

Policy H8: Small sites next to existing settlements

Outside the Green Belt, applications for residential development will be permitted on sites adjoining the settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary (as listed in the settlement hierarchy), provided that:

- a. the scale of proposed development is proportionate to the size and character of the existing settlement, up to a maximum of:
 - i. 30 homes on any single small site adjoining a town;
 - ii. 20 homes on any single small site adjoining a key service village;
 - iii. 15 homes on any single small site adjoining a local service village;
 - iv. 5 homes on any single small site adjoining other villages with a settlement boundary;
- b. individually and cumulatively, the size, appearance and layout of proposed homes does not harm the character and value of any landscape or settlements potentially affected by the proposals;
- c. the development would contribute to the provision of a mix of different types and sizes of homes (including affordable homes) to reflect the Council's expectations in Policies H9 and H11 or, where expressed in a neighbourhood plan, those of the relevant local community;
- d. the site does not lie within a neighbourhood plan area where small sites have been allocated to meet identified housing needs in a made neighbourhood plan; and
- e. the impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation or regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network.

Provide a mix of housing, to include affordable options, that meets the needs of local people

- 175.** It is important to ensure the proposed delivery of homes in Purbeck can meet the needs of different groups across Purbeck. National planning policy sets out that when considering local housing need, policies should identify the size, type and tenure of homes required for different groups in the community. This includes all types of residents and households including those with specialist housing requirements and those who wish to build their own homes. There are a range of factors that will influence demand for different sizes of homes, including demographic change, future growth in earnings and housing affordability.
- 176.** The SHMA Update (2018) for Purbeck provides an understanding of the implications of demographic dynamics on need and demand for different sizes of homes. The housing market model looks at the types and sizes of accommodation occupied by different ages of residents and considers projected change in population to assess demand for different sizes of homes. A summary of the recommended mix of housing in Purbeck is outlined in the table below with further detail provided in the SHMA (2015 and 2018 Update).

	1-bedroom	2-bedrooms	3-bedrooms	4+ bedrooms
Market Housing	0-5%	30-35%	40-45%	20-25%
Affordable Home Ownership	15-20%	45-50%	25-30%	5-10%
Affordable Rented	20-25%	40-45%	25-30%	5-10%

Specialist accommodation for an ageing population

- 177.** Specialist housing for older people is intended to enable people to remain living in their own homes independently for as long as possible, but is designed so that support can be provided. It covers a broad spectrum of accommodation, including purpose built accommodation for the elderly, sheltered housing and care homes. Whilst with an ageing population there is a growing need for care, there is also a desire, supported by the Council, to move away from providing care in an institutional setting and towards more flexible forms of living and support which seek to maintain people's independence and control of their lives. Mainstream housing needs to be suitable to meet the needs of older people, both through adaptation to the existing stock and by ensuring new housing is built with the flexibility to adapt to meet occupants' changing needs over time. Improving housing standards to strengthen local communities and reduce the need for residential care by enabling vulnerable people to remain in their homes, or be able to choose to move into a new home, is important as part of improving the overall housing mix within Purbeck.
- 178.** The SHMA notes that Eastern Dorset has a higher proportion of residents aged

over 65 than both the wider south west region and England as a whole; 27% of residents compared to 24% for the south west and 21% for England based upon 2011 Census data. For Purbeck this distinction is even greater with 30% of residents aged over 65. The projected population growth for Purbeck over the plan period highlights that the proportion of Purbeck's population aged over 65 is expected to grow by 30% compared with overall population growth of 5%. As a consequence, the existing prevalence of households that include a person with long-term health issues, identified as 27.8% in 2011, is expected to grow. Further, the SHMA estimates a 72% increase in residents suffering from dementia and a 58% increase in residents suffering from mobility problems (2013-33). Ensuring housing delivery responds to this demographic shift is key to the overall success of the Purbeck Local Plan.

Custom and self build housing

- 179.** The Self Build and Custom Housebuilding Act 2015 placed an obligation on local authorities to maintain a register of people interested in building their own homes. Purbeck launched its Self Build and Custom Housebuilding Register in October 2015. As of 31st October 2016, the Council had a total of 31 eligible applicants. In June 2018 there are 88 applicants on the self-build register for serviced self-build plots. To support the delivery of suitable self-build plots the Council intends to work positively with landowners and developers to ensure that each development makes a reasonable contribution to the identified need and provide suitably serviced plots ⁴.
- 180.** The Council recently implemented changes to the self-build register to introduce eligibility criteria that would require the applicant to demonstrate to the Council's satisfaction a local connection and finance available to build their home. The Council expects larger development sites incorporating self-build homes, whilst also recognising the role they have within rural communities. Provision of self-build homes will be supported in line with national guidance, policies in the Purbeck Local Plan and through neighbourhood planning.

⁴ A serviced plot either has access to a public highway and has connections for electricity, water and waste water, or, the Council is satisfied that access can be provided to these services within the duration of a development permission granted in relation to that land