



Dorset Council **Local Plan**

Health and Wellbeing Board

10 November 2021

- Local Plan consultation recap
- Overview of strategy
- Health and wellbeing issues
- Next stages





Consultation January 2021

• Consultation

- 18th January to 15th March
- 8 weeks long
- Primarily on-line

Raising awareness

- Social media
- Website
- Press releases / Radio
- E-newsletters
- 3D advertising
- School newsletters
- Posters
- Information boards
- Town and Parish council assistance



Explaining the content



Webinars



Podcasts



Responding to
webinar questions



Dedicated
phone line



Paper copies
available in libraries



Online
interactive plan



Videos



Planning surgeries with
interest groups

- Early engagement:
 - Dorset Council service providers
 - External infrastructure providers
- Ongoing discussions:
 - Dorset Council service providers
 - Specialist officers - site based workshops
 - Development management
 - Statutory bodies
 - Landowners and developers
 - External infrastructure providers





Our reach...



2.4m - reached
on social media



Over 5,000 -
views of
YouTube
webinars



callers to our
listen-in
webinars



comments on
newsroom
articles



842 - plays of
our podcasts



6 - interviews
with local radio
stations



44,559 -
webpage visits



What did we achieve?



Over 9,000 individual people responded (65,000 separate comments)

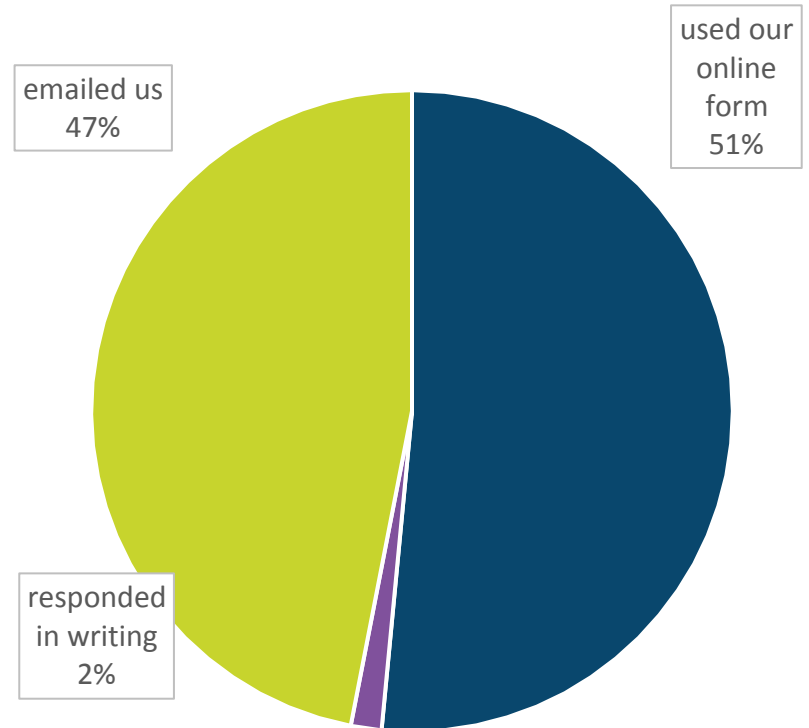


Plus a 5,146 signature petition



Represents 2.5% of Dorset's population

Of our respondents



- used our online form
- responded in writing
- emailed us



What did we achieve?



