan and a strict adherence to policy in considering planning applications. This approach has also been supported on appeal with decisions to refuse development on Greenfield sites in villages being supported by the Inspectorate.

**Table LI (ii) - Conversion of Agricultural Buildings to Other Uses  
Comparing 2002/3 and 2003/4 Against 2004/5**



### **Annual net gain to areas of woodland planting / Tree Preservation Orders (TPO)**

Following difficulties in previous years in collecting meaningful information on woodland planting, it was decided to monitor the number of confirmed Tree Preservation Orders instead. This was considered to provide more reliable information on the implementation of planning policy in respect of trees. No target has yet been set but could be included in future AMR's.

An audit of all tree preservation orders was undertaken during 2004/5 as a result of which some TPOs are likely to be re-made. At the end of March 2005 there were 388 Tree Preservation Orders in the District. There were 27 Tree Preservation Orders made during the monitoring period.

In addition, the Tree Ward Scheme continues to be successful. In 2004/5 the wardens assisted the Council's Tree Officers in identifying trees and hedgerows under threat. As a result of this co-operation the loss of numerous valuable hedgerows and trees was prevented. Training events are continuing with the focus on tree planting training and events with schools and tree wardens.

## **Annual Investment in Environmental Enhancement Schemes / Local Nature Reserves**

This has also been a difficult indicator to monitor effectively. In 2004 it was decided to monitor progress on the development of Local Nature reserves against the target suggested by English Nature of one hectare per 1000 population. This was considered a good measure of improved accessibility for the community, improving nature interest and encouraging more people to visit such facilities.

The three currently proposed LNRs are at Castle Hill, Shaftesbury (5ha), Riverside Meadows, Sturminster Newton, (3.5ha), and Woolland Hill (4.4ha). If these 3 LNRs are progressed they will contribute 20% of the suggested target for North Dorset.

The legal process on designation is continuing and two more sites at Stour Meadows and Milldown Lane have been identified for future designation.

## **National Core Output Indicators for the Environment**

The National Core Output Indicators that we are required to assess are as follows:

### **Flood Protection (NCOI 7) number of planning permissions granted contrary to the advice of the Environment Agency**

In the period from 1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2005 **NO** applications were granted permission contrary to advice from the Environment Agency on either flood defence grounds or water quality.

### **Biodiversity (NCOI 8) Change in areas and populations of biodiversity importance including, change in priority habitats and species and change in areas designated for their intrinsic environmental value.**

Within the twelve month period from 1/4/04 to 31/3/05 there have been **NO** residential or employment sites granted permission, which conflict with environmental designations.

## **Renewable Energy (NCOI 9) capacity installed by type in megawatts**

There have been **NO** large scale renewable energy projects granted planning permission in North Dorset. (An application was refused permission on 27/10/2004, for 9 wind turbines at Winterborne Zelston.) To date planning permissions for residential solar heating panels across the District provide only 0.01<sup>3</sup> megawatts of power.

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<sup>3</sup> Source – NDDC Planning System.

## 4.2.2 Housing

The indicators set out in the Local Plan are as follows:

- ◆ Overall dwelling numbers compared with the Local Plan target of 5,900 (gross) by 2011 and an annual rate of 347. (The net equivalent figure is 5,700 at an annual rate of 335).
- ◆ Dwellings on previously developed (brownfield) sites compared with the Local Plan target of 2000 (34%) by 2011 and an annual rate of 118.
- ◆ Affordable dwellings compared with Local Plan target of 1170 (between 1998 and 2011) and an annual rate of 90 (26%).
- ◆ Density of development compared with the minimum of 30 dwellings/hectare subject to good design/layout.
- ◆ Car Parking spaces provided compared with the maximum of 2 spaces per dwelling.

A dwelling is a self contained unit of accommodation. It can be a house, bungalow or flat of any size from a one bedroom to four plus bedrooms.

### Overall Dwelling Numbers

Table NCOI 2a below shows the current situation regarding the level of development compared to the Local Plan target of about 5,700 dwelling (net) by 2011 and an average annual requirement of 335 dwellings (net). Net figures are used in the table in order to compare with other parts of the region and to supply the information required by National Core Indicators 2a (i-v).

The table shows that apart from four years (1997-2001) the annual level of housing has consistently been higher than the average requirement. Last year's (2004/5) completions numbered 455, taking the total built since the start of the Plan period to 4,195 and the cumulative over-supply to 507.

The trajectory indicates that completions are expected to drop over the period 2005/6 to 2008/9 before picking up again at the end of the Plan period. This reflects the phasing introduced in the Local Plan which has held back the release of the last sites in each of the four main towns in the District to post 2006. The recent "call in" of two applications in Shaftesbury

means that if approved, the development of this major site is unlikely to start before 2008 and will extend beyond the end of the Plan period.

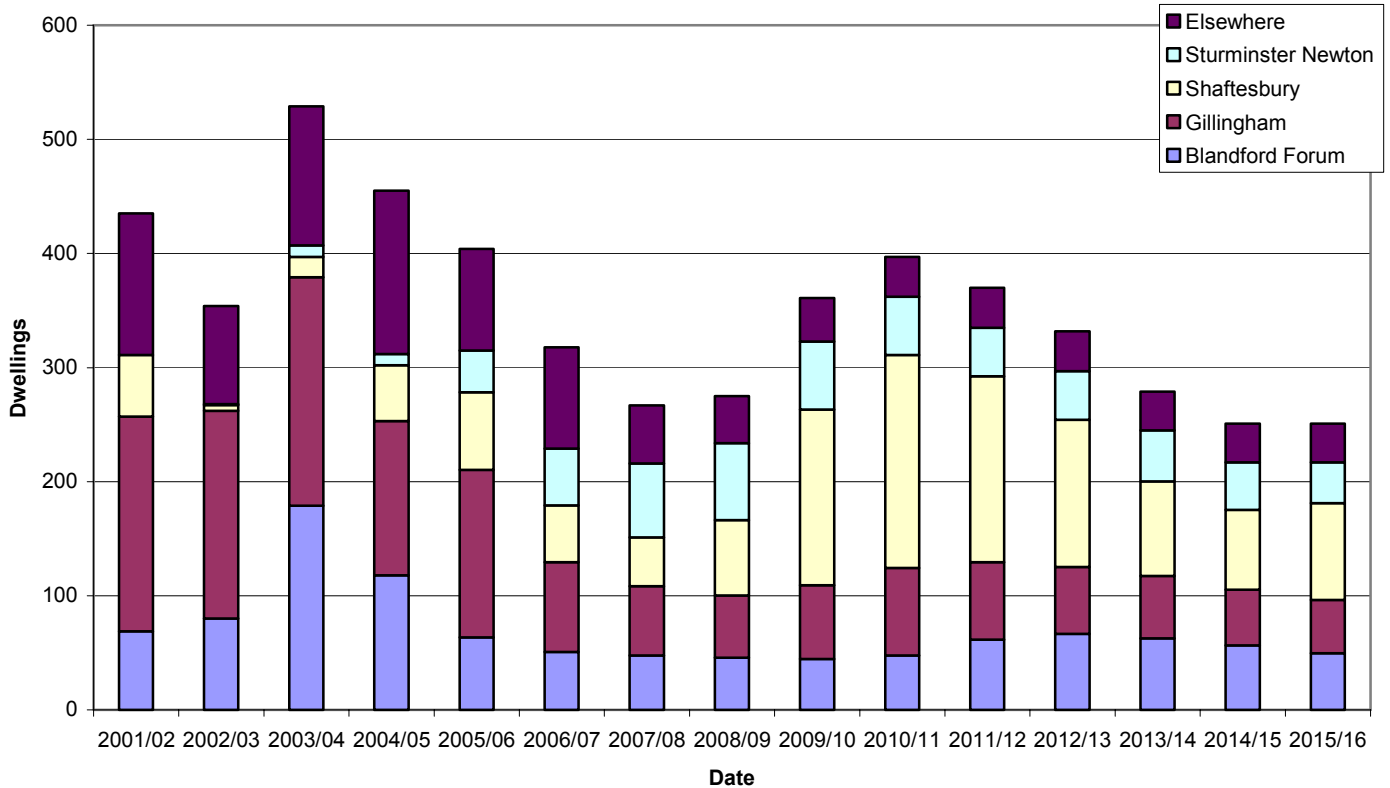
To meet the target figure of about 5,700 dwellings by 2011, another 1,505 dwellings will have to be built between 2005 and 2011 at an average annual rate of 251 dwellings. The forecast of dwelling completions for 2005/6 to 2010/11 shows that this target will be met.

Table NCOI 2a (i-v) Housing Trajectory up to 2016 for North Dorset											
	1994/5	1995/6	1996/7	1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5
Strategic requirement (annual average)	335	335	335	335	335	335	335	335	335	335	335
Strategic requirement (cumulative)	335	671	1006	1341	1676	2012	2347	2682	3018	3353	3688
Net dwelling completions	436	392	388	304	257	330	315	435	354	529	455
Cumulative dwelling completions	436	828	1,216	1,520	1,777	2,107	2,422	2,857	3,211	3,740	4,195
Cumulative amount above/below target	101	157	210	179	101	95	75	175	193	387	507
	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Strategic requirement 1994-2011	335	335	335	335	335	335	Not yet known - to be set through Regional Spatial Strategy				
Strategic requirement (cumulative)	4024	4359	4694	5029	5365	5700					
Forecast net dwelling completions	404	318	267	275	361	397	370	332	279	251	251
Cumulative dwelling completions	4,599	4,917	5,184	5,459	5,820	6,216	6,586	6,918	7,197	7,448	7,699
Cumulative amount above/below target	575	558	490	429	455	516					

The table indicates that in the District as a whole, the cumulative over-supply will be 516 by 2011 (9% above target). This assumes a much lower rate of growth in the rural areas once current commitments are built out. The breakdown of these figures by town and rural area can be seen in the graph below.



### Housing Trajectory 2001-2016



This illustrates that the bulk of development in the early years of the Plan period has been in Gillingham. The rural areas (elsewhere) have also seen consistently high levels of development. Growth in Blandford hit a peak in 2003/4, but is expected to be much steadier over the rest of the period. Shaftesbury’s peak is likely to be in 2010/11, assuming the major development site is granted approval.

For comparison with the last two years’ AMR’s gross figures are shown on next page in Table LI (iii).

