

Comparison of Affordable Housing Provision at Other Regional Schemes

Scheme	Location	Developer	LPA	Date	Total Units	AH Units	AH %	Notes
Alderholt Meadows	Alderholt	Dudsbury Homes	East Dorset	Current	1,694	593	35%	Proposed Development
Lancaster Gate	Blandford	Wyatt Homes	Dorset Council	Current	490	147	30%	Policy compliant.
Whitsbury Green	Burgate (Fordingbridge)	Pennyfarthing Homes	New Forest	Feb-24	404	81	20%	Relates to second phase of larger development just East of Alderholt.
Land North Ringwood Road	Alderholt	Pennyfarthing Homes	East Dorset	Feb-24	45	7	16%	Due to lack of take up from RPs, due to size, tenure of 7 affordable units permitted as First Homes.
Parley Cross	West Parley	Bellway	East Dorset	Feb-21	386	73	19%	Abnormal cost associated to highways works to create new link road.
Roeshot Grange	Christchurch	Taylor Wimpey	Christchurch	Mar-19	875	236	27%	Abnormal infrastructure including pylon grounding, foundations, S.278 works.
Julians Bridge	Wimborne	Wyatt Homes	East Dorset	Mar-19	203	79	33%	Affordable % reflects net affordable housing provision accounting for 20 replacement dwellings.
Leigh Road	Wimborne	Barratt David Wilson	East Dorset	Jan-18	305	85	28%	Abnormal costs lead to the reduction to 28%.
Minster Gate	Wimborne	Bloor	East Dorset	Mar-17	630	200	32%	Abnormal SANG and bridge construction works.
				Average (approved)	3,338	908	27%	

Local Authority Policy & Emerging Local Plan Viability

Document	Date	Ref	Wording/Issue	Notes																								
Christchurch and East Dorset Local Plan Part 1 - Core Strategy	Apr-14	Policy LN3, page 170	Policy Percentage Requirements All greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements unless otherwise stated in strategic allocation policies.	Any Planning Application which on financial viability grounds proposes a lower level of affordable housing than is required by the Policy Percentage Requirements must be accompanied by clear and robust evidence that will be subject to verification.																								
Dorset Emerging Local Plan Viability Assessment (Produced By Three Dragons) CONCLUSION	May-22	Para 5.24-5.27, page 47	'As set out in 3.1.4, where policy requirements have been set at 40% or 50%, actual delivery has been at a much lower level – often at 0% but more generally around 35%. Coupled with the results set out in Table 5.10, there seems limited reason for increasing the affordable housing target above 35% in the higher value area'. (Higher value area includes Alderholt).	Report concludes maximum affordable housing on large greenfield sites should be 35%. Also confirms that current Policy requirement of 40% and 50% is often not met. This report relies on benchmark land values derived from EUV evidence transacted between 2014 and 2020 and is out of date and not locational specific.																								
Dorset Emerging Local Plan Viability Assessment (Produced By Three Dragons) BENCHMARK LAND VALUE	May-22	Paras 4.12-4.14, pages 24-25	Appellant benchmark based on £100,000/gross acre as minimum land owner will accept to release land for development. Viability for the emerging local plan is measured against the following District Wide benchmark land values. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>EUV/ha</th> <th>EUV/acre</th> <th>Premium Multiplier</th> <th>BLV/Ha</th> <th>BLV/acre</th> </tr> </thead> <tbody> <tr> <td>Large Greenfield 1</td> <td>£21,000</td> <td>£8,498</td> <td>10</td> <td>£210,000</td> <td>£84,984</td> </tr> <tr> <td>Large Greenfield 2</td> <td>£21,000</td> <td>£8,498</td> <td>15</td> <td>£315,000</td> <td>£127,476</td> </tr> <tr> <td>Large Greenfield 3</td> <td>£21,000</td> <td>£8,498</td> <td>20</td> <td>£420,000</td> <td>£169,968</td> </tr> </tbody> </table>		EUV/ha	EUV/acre	Premium Multiplier	BLV/Ha	BLV/acre	Large Greenfield 1	£21,000	£8,498	10	£210,000	£84,984	Large Greenfield 2	£21,000	£8,498	15	£315,000	£127,476	Large Greenfield 3	£21,000	£8,498	20	£420,000	£169,968	The LPA EUV figures adopted are significantly out of date and not location specific. Symonds & Sampson on behalf of the Appellant calculate average EUV at £19,000 per gross acre, resulting in a premium multiplier of 5.26 to establish the £100,000/gross acre BLV.
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