99 town and parish councils responded

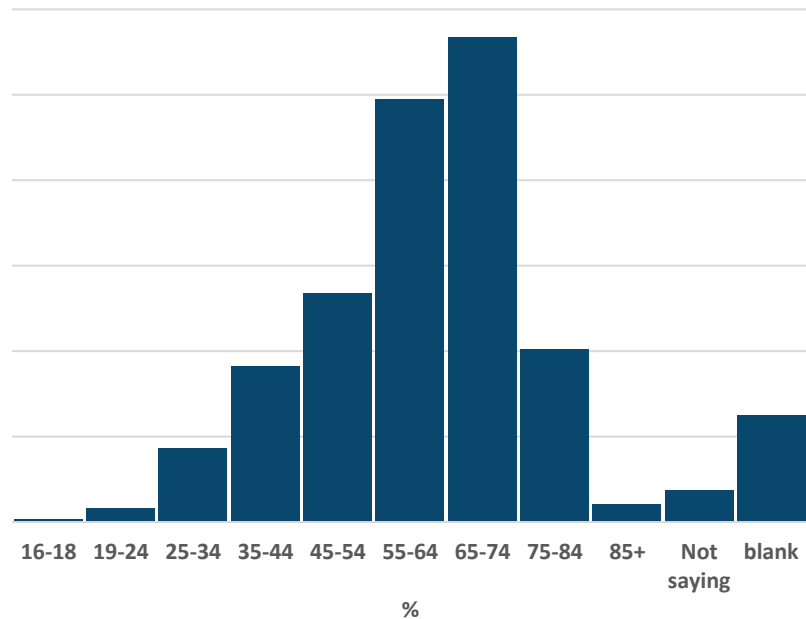
Around 30 statutory consultees responded

185 agents and site promoters responded



3% of our respondents who used our online form had some sort of disability

Age of respondent





- **Climate and ecological emergency**
- **Economic growth**
- **Unique environment**
- **Suitable housing**
- **Strong, healthy communities**
- **Staying safe and well**



- **30,500 dwellings between 2021 and 2038**
- **Nearly 1,800 dwellings per annum**
- **Minimum of 131 hectares of employment land**
- **Mix of sites and locations**
- **Strategy reflects the 4 housing and economic areas across Dorset**
- **Joint working with BCP to align local plans and share key strategic evidence**



Housing and Employment numbers



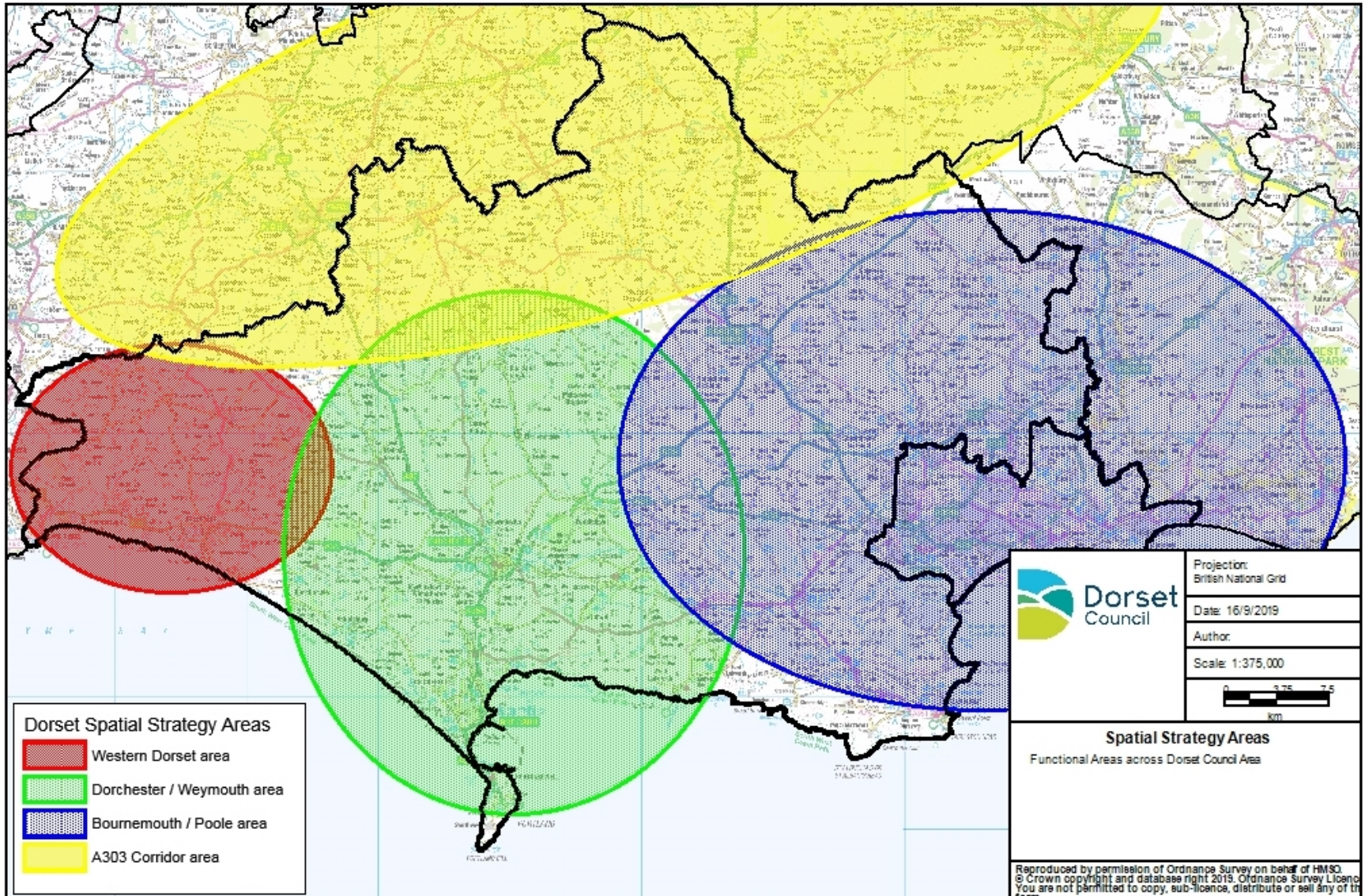
- Housing requirement depends on Standard Methodology
 - This will be amended further through the White Paper