This shows that over the 11 years of the Plan period to date the development rate has been 28% higher than anticipated in the district as a whole. Development in the rural areas, Blandford, Gillingham and Stalbridge has been well above planned rates, while that in Shaftesbury is well below.

**Table LI (iii) North Dorset Residential Development Rates 1994 - 2005**

Settlement	Total planned development	Dwellings per annum	Dwellings built 1994-2005	Dwellings per annum	% above/below planned dpa
Blandford	1050	62	1027	93	50%
Gillingham	1610	95	1389	126	33%
Shaftesbury	1170	69	459	42	-39%
Sturminster Newton	640	38	444	40	5%
Stalbridge	170	10	153	14	40%
Rural Areas	1260	74	1399	127	72%
<b>North Dorset</b>	<b>5900</b>	<b>347</b>	<b>4871</b>	<b>443</b>	<b>28%</b>

Source DCC Residential Land Monitoring Report 2005

Table LI (iv) below provides a more detailed analysis of the supply situation in each town and the rural area. In this table it is assumed that all the remaining allocations in column E will be built out by the end of the Plan period, whereas the trajectory in Table NCOI 2 above shows that some sites are likely to extend beyond 2011. This explains the difference in over supply shown in this table to that explained above.

The potential over supply situation in Blandford, Gillingham and Sturminster Newton means that careful consideration should be given to the need to release the remaining allocations in each of these towns.

Factors such as the opportunity these sites offer to provide much needed affordable housing and contributions towards other community facilities and infrastructure will need to be considered, as well as how well the proposed developments meet other government targets on sustainability.

**Table LI (iv) : Development Split Between Settlements of North Dorset 1994-2011 as at 31.03.05**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>
<b>Settlement</b>	<b>Total Gross Planned Development 1994-2011 (Deposit Plan)</b>	<b>Gross Dwellings built 1994-2005</b>	<b>Expected take-up from commitments with OPP at 31/03/05*</b>	<b>Additional Windfall Requirements</b>	<b>Allocations made under Policy 2.4 Minimum Figures</b>	<b>Total Committed Development (B+C+D+E)</b>	<b>Over supply (F-A)</b>	<b>% Over supply</b>
Blandford	1050	1027	140	0	110	1277	227	21.6
Gillingham	1610	1391	332	50	90	1863	253	15.7
Shaftesbury	1170	463	63	0	680	1206	36	3.1
Stur. Newton	640	445	171	21	90	727	87	13.6
Stalbridge	170	153	10	4	10	177	7	4.1
Rural Area	1260	1410	282	0	0	1692	432	34.3
<b>North Dorset</b>	<b>5900</b>	<b>4889</b>	<b>998</b>	<b>75</b>	<b>980</b>	<b>6942</b>	<b>1042</b>	<b>17.7</b>

\*Figures adjusted by -10%

Over supply on windfall sites - Blandford 144 dwellings, Shaftesbury 87 dwellings and rural area 361 dwellings

Source NDDC using information from DCC Residential Land Monitoring Report.

## **Dwellings completed on previously developed land**

The Table NCOI 2b on the next page shows the percentage of new and converted dwellings on previously developed land against the total number of gross dwellings. For this year (2004/5) the percentage of development completed on previously developed land is 31.8% with 68.2% on non previously developed or greenfield land. The cumulative percentage for completions from the beginning of the Plan period to date (1994 – 2005) is 35.9%. This is nearly 2% above the target of 34% set out in the Local Plan.

## **Affordable Housing Completions**

Affordable housing is made up of subsidised (Sub) and low cost market (LCM) dwellings. Subsidised houses are provided by a registered social landlord and provide either housing for rent or shared ownership. LCM housing is provided by a developer with no public subsidy. It is restricted (by a Section 106 agreement) for people in local housing need and provided at a restricted price, which is updated according to the increase in local earnings.

The annual amount of affordable housing completions can be seen on Table NCOI 2d on the next page. The Local Plan target is for an annual rate of 90 affordable dwellings (1998-2011)<sup>4</sup>. As the table shows this target was achieved from 1995/6 to 1998/9 and again in 2001/2. However the last three years have seen levels well below the target in the Plan, with 72 affordable completions this year (2004/5). Over the Plan period as a whole there have been 725 subsidised and 175 LCM dwellings built. This represents an annual rate of 82 affordable dwellings per annum. Over the 1998 to 2011 period the average is slightly lower (78 dwellings per annum) and so below the target of 90. However compared to other Dorset District's North Dorset has done and is doing well in terms of provision of affordable housing. This is evidenced by the fact that it has secured £9.6 Million (30%), of investment in social housing for the period 2000 to 2006, out of a Dorset total of £32 million<sup>5</sup>.

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<sup>4</sup> The different start date for the affordable housing target relates to the date of the 1998 Housing Needs Survey from which the figures were derived.

<sup>5</sup> The figures are for investment of national funding in the form of social housing grant for rented and conventional shared ownership schemes.

<b>Table NCOI 2b : North Dorset Residential Development By Greenfield and Brownfield Site Types (percentages)</b>															
LA	Site Type	Compl 1995/6	Compl 1996/7	Compl 1997/8	Compl 1998/9	Compl 1999/0	Compl 2000/1	Compl 2001/2	Compl 2002/3	Compl 2003/4	Compl 2004/5	Compl 1994-05	Commitments at 31.03.05		
													Planning Permission 2005	Allocated Sites	All
N Dorset	GF	59.1	64.6	54.1	43.7	54.5	70.0	58.9	64.2	67.0	68.2	64.1	44.9	99.0	71.8
	BF	40.9	35.4	45.9	56.3	45.5	30.0	41.1	35.8	33.0	31.8	35.9	55.1	1.0	28.2
Dorset (Excl B&P)	GF	48.0	47.8	48.4	38.2	37.6	44.2	34.5	38.4	66.9	35.4	43.2	27.5	71.9	44.7
	BF	52.0	52.2	51.6	61.8	62.4	55.8	65.5	61.6	33.1	64.6	56.8	72.5	28.1	55.3

Source Residential land Monitoring Report March 2005 Dorset County Council

<b>Table NCOI 2d : Affordable Housing Built in North Dorset 1994-2005</b>													
Settlement / Year	1994/5	1995/6	1996/7	1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5	1994/2005	
Blandford - Sub	12	24	16	61	21	29	17	8	4	3	12	207	
Blandford - LCM	0	0	0	0	0	0	0	0	16	46	17	79	
Gillingham - Sub	20	9	0	0	7	24	3	11	33	0	0	107	
Gillingham - LCM	0	0	0	0	0	0	0	26	14	20	16	76	
Shaftesbury - Sub	0	0	14	13	11	12	0	20	0	0	3	73	
Shaftesbury - LCM	0	0	0	0	0	0	0	0	0	0	0	0	
Sturminster - Subs	0	8	0	0	26	7	0	19	0	0	0	60	
Sturminster - LCM	0	0	0	0	0	0	0	18	0	0	0	18	
Stalbridge - Sub	0	0	0	0	22	0	0	0	0	0	0	22	
Stalbridge - LCM	0	0	0	0	0	0	0	0	0	0	0	0	
Rural Area - Sub	34	62	62	22	6	7	6	17	5	11	24	256	
Rural Area - LCM									2	0		2	
North Dorset - Sub	66	103	92	96	93	79	26	75	42	14	39	725	
North Dorset - LCM	0	0	0	0	0	0	0	44	32	66	33	175	
<b>TOTAL</b>	<b>66</b>	<b>103</b>	<b>92</b>	<b>96</b>	<b>93</b>	<b>79</b>	<b>26</b>	<b>119</b>	<b>74</b>	<b>80</b>	<b>72</b>	<b>900</b>	

Source : North Dorset District Council Planning Dept Records March 2005

## Car Parking

The Local Indicator is the number of car parking spaces provided compared to the Local Plan aim for a maximum of 2 spaces per dwelling. No monitoring of this subject has been undertaken to date.

## Density of new dwellings built in North Dorset

The target in the Local Plan is to achieve a minimum density of 30 dwellings per hectare on new development subject to good design/layout. Density will vary between town centre and edge of settlement locations and conservation areas. In a rural area such as North Dorset achieving high density on every site is not always the best option in urban design terms.

<b>NCOI 2c - Density of Gross New Dwellings Built In North Dorset 2004/5 and 2003/4</b>		
	<b>Fully completed sites only</b>	
<b>NCI 2c</b>	<b>2003/4</b>	<b>2004/5</b>
Less than 30 dwellings per hectare	68.7%	60.7%
Between 30 and 50 dwellings per hectare	17.2%	29.8%
Greater than 50 dwellings per hectare	14.1%	9.5%
<b>Totals</b>	<b>100.0%</b>	<b>100.0%</b>

Comparing the two sets of figures it can be seen that the proportion of development above 30 dwellings per hectare has risen to around 40% in 2004/5 from just 31% in 2003/4. The proportion of development above 50 dph is slightly lower than last year. This is likely to reflect slightly lower amounts of development in town centre situations where these higher densities are normally achieved.

## Size of dwellings built in North Dorset

The table on the next page shows the size of new dwellings built over the last three years. Although this is not an issue that is required to be monitored by either Local or National Indicators it is an issue that is of concern in the District due to the limited availability of smaller dwellings which makes it more difficult for first time buyers to enter the market. The Housing Needs Survey of 2002 indicated proportions of 8% x1 bed/bedsit; 28% x2 bed; 40% x 3 bed and 24% x 4 + bed in the stock at that time.

<b>Table LI (v) - Size of New Dwellings Built in North Dorset as a Percentage of the Total</b>					
<b>2004/5</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4+ Bed</b>	<b>Total</b>
<b>Houses</b>	1.19	19.76	42.62	36.43	92.51
<b>Flats</b>	52.94	32.35	14.71	0.00	7.49
<b>Total</b>	5.07	20.70	40.53	33.70	100.00
<b>2003/4</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4+ Bed</b>	<b>Total</b>
<b>Houses</b>	1.78	17.95	36.69	43.59	93.03
<b>Flats</b>	18.42	81.58	0.00	0.00	6.97
<b>Total</b>	2.94	22.39	34.13	40.55	100.00
<b>2002/3</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4+ Bed</b>	<b>Total</b>
<b>Houses</b>	0.00	14.21	51.21	34.58	92.56
<b>Flats</b>	53.33	33.33	13.33	0.00	7.44
<b>Total</b>	3.97	15.63	48.39	32.01	100.00
Source : North Dorset District Council Planning Dept Records 2003,2004 & 2005					

The Table gives a breakdown of the proportion of new dwellings of different sizes built in the District over the last three years. Properties that are converted are not included in these figures. If they had been they would most probably push up the proportion of smaller dwellings as most conversions are to 1 and 2 bed flats.