	Current approach	Proposed approach
Dorset Council	about 1,800	about 2,075
BCP Council	about 2,650	about 1,805
TOTAL	about 4,450	about 3,880
DC plan target	about 30,600	about 35,275

- Between 130 ha and 150 ha of Employment Land needed
- Equivalent to around 21,000 new jobs
 - Need to update jobs evidence to reflect:
 - Covid-19 change in working patterns
 - Changes to the Use Class Order
 - Brexit



The Local Plan Content





Local Housing Need

- Housing need includes an affordability uplift
- Dorset Council house price ratio is 9.84
- Varies geographically from 8.13 up to 13.13
- Local Plan proposes 3 zones with affordable housing requirement of between 20% and 45%

Local Authority Area	Affordability Ratio	Minimum local Housing Need (pa)
Dorset Council	9.84	1,757
BCP	9.76	2,667

Housing For Specific Groups



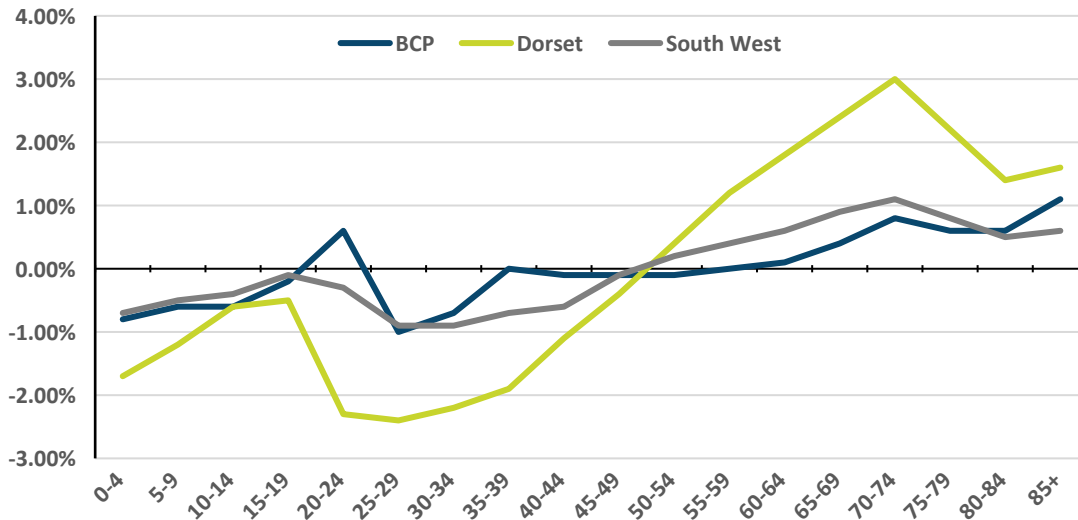
- NPPF Paragraph 62 requires us to establish the housing needs of different groups within the context of the overall housing requirement including (but not limited to):
 - those who need affordable housing
 - families with children
 - older people
 - students
 - people with disabilities
 - service families
 - travellers (dealt with separately)
 - those who wish to rent
 - those wishing to build / commission their own home



Dorset's housing now



- Dorset's age structure is weighted towards the elderly, and this is increasing

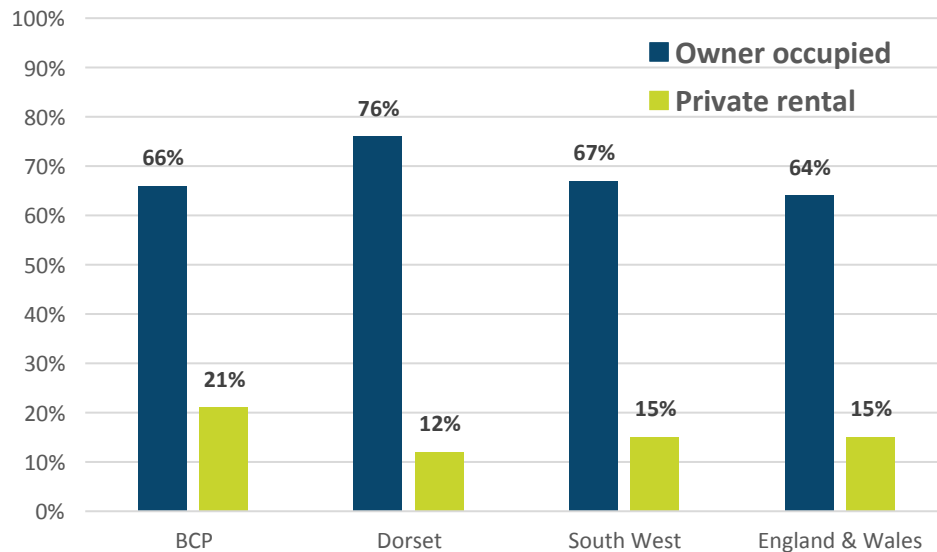


- Dorset's population growth largely driven by internal migration (people moving from elsewhere in the country).
- BCP population driven more by international migration
- Strong links between BCP and Dorset - a need to work closely together on strategic matters

Dorset's housing now



- There are around 195,500 homes in Dorset as of 2021 (1.18% increase on 2011 Census)
- Dorset has a higher percentage of detached dwellings and fewer flats than BCP and nationally
- Household sizes are declining (esp. 65-75 age)