The table shows that the number of one bedroom properties has increased slightly to 5% of the total number built, but is still below the proportion in the general stock of the district. The percentage of two bedroom dwellings in 2004/5 has fallen slightly in compared to 2003/4, but is still over 5% higher than the percentage built in 2002/3. The proportion of three bedroom dwellings built in 2004/5 was just over 34% in 2003/4. The number of four plus bedroom dwellings built has fallen this year and is over 6% lower than the proportion last year, but still considerably higher than the general stock.

The Housing Needs Survey 2002, showed a real demand for smaller 1 and 2 bedroom dwellings. It will be important to consider means to address this along with other housing issues when the Core Strategy is developed over the next year.

### 4.2.3 Economy

The indicators set out in the Local Plan are as follows:

- ◆ Net gain of employment land provided, compared with the Local Plan target of 40ha by 2011, and annual rate of 2.35ha and any loss of employment land to another use.
- ◆ Employment land provided and housing constructed in the main towns, compared with a predicted ration of 73 dwellings to one hectare of employment land.
- ◆ Amount of vacant industrial floor space, land and number of units.
- ◆ Vacant shop premises, in the main towns compared with the 1998 average vacancy rate of 6.17%.
- ◆ Net gain/loss of business, industrial, retail and tourism uses, measured against existing stock numbers and where relevant the existing floor space.

Please note all figures provided by the County Council in this section are based on the employment survey which covers the **six month** period of September 2004 to March 2005. This has been done to bring employment in line with the housing and other monitoring information which is gathered annually from April to March.

In the past, the monitoring of employment land in Dorset has only covered types A2, B1 to B8 and not types C and D. No data is therefore collected as part of the countywide employment land monitoring exercise for types other than A2 and B1 to B8. Generally, minor extensions to premises (typically less than 50 m<sup>2</sup>) are not included. Although purpose-built office premises are included (either within class A2 or B1(a)), changes to office use of a minor nature are not included. Typically, these might be, for example, changes of use from shops to offices in a 'high street' context.



**NCOI 1a/b/c Amount of developed floor space, by employment type and which is on previously developed land.**

NCOI 1a b c : Completed Employment Development 1/9/2004 to 31/3/2005						
Type	Number of hectares of employment land developed	Amount Within An Employment Committed Site	Floorspace area (square metres) of employment land	Number of hectares of employment land developed on PDL	Floorspace area (square metres) of employment land developed on PDL	% of floorspace developed on PDL
A1	x	x	x	x	x	x
A2	x	x	x	x	x	x
B1 (a)	1.32	0	1139	0.04	167	14.66%
C1	x	x	x	x	x	x
D2	x	x	x	x	x	x
B1 (b+c) + B2 + B8	1.88	0.66	5714	0.68	1650	28.88%
Total	3.20	0.66	6853.00	0.72	1817.00	26.51%

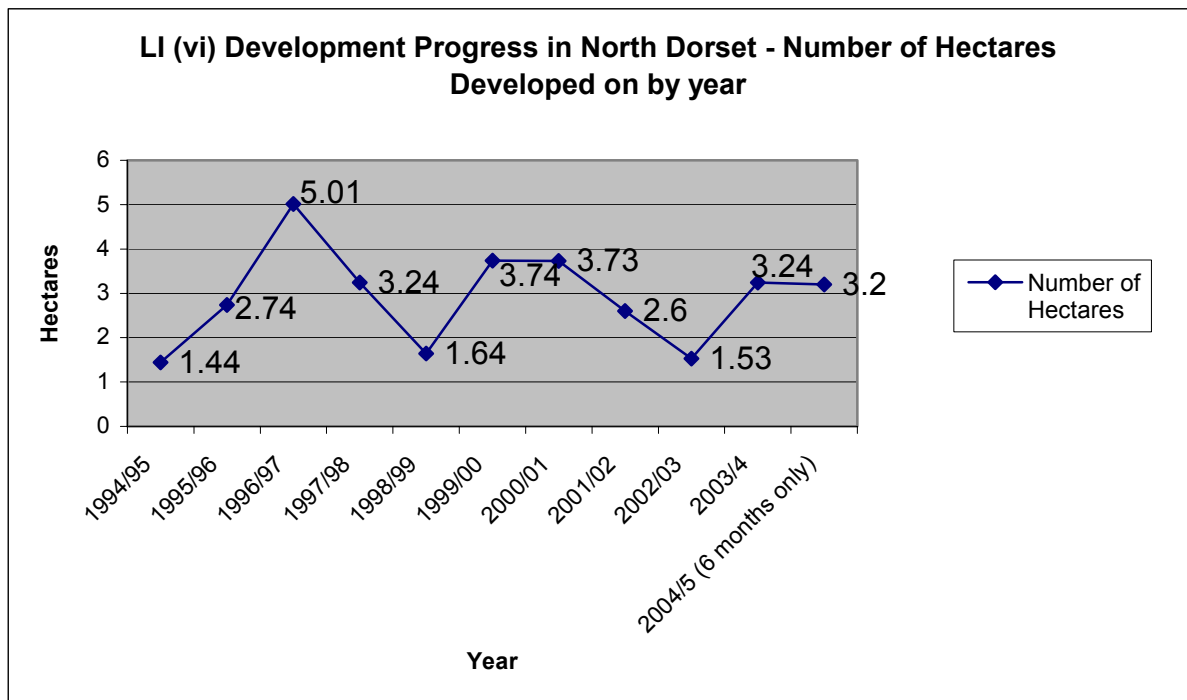
Source : Dorset County Council

## Amount of land developed for employment by type

The Local Plan target is for a net gain of 40ha of employment land over the period 1994-2011, an annual average rate of 2.35ha. The Table NCOI a, b,c on the previous page shows that during the six month period Sept 2004 to March 2005, 3.2ha (gross) of employment<sup>6</sup> land was developed in the District. This is almost three times the six month average anticipated.

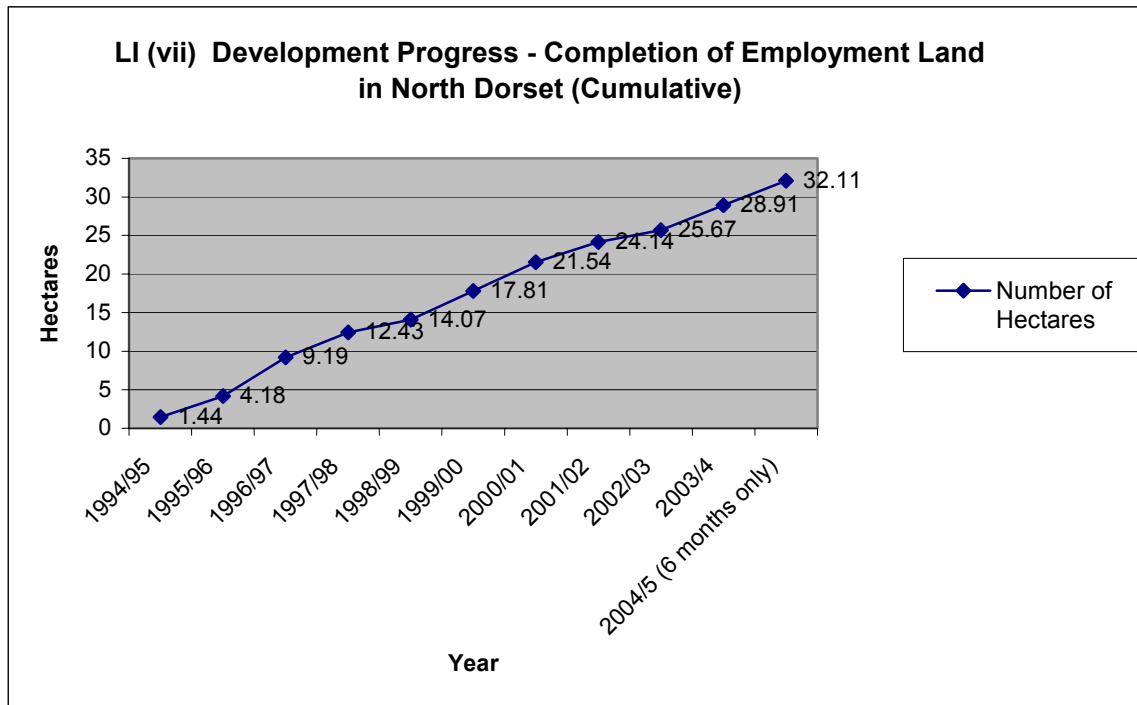
As the table shows the gross internal floor space developed on this land was 6853m<sup>2</sup>, of which 26.5% was on previously developed land. A detailed breakdown of the Use Classes Order can be seen in **Appendix 2**.

Local Indicators LI (vi) and LI (vii) below show development progress over the Local Plan period and the cumulative amount of land developed.



Source : DCC 2005

<sup>6</sup> Employment covers Use Classes Order B1b and c, B2 and B8.



Source : DCC 2005

Altogether the gross development of employment land is well ahead of target with an average annual rate of about 2.9ha, compared to the 2.35ha target. If this rate of development continued to the end of the Plan Period around 50ha of land would be developed.

### Employment Land Availability by Type

Table NCOI 1d below shows the amount of employment land available with planning permission or allocated in the Local Plan by type. With a potential supply of almost 56ha, it is feasible that the average rate of development over the Plan period (2.9ha per annum) can be maintained.

NCOI 1d : Employment Land Availability In North Dorset By Type				
Office	Industry	Wholesale	Allocation	Total
17.52	13.33	11.36	13.78	55.99

However, further work is needed to analyse the sources of supply and real availability. At the end of September 2004 availability was as shown below:

- ◆ Immediate – Comprising land assessed capable of development without any delay.
- ◆ Short Term – Made up of land which could be developed, pending a possible short delay, but within a twelve month period.
- ◆ Medium Term- Comprising of land which could be developed within a one to four year time span.
- ◆ Long Term – Comprising land which is unlikely to be developed with the next four years.
- ◆ For Owner – Attempts to assess how much land is being retained by firms for their own future expansion.

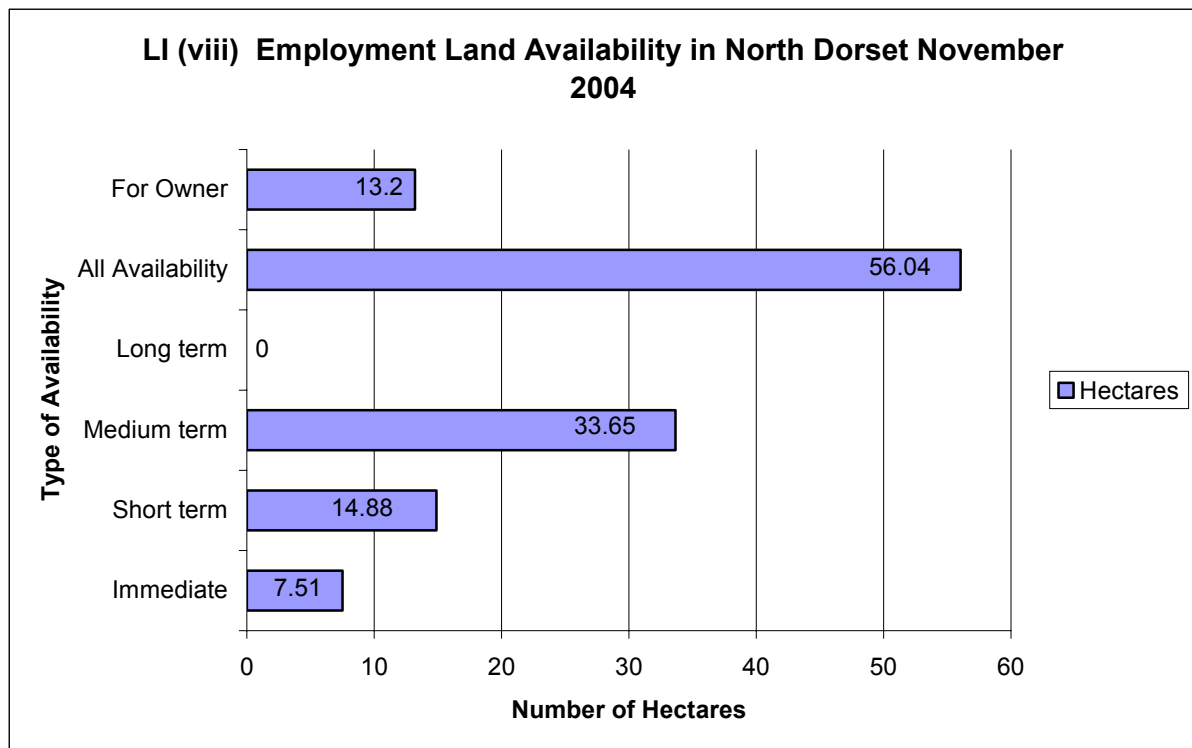


Table LI (viii) shows that of land available at that time, 23.39ha (40%) was available immediately or in the short term, while 33.65ha (60%) was available in the medium term.

## Losses of employment land

The loss of employment land/floorspace to all other uses has not been monitored in previous years. However the gain/loss of application sites between different uses was assessed in previous years and has been again in 2004/5.

<b>LI (ix) Gain/Loss of Application Sites From Business/Industrial, Retail and Tourism/Leisure to Other Uses Covering Period 1/4/04 to 31/3/05 in North Dorset</b>			
	<b>Business and Industrial</b>	<b>Retail</b>	<b>Tourism and Leisure</b>
<b>Loss to Residential</b>	9	11	0
<b>Loss to Business/Industry</b>	N/A	2	0
<b>Loss to Retail</b>	2	N/A	0
<b>Loss to Tourism/Leisure</b>	0	0	N/A
<b>Loss to Other</b>	2	0	3
<b>Gain of Land</b>	10	7	10
<b>Net Gain/Loss</b>	-3	-6	+7

Source NDDC Planning Dept Records 2005

The table above shows the movement between different types of land use and buildings across the District. This is a record of planning applications that were granted permission between 1<sup>st</sup> April 2004 and 31<sup>st</sup> March 2005 rather than completions. It does not show the area of land or floor space covered. It does indicate that, of the permissions granted during the year there was a net loss of business/industrial use to other uses, predominantly residential. Table NCOI 1f below gives more detail of the actual area lost to residential use.

<b>NCOI 1f : Amount of Employment Land Within North Dorset Lost To Residential Development</b>	
<b>Type of Employment</b>	<b>Hectares Lost</b>
Industry	2.47
Office	0.05
Warehouse	0.71
<b>Total</b>	<b>3.23</b>

Source : Dorset County Council Housing Database

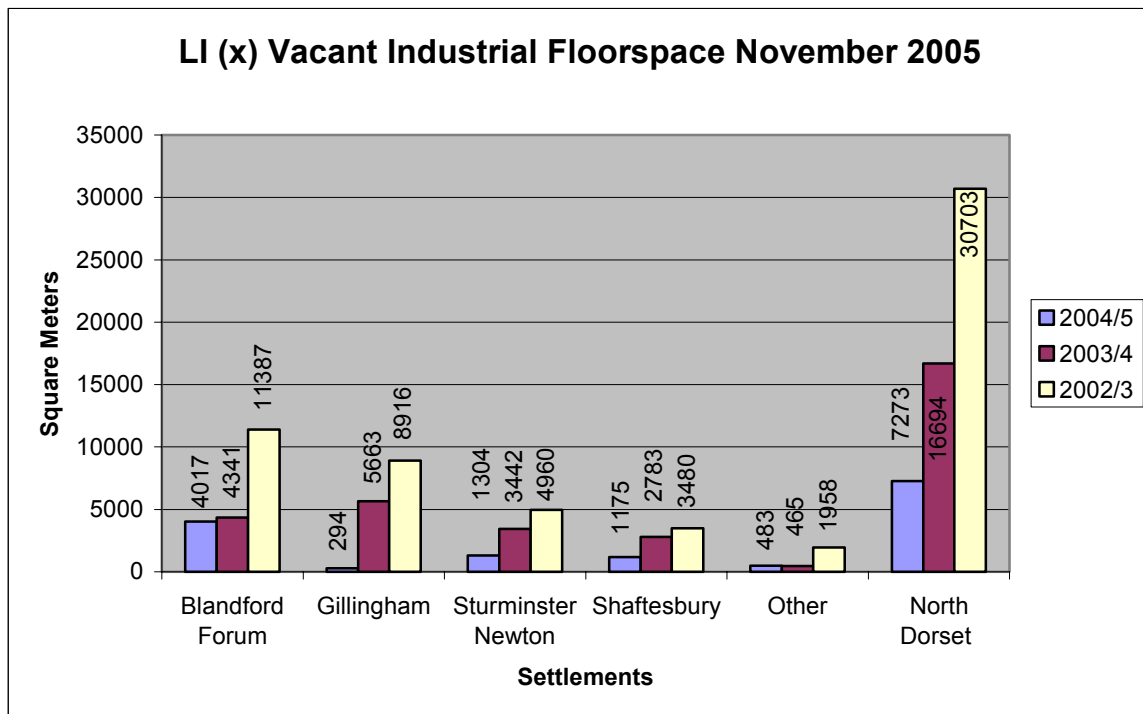
The table above records the amount of land actually developed for residential use during 2004/5 as opposed to the amount granted permission. This table cannot therefore be directly compared with the table above. However it is important to note that a significant amount of

employment land was developed for residential purposes in 2004/5, despite Policy 3.3 of the Plan which is directly opposed to such a change of use. The recent change to PPG3<sup>7</sup> which encourages Local Authorities to consider changes of employment land to housing or mixed use development more favourably has resulted in some developments coming forward that might not have done in the past.

It is interesting to note that the amount of land lost to residential use (3.23ha) is almost identical to the amount of land granted permission for employment use over the six months October 2004 – March 2005. However, because of the different time periods and information recorded it is not possible to derive a reliable net gain/loss figure. It is hoped that this will be possible in future AMRs. Work currently underway on a review of employment land in the District should provide a baseline figure to work on.

### Vacant Industrial Floorspace

The graph below shows the amount of vacant industrial floorspace within the district, comparing 2004/5, 2003/4 and 2002/3. The data for this is taken from the Property Pilot Database.



Source: Property Pilot database

<sup>7</sup> PPG3 Housing, Para 42a.

There are currently 7273 m<sup>2</sup> of vacant industrial floorspace in North Dorset, which is less than half of last year's total. Blandford makes up 55% of the total with 4017m<sup>2</sup>, followed by Shaftesbury with 1175m<sup>2</sup> which is 16%. Gillingham has seen the largest drop, with the amount of vacant floorspace falling from 5663m<sup>2</sup> in 2003/4 to only 294m<sup>2</sup> in 2004/5.

The Property Pilot database provides a useful record of commercial land availability. It indicates that there over the last three years there has been strong demand for industrial land in the District.

### **Employment Land provided against housing constructed**

The background figures for this indicator are being checked. It is hoped to include the figures in 2006.

### **Amount of completed retail, office and leisure development and the percentage of this within a town centre.**

<b>NCOI 4a b : Amount of completed retail, office and leisure development for the period 01/04/04to 31/03/05 Within North Dorset</b>			
	Office	Leisure	Retail
Square Meters - Gross	193	2376	3998
Square Meters - Sales Area	N/A	N/A	2816
Amount Within Town Centre Sq mtrs	60	0	31
Percentage Within Town Centre	31%	0	1%

Figures for this indicator were derived from development control records of retail, leisure and office sites granted planning permission, which were subsequently surveyed to ascertain whether development was complete. Town centre areas can be seen on the maps attached in **Appendix 4**. For the purposes of this report the Town Centre Areas were based on those defined in the Urban Potential Study of 2001. These will be used as an interim measure until further work is done through the LDF process to define the Town Centres in more detail.

As the figures show only a small amount of office development has been completed within the District, 31% of which has been in a town centre, with one site in Shaftesbury and one in Gillingham.