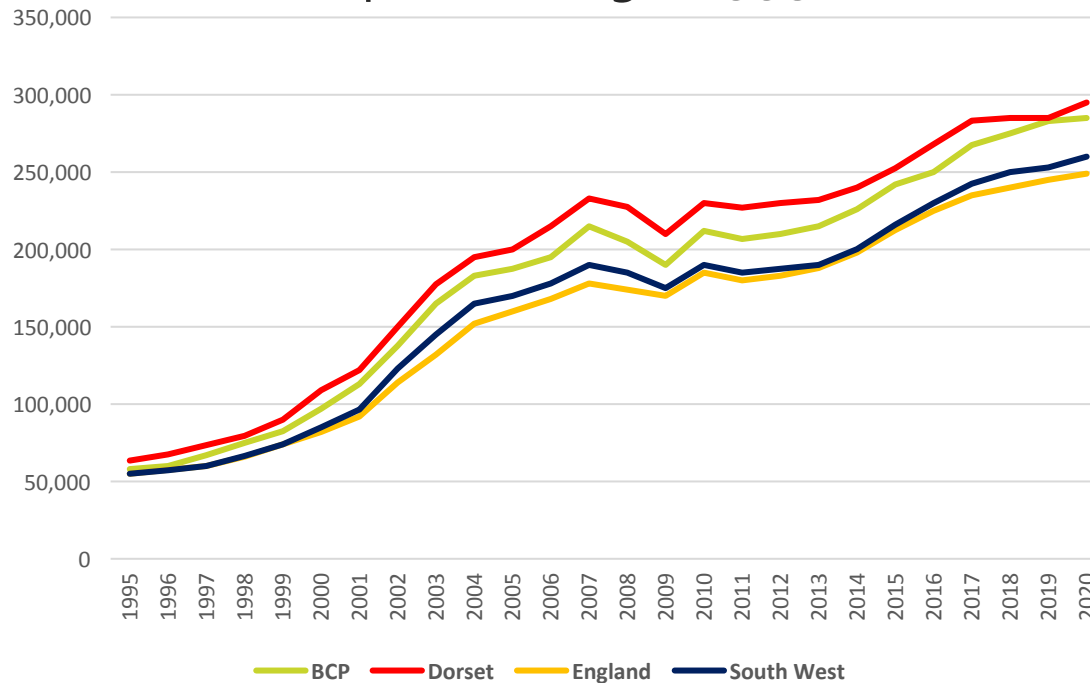
Dorset's housing now



- Median house prices:

BCP	£285,000
Dorset	£295,000
South West	£260,000
National	£243,000

- Median house price change (1995 to 2020)



Affordable housing



Referring to the planning definition of affordable housing (NPPF glossary)

Affordable housing: *housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:*

- *Affordable housing for rent*
- *Starter homes*
- *Discount market sales housing*
- *Other affordable routes to home ownership*

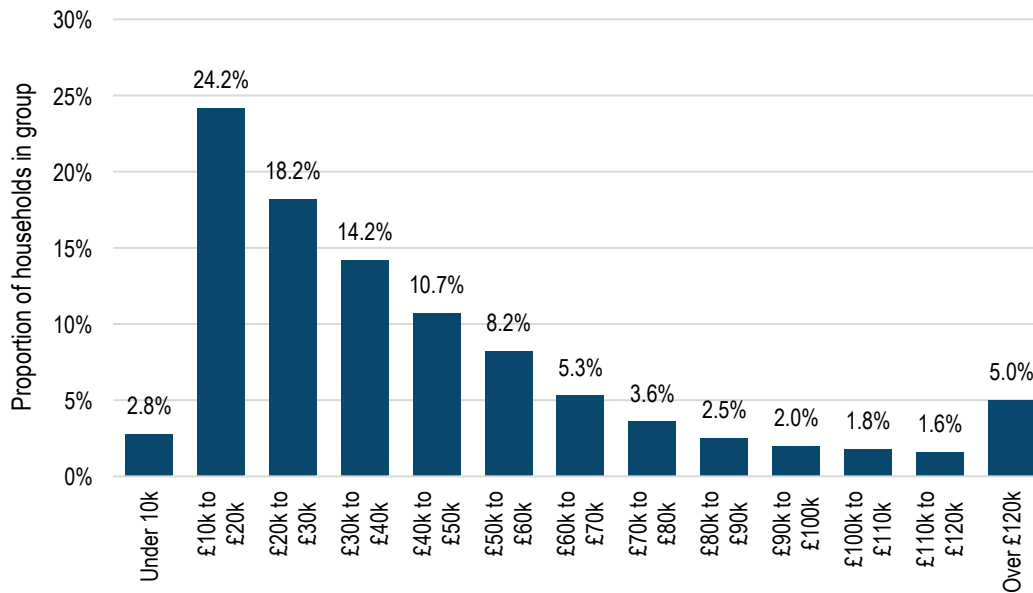


Affordable housing



- Around a quarter of households have an income of below £20,000

	BCP	Dorset
Average income	£41,100	£43,500
Median income	£31,200	£33,100
Lower quartile income	£18,100	£19,100



Affordable housing



- Estimated household income required to buy or privately rent – but differences across the area

	BCP	Dorset
To buy	£43,000	£42,600
To rent (privately)	£26,200	£25,900
Income gap	£16,800	£16,700