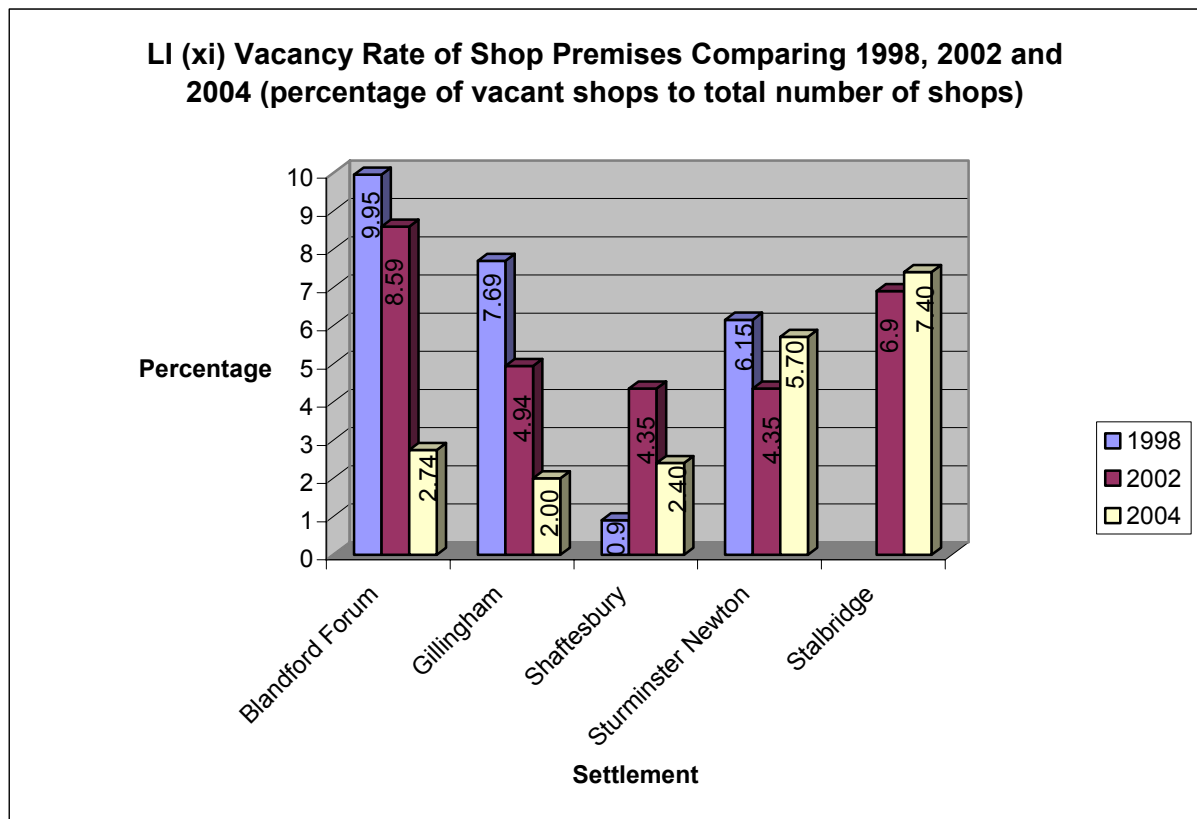
Altogether 2376 sq meters of leisure development was completed within the twelve month period. Of this 87% has been for equestrian uses such as indoor arenas and canter tracks.

The total amount of retail development completed is 3998 sq meters, with a sales area of 2816 sq meters. As the table shows only a tiny percentage of this was within a town centre boundary. The main reason for this is because 91% of the total completed retail sales area for the whole District was due to the development of a single new Tesco's store in Shaftesbury which lies adjacent to but just outside the town centre.

### Vacant Shop Premises

The graph below shows the situation last year, compared with 2002 and 1998. New survey data for the town centres should be available next year and figures will be updated for 2006's AMR.

As the graph shows the number of vacant shops premises in Blandford, Gillingham and Shaftesbury fell quite considerably, with Blandford's falling nearly 6% to 2.74%. While Sturminster and Stalbridge have seen small increases.



Source : NDDC retail Surveys (2004)



#### **4.2.4 Community and Recreation Facilities**

The indicators set out in the Local Plan are as follows:

- ◆ Monitor provision of community/village halls compared with Local Plan Standard of 220m<sup>2</sup> per 2,000 population.
- ◆ Monitor provision of outdoor sport facilities compared with Local Plan Standard of 1.6 – 1.8 ha per 1000 population.
- ◆ Monitor provision of children's play space/amenity area compared with Local Plan Standard of 0.6 – 0.8 ha per 1000 population.
- ◆ Monitor number of essential village facilities/services in relation to population. These are defined as:

Shop/General Store  
Post Office  
Village Hall  
Place of Worship  
Public House  
School  
Public Recreation Ground  
Play Area  
Daily Bus Service to nearest market town

#### **Community/Village halls, outdoor sports facilities and children's play space/amenity area**

Some work has been done previously in auditing the number of these facilities, but little work has been carried out on assessing the provision against population. Consultants are currently being employed to audit and assess these facilities. This work will allow standards to be set and local indicators devised so that provision can be monitored more effectively. The results of the audit will be available for the 2006 AMR.

#### **Essential village facilities/services in relation to population**

Dorset County Council publish information on rural facilities, the current information was published in 2002 and is being updated as new information is received. Table LI (xii) below shows for those North Dorset parishes that have a village settlement boundary what rural facilities are available. Not all services will be in the village itself, but are available within the parish. All villages included in the table have a bus service, operating on a weekly or daily basis.

**Table LI (xii) Shows Rural Facilities in Villages With Settlement Boundaries**

Villages	School	Post Office	Shop	Hall	Pub	Church	Petrol Station	GP Surgery
Ashmore		YES		YES		YES		
Bourton	YES	YES	YES	YES	YES	YES	YES	YES
Bryanston								
Buckhorn Weston		YES	YES	YES	YES	YES		
Cann (incl Common)				YES				
Charlton Marshall		YES		YES	YES	YES		
Child Okeford	YES	YES	YES	YES	YES	YES		YES
Compton Abbas						YES		
Durweston	YES			YES		YES		
East Stour		YES	YES	YES	YES	YES		
Farnham					YES	YES		
Fifehead Magadlene				YES		YES		
Fontmell Magna	YES	YES	YES	YES	YES	YES		YES
Glanville Wooton				YES		YES		
Hazelbury Bryan	YES		YES	YES	YES	YES		YES
Hilton						YES		
Hinton St Mary					YES	YES	YES	
Ibberton				YES	YES	YES		
Iwerne Courtney				YES	YES	YES		
Iwerne Minster		YES	YES	YES	YES	YES	YES	
Kings Stag		YES	YES		YES		YES	
Kington Magna				YES		YES		
Lydlinch				YES		YES		
Manston				YES	YES	YES		
Mappowder				YES		YES		
Marnhull	YES	YES	YES	YES	YES	YES	YES	YES
Melcombe Bingham						YES		
Upper & Lower Ansty		YES	YES	YES	YES			
Milborne St Andrew	YES	YES	YES	YES	YES	YES		YES
Milton Abbas	YES	YES	YES		YES	YES		YES
Milton on Stour	YES	YES	YES			YES	YES	
Motcombe	YES	YES	YES	YES	YES	YES	YES	
Okeford Fitzpaine	YES	YES	YES	YES	YES	YES		YES
Pimperne	YES	YES	YES	YES	YES	YES		
Pulham				YES	YES	YES		
Shillingstone	YES	YES	YES	YES	YES	YES	YES	
Spetisbury	YES			YES	YES	YES		
Stour Provost	YES			YES		YES		
Stour Row				YES		YES		
Stourpaine		YES	YES	YES	YES	YES		
Stouton Caundle				YES	YES	YES		
Sutton Waldron				YES		YES		
Tarrant Gunville				YES		YES		
Tarrant Hinton				YES		YES		
Tarrant Keyneston				YES	YES	YES		
Tarrant Monkton				YES	YES	YES		
West Stour				YES	YES	YES	YES	
Winterborne Houghton						YES		
Winterborne Kingston	YES	YES		YES	YES	YES		
Winterborne Stickland	YES	YES	YES	YES	YES	YES	YES	YES
Winterborne Whitechurch	YES			YES	YES	YES		YES
Winterborne Zelston				YES	YES	YES	YES	

Apart from Milton on Stour, Fifehead Magdalen, Hinton St Mary and Manston, all villages have a mobile library service. Of the villages examined 35% have a school and about 44% have access to a post office or shop.

### **Changes in village facilities**

The information below has been extracted from the planning records from April 2004 to March 2005 and show any change of use to rural facilities.

**General Store/Post Office – One** application granted permission to demolish shop and erect one dwelling at the former village store and post office at Fox Inn, Lower Ansty.

**Village Hall –** There were **no** applications to change the use or erect a new village hall. There was one application to extend a village hall in Shillingstone.

**Place of Worship – Two** applications granted permission in this period for conversion of a place of worship to a residential dwelling. These were, Methodist Church Iwerne Minster, The Old Chapel Tarrant Monkton.

**Public House –** There was **one** permission for conversion of a public house to a residential dwelling. The site is Deer Park House Lydlinch.

**Schools –** There were **no** permission to change the use of a village school or to erect a new one.

**Public Recreation Grounds –** There were **no** applications to change the use of an amenity/recreation area.

**Play Areas –** There were **no** applications to change the use of village play area and no proposals for new ones.

**Daily Bus Service to nearest market town -** Of all the villages with a settlement boundary in North Dorset **67%**, have a daily bus service to their nearest market town. There are two villages, Winterborne Kingston and Winterborne Zelston, which do not have a daily bus service to their nearest market town, but do have a daily bus service to Poole. The remaining villages (21%) have a once or twice weekly bus service to the nearest market town.

**Percentage of eligible open spaces managed to green flag award standard (NCOI 4c)**

Strategic Leisure Consultants appointed by the Council have carried out an Audit of Open Spaces and Assessment of Local Need. The Council will use this work to set local standards and local indicators will be devised to monitor provision. As a result the information needed to access this indicator should be available next year and will be included in the Annual Monitoring Report for 2006.

#### 4.2.5 Transportation

The indicators set out in the Local Plan are as follows:

- ◆ Monitor annual investment in Local Plan transportation schemes and relate to problem areas and new development.
- ◆ Monitor Changes to bus and train services within the Local Plan Integrated Transport Network.

In previous years the above indicators have been monitored, but they have not provided information that is easy to quantify or compare against the position in other areas.

The new National Core Output Indicators introduced by the government do provide a means of measuring performance on car parking and accessibility by public transport more easily. It is suggested that these indicators should be used in future to measure performance on transportation policy.

#### Percentage of completed non-residential development complying with car parking standards set out in the local development framework.

NCOI 3a : Completed non-residential development within North Dorset complying with car parking standards set out in the Local Plan			
	Community & Leisure	Employment	Retail
Total number of completed non-residential schemes	3	12	4
Percentage of schemes with relevant information which comply with car parking standards	0%	17%	75%
Source NDDC			

Within North Dorset a large number of non residential planning applications are granted on an annual basis. It would not have been possible to survey all of these sites for this year's AMR. As a result only permissions for major sites were looked at. The definition of major development is explained in **Appendix 3**. This gave a total of 23 sites, of which 19 were completed. Next year the possibility of increasing the number of sites to be surveyed will be examined and in discussion with other local authorities, whether it maybe possible to set a floor space or site size threshold for future use.

Of the 19 sites above, 68% did not have sufficient information included within the planning application to be able to assess correctly whether they complied with car parking standards set out in the Local Plan. This has highlighted the need to ensure full information is supplied in the planning application forms and that it is properly assessed when the application is processed.

Due to the difficulties described above the percentage of employment and community/leisure sites complying is very low. However 3 out of 4 (75%) of retail schemes complied with the car parking standard in the Local Plan. It is suggested that in future years a target of 75% compliance should be set for other uses.

**Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary/secondary school, employment and a major health centre.**

NCOI 3b - Percentage Of New Residential Development Completed Between 1/4/2004 and 31/3/2005 Within 30 Minutes Public Transport Time of the Listed Designations Within North Dorset										
North Dorset	Hospitals		GP's		Secondary		Primary		Employment	
	Totals	Percent	Totals	Percent	Totals	Percent	Totals	Percent	Totals	Percent
30 mins or less	506	83.0	555	91.0	510	83.6	590	96.7	535	87.7
Greater than 30 mins	104	17.0	55	9.0	100	16.4	20	3.3	75	12.3
<b>Total</b>	610	100.0	610	100.0	610	100.0	610	100.0	610	100.0

Source : Dorset County Council

The residential development sites used in the calculation are those where all proposed development was completed between 1<sup>st</sup> April 2004 and 31<sup>st</sup> March 2005 irrespective of when construction started on the site. (For a detailed definition of how the figures were calculated see **Appendix 3.**)

As the table above shows, over 80% of all new residential development was within 30 minutes public transport time of one of the listed designations. At 96.7% primary schools are the designation most accessible and this is followed by GP Surgeries at 91% and hospitals come out lowest with a percentage of 83%.

For a rural District with limited public transport facilities these are considered to be good results. They indicate that the majority of development has been in the towns where accessibility to these facilities is easiest. They also show that very little development has occurred in places where accessibility by public transport is difficult. It is suggested that a target of 80% compliance should be set for future years.

## **5.0 EVALUATION OF LOCAL ISSUES**

Some discussion of each issue has been included within the relevant section. The following comments concern the issues of most concern to the District.

### **5.1 Environment**

#### **Loss of Greenfield Land**

Monitoring of the loss of greenfield land and buildings to other uses shows a gradual decline over the three years audited. This reflects the fact that many of the major allocated sites have now been developed. There could be an upsurge of development on greenfield land after 2006/7 if the land allocated in the final phase of the Local Plan is taken up. Decisions on these sites will need to be taken in the light of the overall housing situation in the District and likely future development allocations in the emerging Regional Spatial Strategy.

Conversion/redevelopment of rural buildings (that also count as greenfield development) are likely to continue and may increase as more farmers seek to diversify.

### **5.2 Housing**

#### **Overall Housing Numbers**

The use of the housing trajectory gives a more realistic assessment of the likely take up of housing land in the District. It indicates that there will be an over-supply of around 9%. This is not as severe as indicated by previous monitoring reports and is within the 10% tolerance normally allowed on dwelling targets.

Development rates have been higher than anticipated in most parts of the District, Shaftesbury being the only under achiever. Here the major development to the East of the town is now less certain due to the “call in” by the Government Office for the South West of two applications on this site. If the development does not go ahead it will make a significant difference to the supply situation. The potential over-supply by 2011 could be wiped out by the loss of this one allocated site.

The final phase of the Local Plan runs from 2006 – 2011. Applications on the remaining allocated sites are likely to be submitted in the near future and decisions will have to be made. In doing so, a careful assessment will need to be made of the opportunities offered by development (ie affordable housing,

contributions towards community facilities and supply of labour) and these considered against the numerical situation.

### **Affordable Housing.**

The provision of affordable housing has been below target in recent years. The potential loss of 180 affordable dwellings on the Shaftesbury site would have a serious effect on supply both for the District and Shaftesbury itself. Other sites of a suitable size to bring forward a quota of affordable housing will be hard to find. Every opportunity to bring forward sites for affordable housing should be pursued.

## **5.3 Employment**

### **Land developed for employment use.**

The AMR shows a generally healthy picture as far as the development of employment land goes, with gross development exceeding the expectations of the Local Plan. The fact that vacant industrial floorspace has declined in each of the last three years also shows that the local economy is performing well.

However the amount of employment land lost to residential use in the last year is of concern. It is unfortunate that historical figures are not available. The employment land review being undertaken should help to assess the current situation.



## 6.0 TIMETABLE FOR AMR 2006

### Indicators to be covered in more detail next year

- ◆ Loss of employment land (NCOI 1e) - time constraints and resource issues mean that it has not been possible to survey all sites, granted planning permission to change from employment to another use, this year. Next year when housing supply information is collected at the beginning of April, employment supply will also be checked. Site surveys for employment sites will then be carried out in May and June, along side those for housing. The AMR for 2006 should include information for this indicator.
- ◆ Car Parking (NCOI 3a) – in consultation with other local authorities a possible threshold may be set so that a more realistic number of sites can be checked. This will then surveyed along side housing and employment sites.
- ◆ Percentage of eligible open spaces managed to green flag award standard (NCOI 4c) – once a full assessment of the results of our Open Space’s Audit has been carried out, this indicator will be answered properly and will be included in next year’s report.

Months	Work to be undertaken
April 2006	Base Information downloaded from planning system
May/June 2006	Survey sites for, housing, employment and car parking. Make initial requests for other information, both internally and from external organisations
July/June 2006	Pull together survey information, chase up requests for information where necessary
Sept/August 2006	Produce tables and graphs from data collected and write up report
Nov/Dec 2006	Conclusions and recommendations
Dec 2006	ARM 2006 to cabinet

## **APPENDIX 1 - Sources of Contextual Indicators**

1. Population Mid Year 2004 Estimate - Office for National Statistics.
2. % of Population By Age Bands - Office for National Statistics.
3. Population Density - Office for National Statistics.
4. Ethnicity – Census 2001 Office for National Statistics.
5. House Price Income Ratio – Dorset County Council.
6. House Price Income Ratio – Dorset Data Book 2005.
7. Average Household Size – Census 2001 Office for National Statistics.
8. % of Second Homes - Census 2001 Office for National Statistics.
9. % of Vacant Properties - Census 2001 Office for National Statistics.
10. % People With Limiting Long Term Illness - Census 2001 Office for National Statistics.
11. Life Expectancy at Birth Females - Office for National Statistics.
12. Life Expectancy at Birth Males - Office for National Statistics.
13. % Households With No Car - Census 2001 Office for National Statistics.
14. Violent Crime Rate Per 1000 Population - Dorset County Council.
15. Burglary Crime Rate Per 1000 Households - Dorset County Council.
16. New Vat registrations in 2004 - Office for National Statistics.
17. Vat De-registrations in 2004 - Office for National Statistics.
18. Unemployment Rate 2005 - Office for National Statistics.
19. Ave Gross Weekly Earning 2004 – Dorset Data Book 2005.
20. Male Ave Gross Weekly Earnings 2004 – Dorset Data Book 2005.
21. Female Ave Gross Weekly Earnings 2004 – Dorset Data Book 2005.
22. % 15 Year Olds Gaining GCSE's Grade A-C - Dorset County Council.

Appendix 2

**USE CLASSES ORDER**

**(REVISED & EFFECTIVE AS OF 21<sup>ST</sup> APRIL 2005)**

<b>CLASS</b>	<b>USE</b>	<b>DEVELOPMENT PERMITTED BY THE GPDO USE OF PROPERTY FOR:</b>
<b>A1</b>	<b>SHOPS</b>	(a) retail sale of goods other than hot food (b) post office (c) sale of tickets/use as a travel agency (d) sale of sandwiches and cold food for consumption off the premises (e) hair dressing (f) funeral directors (g) display of goods for sale (h) hiring out of personal/domestic goods (i) washing/cleaning of clothes or fabrics on the premises (j) reception of goods to be cleaned/washed/repaired where the sale is to visiting members of the public (k) as an internet café where the primary purpose is to enable the public to access the internet.
<b>A2</b>	<b>FINANCIAL &amp; PROFESSIONAL SERVICES</b>	(a) Provision of financial services (b) Provision of professional services (c) Any other services (including a betting shop) deemed to be appropriate to a shopping area.
<b>A3</b>	<b>RESTAURANTS &amp; CAFES</b>	<ul style="list-style-type: none"> <li>• Restaurant (where food and drink are consumed on the premises).</li> <li>• Café (where food and drink are consumed on the premises).</li> </ul>
<b>A4</b>	<b>DRINKING ESTABLISHMENTS</b>	<ul style="list-style-type: none"> <li>• Public House</li> <li>• Wine Bar</li> <li>• Other drinking establishment</li> </ul>
<b>A5</b>	<b>HOT FOOD TAKEAWAYS</b>	<ul style="list-style-type: none"> <li>• The sale of hot food for consumption off the premises</li> </ul>
<b>B1</b>	<b>BUSINESS</b>	(a) Offices (other than those permitted in Class A2) (b) Research and development. (c) Light industry – any industrial process being a use which can be carried out within a residential area but without causing detriment to the amenity of that area.
<b>B2</b>	<b>GENERAL INDUSTRIAL</b>	<ul style="list-style-type: none"> <li>• Carrying out of an industrial process, other than one falling in Class B1</li> </ul>
<b>B8</b>	<b>STORAGE &amp; DISTRIBUTION</b>	<ul style="list-style-type: none"> <li>• Storage or distribution.</li> </ul>
<b>C1</b>	<b>HOTELS</b>	<ul style="list-style-type: none"> <li>• Hotel/boarding house/guest house where, in each case, no significant element of care is provided</li> </ul>
<b>C2</b>	<b>RESIDENTIAL INSTITUTIONS</b>	<ul style="list-style-type: none"> <li>• Provision of residential accommodation and care for people in need of care (excluding those within class C3)</li> <li>• Hospital or nursing home</li> <li>• Residential school, college or training centre</li> </ul>