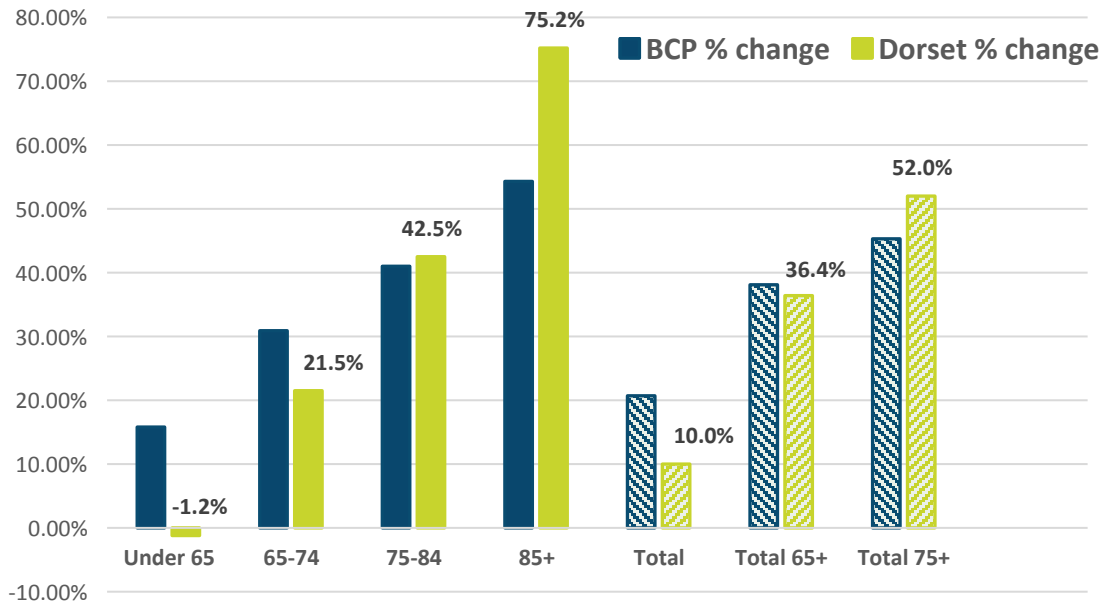
- Estimate that around 5,400 households in Dorset are living in unsuitable housing (BCP: 10,100)
- Around 55% of these households (3,000) cannot afford market housing (BCP: 5,600)
- Around 900 newly forming households will not be able to afford market housing (BCP: 1,400)
- **Net need for 950 new social / affordable rented homes per annum (BCP: 1,650)**



Older people and those with disabilities



- Majority of older people own their home
- Population of those over 65 projected to increase by 36% (BCP: 38%)
- Population under 65 projected to decrease in Dorset by -1.2% (BCP: +16%)



Older people and those with disabilities



- Predicted increase in those with Dementia and Mobility problems

Dorset	Change 2021 - 38	% Change
Dementia	3,930	54.1%
Mobility problems	8,812	46.6%
BCP	Change 2021 - 38	% Change
Dementia	2,932	45.5%
Mobility problems	6,916	42.0%



- Mobility problem increase relative to total population change is around 23% in Dorset (BCP: 8%)

- Clear justification for seeking 'accessible and adaptable' (building regs M4[2]) homes (potentially 100%) subject to viability

Older people and those with disabilities



- Projected need for 3,900 homes for wheelchair users (building regs M4[3]) – around 10% of total housing supply
- Significant increase in costs associated with delivery which impacts viability

	1-Bed flat	2-Bed flat	2-Bed Terrace	3-Bed Semi	4-Bed Semi
M4(2)	£940	£907	£523	£521	£520
M4(3)(A) – Adaptable	£7,607	£7,891	£9,754	£10,307	£10,568
M4(3)(B) – Accessible	£7,764	£8,048	£22,238	£22,791	£23,052



- Can require M4[3][B] accessible standard for affordable housing units only
- Subject to viability, site specific issues, could consider requiring M4[3][A] homes (potentially 10%)

Older people and those with disabilities



- Estimated need for 4,422 homes with support / care and need for around 2,769 nursing bedspaces
- Equivalent to a total of 5,960 homes or 20% of total new homes to be provided