<b>CLASS</b>	<b>USE</b>	<b>DEVELOPMENT PERMITTED BY THE GPDO USE OF PROPERTY FOR:</b>
<b>C3</b>	<b>DWELLING HOUSES</b>	A dwelling house by a single person or by people living together as a family or by not more than six residents living together as a single household (including a household where care is provided for residents).
<b>D1</b>	<b>NON- RESIDENTIAL INSTITUTIONS</b>	Any use, not including a residential use, for: (a) provision of medical or health services, except the use of premises attached to the residence of the consultant or practitioner ; (b) a crèche, day centre or day nursery; (c) provision of education; (d) the display of works of art (other than for sale or hire) (e) a museum (f) a public library or public reading room (g) a public hall or exhibition hall (h) in connection with public worship or a religious institution
<b>D2</b>	<b>ASSEMBLY &amp; LEISURE</b>	(a) cinema (b) a concert hall (c) a bingo hall or casino (d) a dance hall (e) swimming bath/skating rink/gymnasium/or other area for indoor or outdoor sports or recreations, not involving motorised vehicles or fire arms
<b>SUI GENERIS</b>		Includes:- <ul style="list-style-type: none"> <li>• Nightclubs</li> <li>• Motor car showrooms</li> <li>• Retail warehouse clubs</li> <li>• Taxi or vehicle hire businesses</li> <li>• Launderettes</li> <li>• Amusement centres</li> <li>• Petrol stations</li> <li>• Hostels</li> <li>• Theatres</li> </ul>

## Appendix 3

### Definition of Major Development

- ◆ Housing - sites of more than 50 dwellings or larger than 2 hectares (5 acres).
- ◆ Commercial – sites of more than 1 hectare (2.5 acres) and buildings of more than 1,000m<sup>2</sup> (10,800ft<sup>2</sup>) or with 50 or more employees.
- ◆ Shopping – buildings of more than 500m<sup>2</sup> (5,400ft<sup>2</sup>) net retail floorspace.
- ◆ Community Facilities – buildings of more than 1,000m<sup>2</sup> or for accommodating more than 500 persons.

### Definition of National Core Output Indicator 3b as applied by Dorset County Council.

The indicator wording is not specific enough to enable production of a single figure for each local authority area. For this reason, the percentage of residential development within 30 minutes public transport travel time of each of the 'destinations' has been calculated using the following method.

The public transport data set that has been used for this calculation was updated on 16/05/05. The controlling parameters for travel by public transport are that a resident would be able to walk for 0.8km at a speed of 4.8km/h to transfer between transport nodes.

The residential development sites used in the calculation are those where all proposed development was completed between 1<sup>st</sup> April 2004 and 31<sup>st</sup> March 2005 irrespective of when construction started on the site. For simplicity, the centroid of each site has been used as the 'origin', irrespective of the net area and also irrespective of the number of units on the site.

For each of the five 'destination' types, the following parameters have been used:

<b>Destination</b>	<b>Hospitals</b>	<b>GP's</b>	<b>Secondary Schools</b>	<b>Primary Schools</b>	<b>Employment Towns</b>
<b>Day of travel</b>	Monday	Monday	Monday	Monday	Monday
<b>Time of travel</b>	Between 09:00 and 17:00	Between 09:00 and 17:00	Between 08:00 and 16:00	Between 09:00 and 17:00	Between 08:00 and 18:00
<b>Notes</b>	Includes community hospitals inside and on the periphery of Dorset	Includes all GP surgeries inside and on the periphery of Dorset	In 3 tier areas, Middle and Primary Schools are grouped together.		Towns within or outside of Dorset
			Age range 11-18 or 13-18	Age range 5-11 or 5-13	

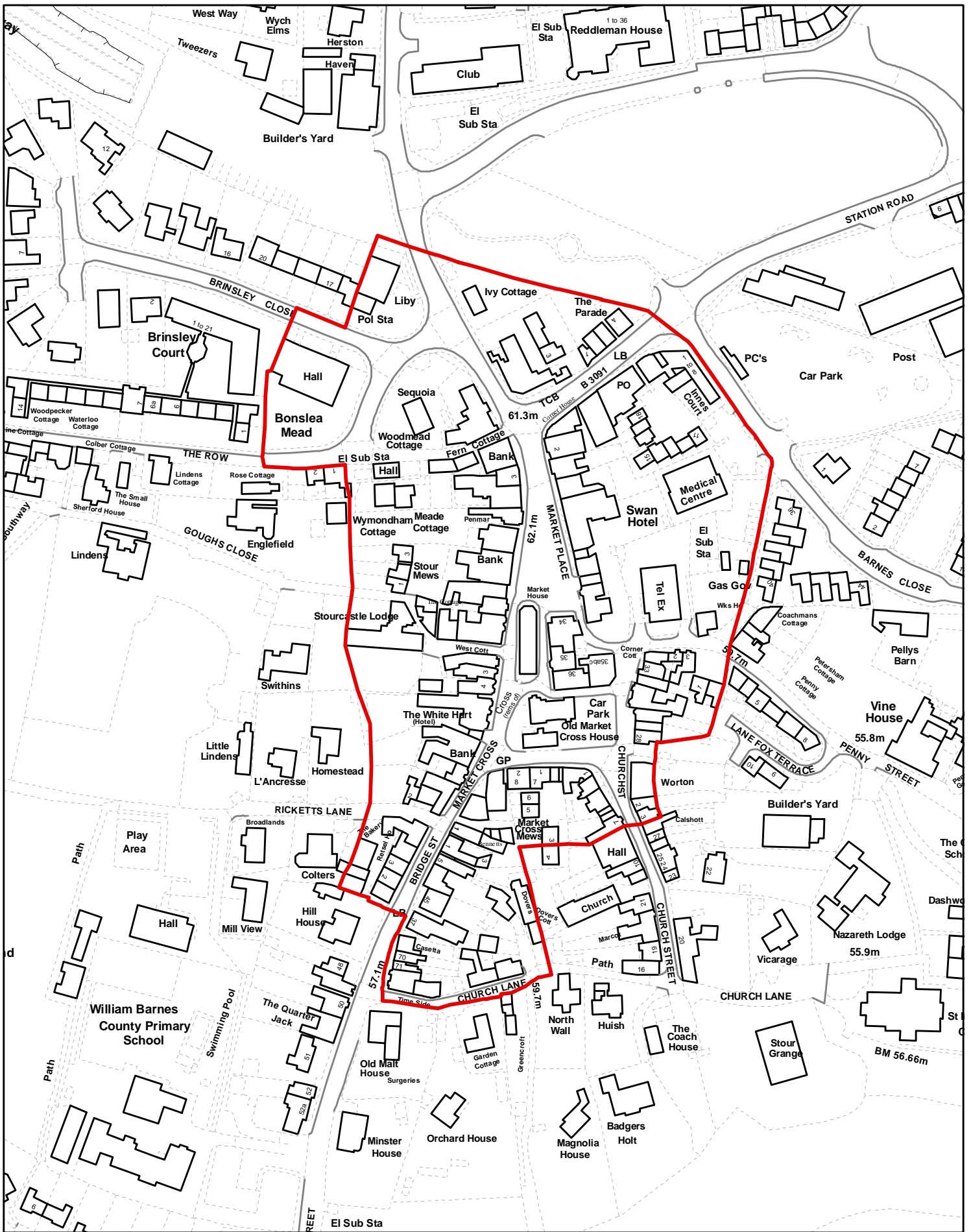
Once the travel time to each site had been calculated the total number of units on all of the sites was used to give the percentage of residential units within 30 minutes travel time from the destination.

## **Appendix 4**

### **Maps showing draft “Town Centre Areas”**

The definition of Town Centre Areas has followed that used in the Urban Potential Study of the District (Feb 2004) by North Dorset District Council. The town centre areas in the Urban Potential study utilised the “Typical Urban Areas” approach as defined in a report by Baker Associates (South West Urban Potential Study: Preliminary Information. 1998).

It is recognised that the areas defined may have changed in character since this study was undertaken and will need to be updated. This will be done in liaison with colleagues in the region and subject to the future approval of the Authority.