Dorset		Shortfall by 2038
Housing with support	Market	2,027
	Affordable	590
Total (housing with support)		2,617
Housing with care	Market	921
	Affordable	884
Total (housing with care)		1,805
Residential care bedspaces		945
Nursing care bedspaces		1,824
Total bedspaces		2,769



- Need for affordable support / care – but viability and practical difficulties in securing provision on market-led sites (financial contribution is an alternative)

Housing Needs - Summary



- Need to meet housing targets unless exceptional circumstances
- Population ageing significantly and housing is expensive
- Need for affordable housing is high with a focus on rental (but flexible around affordable and social rent)
- Need to consider First Homes and other home ownership products – led by need / viability
- Appropriate to split Dorset into three different area requirements based on viability
- Focus on 2-bed and 3 bed homes and affordable 1-bed homes but maintain a flexible approach
- Justification for Accessible & Adaptable homes standard possibly at 100%
- Some need for wheelchair user housing subject to viability possibly 10%
- Need for around 4,400 homes with care / support and around 2,700 nursing bedspaces
- Policies to encourage self-build housing plot delivery



Health and Wellbeing

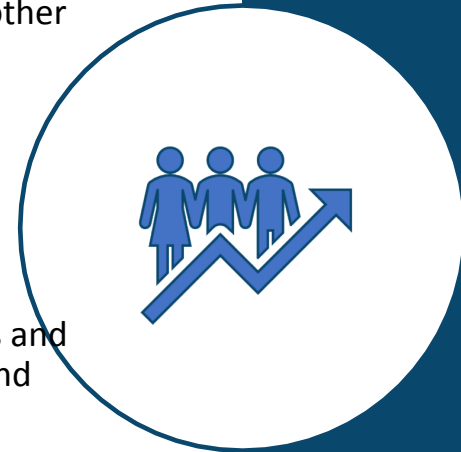
- Safe and sustainable places
- Homes in the right locations
- Access to community facilities
- Health care
- Housing needs for all
- Independent living
- Affordable housing
- Green infrastructure
- Walking, cycling, public transport
- Climate





Community infrastructure includes but is not limited to:

- shops, cafes, restaurants and public houses;
- post offices, banks and building societies;
- education and training facilities, pre-school centres and other children's services;
- doctors' surgeries and dental practices, day-care centres, hospitals and other healthcare / social service facilities;
- community halls / hubs, including places of worship;
- cultural facilities, such as arts centres;
- libraries and museums;
- sports facilities and open space of public value;
- roads, rail, port facilities and bus services, routes for pedestrians, cyclists and equestrians, including associated infrastructure such as petrol stations and vehicle electric charging points, signage, parking / storage;
- waste management, collection, recycling and disposal services;
- coast protection and flood defence schemes;
- community safety and emergency services (fire, police, ambulance and coastguard);
- community renewable energy / low carbon infrastructure;
- community business support, including broadband technology / telecommunications





Policies for Community Infrastructure

- **COM1.** Making sure new development makes suitable provision for community infrastructure
- **COM2.** New or improved local community buildings and structures
- **COM3.** Retention of local community buildings and structures
- **COM4.** Recreation, sports facilities and open space
- **COM5.** Hot food takeaways (resists takeaways within 400m of school/education establishments, play areas, youth centres)
- **COM6.** The provision of education and training facilities





Policies for Community Infrastructure (cont'd)

- **COM7. Creating a safe, efficient and low carbon transport network**
- **COM8. Parking standards in new development** (includes cycle parking and for people with impaired mobility)
- **COM9. Provision of infrastructure for electric and other low emission vehicles**
- **COM10. Low carbon and renewable energy development**



Delivery:

- **Direct provision within larger developments**
- **Contributions via CIL and s106**
- **Preventing loss of valued assets**



Actively exploring opportunities for new settlements at scale to deliver the longer-term growth needs of Dorset

Process towards delivery is lengthy and requires:

- A significant amount of work to identify all reasonable options
- Detailed evidence:
 - fully evaluate options
 - Deliverability
 - Infrastructure requirements
- Masterplan
- Market testing and initial scoping of options – currently in preparation





- Looking to deliver community health/care hubs
- Planners working with BBL team to facilitate this
- Some concerns about focus on the nursing home model for care needs, BUT
- Strategic Housing Market Assessment still shows a need for provision
- Need to work closely to ensure resilience in communities





Responses received from health bodies including Dorset CCG, Dorset County Hospital NHS Trust and NHS Property Services:

- Welcome the importance placed on strong and healthy communities: open space; greener travel; air quality; health infrastructure
- Less energy efficient housing - links to respiratory disease and circulatory problems
- Care system has significant workforce challenges in terms of access to affordable key worker housing
- Supportive of the proposal to provide specialist purpose-built accommodation
- Impact of new housing on health and care services needs to be considered at the outset



Responses from Health Bodies (2)



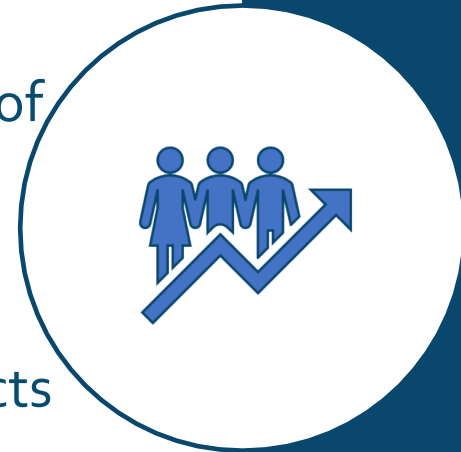
- Want to ensure investment takes place in primary care networks in key towns across Dorset – accommodating needs for GP practices and NHS-related infrastructure
- Need to consider how an ageing population and health/wellbeing inequalities will be addressed
- Creating vibrant, strong and healthy communities is vital to making Dorset the attractive and sustainable place intended in the plan
- The plan needs to make adequate provision for community facilities including the need for services to help residents who require assistance with healthcare
- Healthcare providers need flexibility to make the best use of their assets (including land)



Working with Health Partners



- We will be carrying out an audit of our policies in consultation with health colleagues
- Looking at feasibility of accessible and adaptable homes standards (Part M of the Building Regulations)
- Also investigating the viability implications of Future Homes Standards:
 - Up to 75% more energy efficient than current standards
 - Has potential benefits for climate impacts as well as fuel poverty/living standards
- We have developed an interim approach to funding of health infrastructure (jointly with BCP) via CIL & s106



Realistic but aspirational timeline - key milestones:

- Cabinet Mar-2022
- Council Apr-2022
- Pre-submission consultation May-2022
- Cabinet Sep-2022
- Submission Oct-2022

Once plan is submitted timetable is dictated by Planning Inspectorate

Councillor Engagement

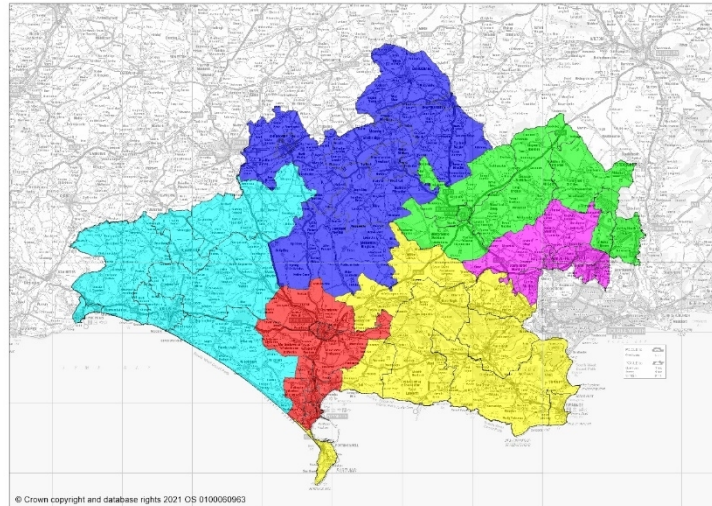


Further meetings on an area basis needed with Councillors outside of EAP

- Outline of proposals within an area and more broadly
- Summary of consultation messages
- Listen to concerns

Area-based meetings (Autumn 2021)

- Central
- Eastern
- Northern
- Southeastern
- Southern
- Western





Dorset Council **Local Plan**