Sturminster Newton

**Draft Town Centre Plan**

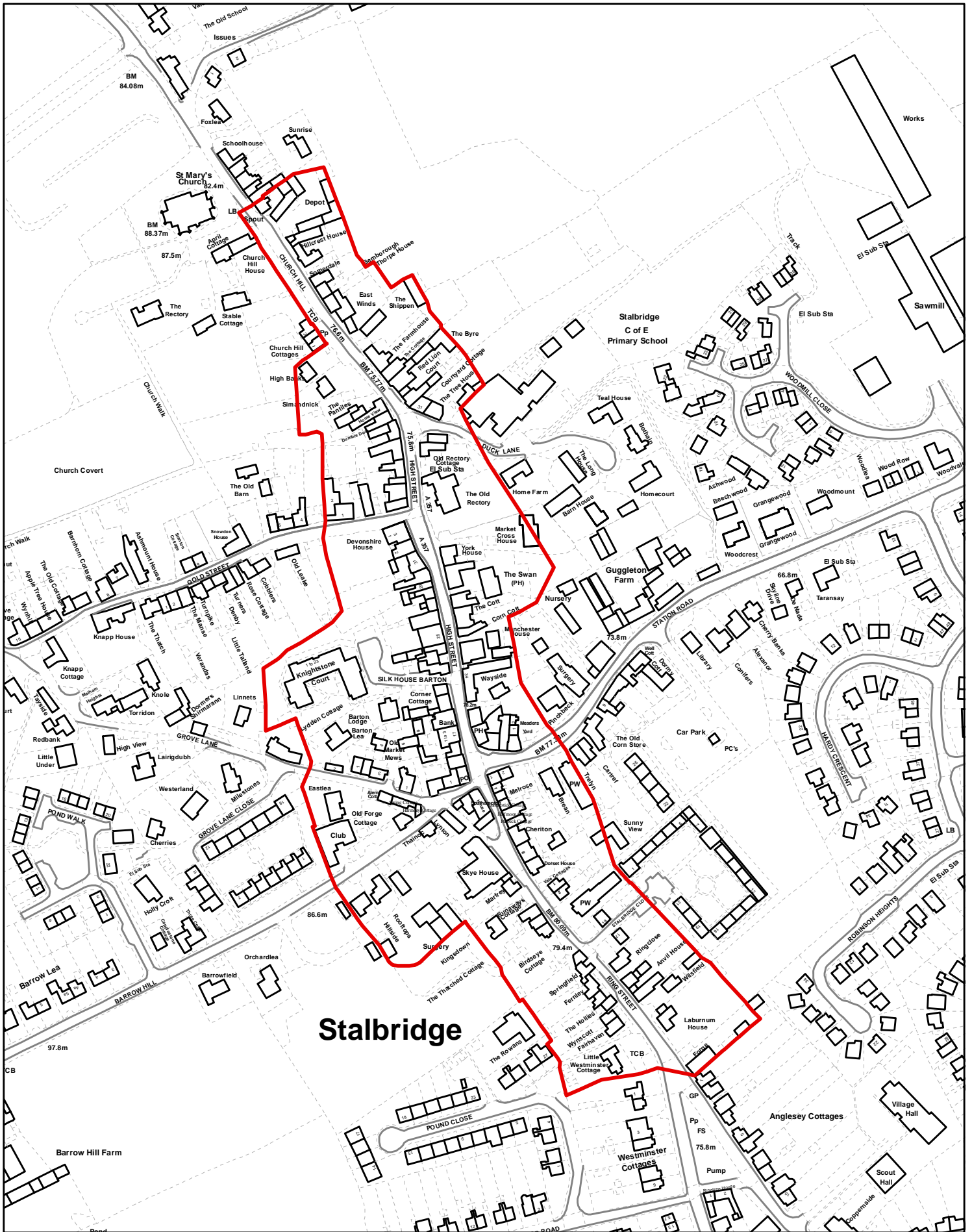
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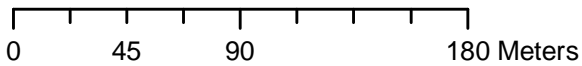


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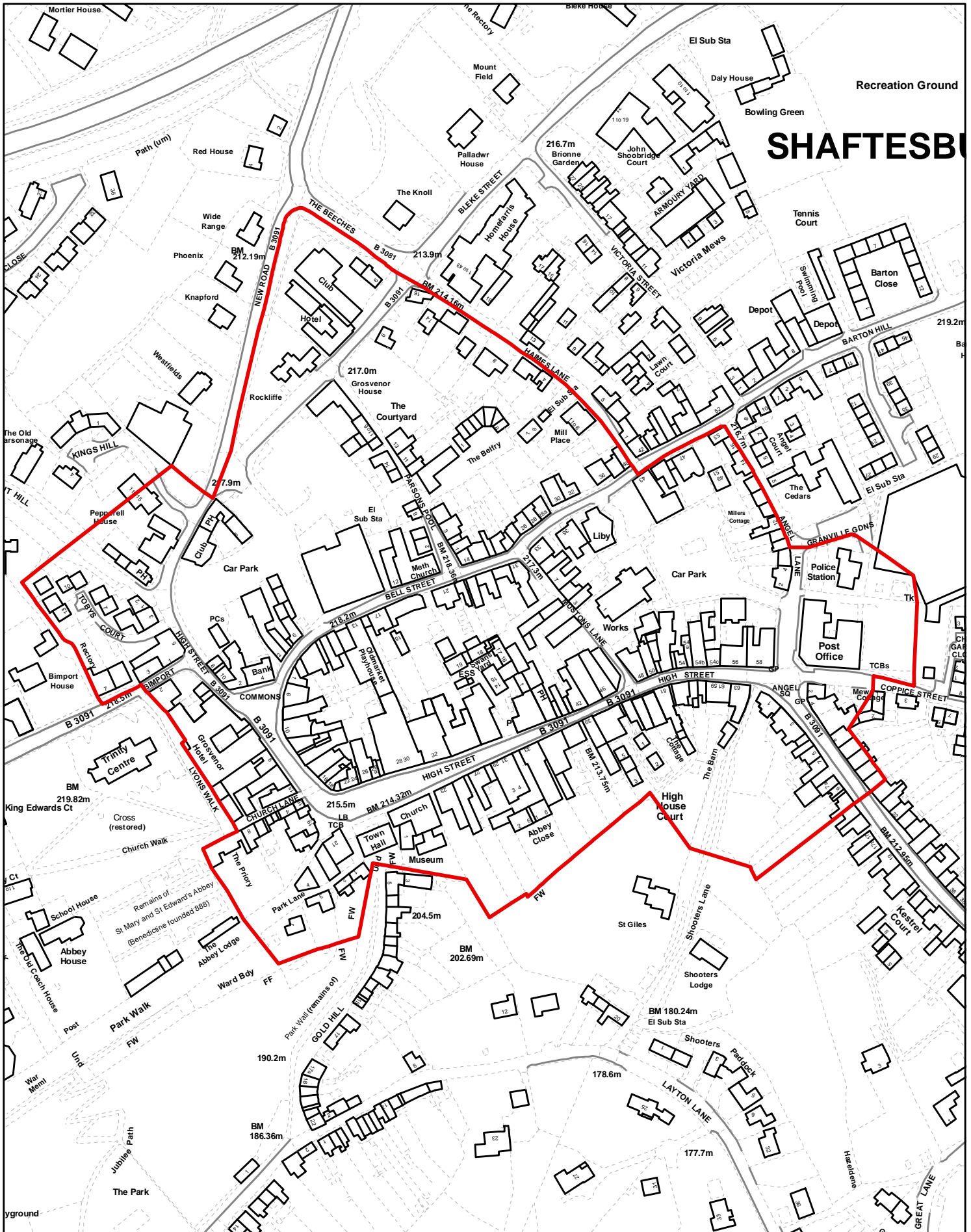
Stalbridge  
Draft Town Centre Plan



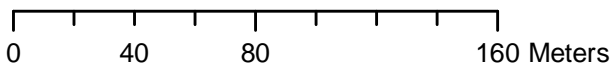
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Shafftesbury  
Draft Town Centre Area

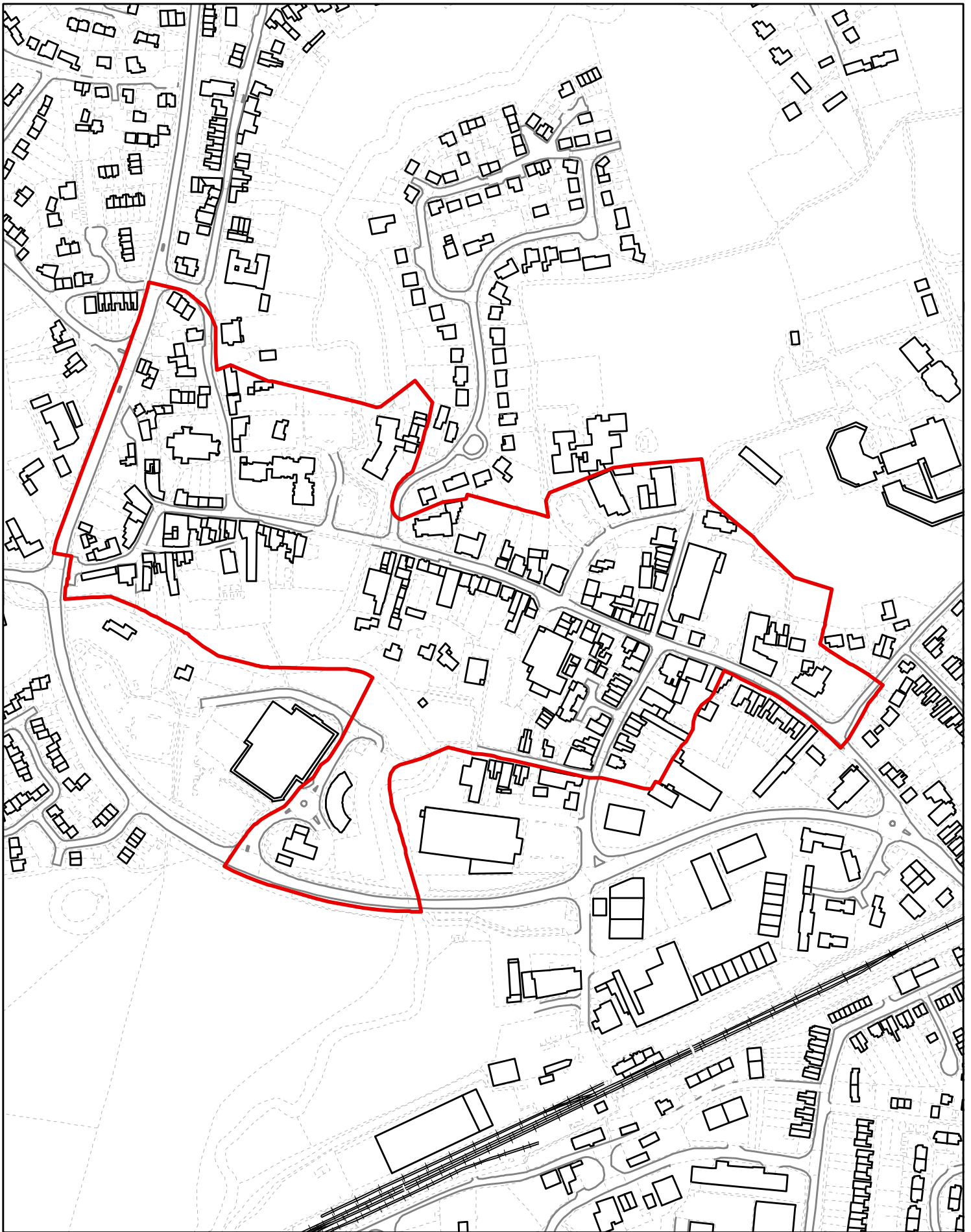


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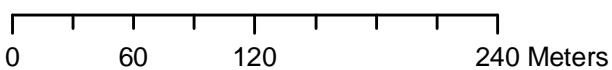


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Gillingham  
**Draft Town Centre Area**



**Scale: 1:3,750**



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Blandford Forum  
**Draft Town Centre Area**

0 60 120 240 Meters

Scale: 1:3,750



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