

Terry Sneller

From: Steve Dring <steve.dring@bcpcouncil.gov.uk>
Sent: 11 June 2024 15:59
To: Terry Sneller; Hilary Jordan; Mike Garrity
Cc: Laura Bright
Subject: Unmet need request

Good afternoon

We have discussed the Draft BCP Local Plan and housing requirements at length in our regular monthly duty to cooperate meetings. However, your representations have highlighted that we have omitted to formally request if Dorset Council can assist in meeting unmet housing need. This letter is to formally make that request.

The Draft BCP Local Plan at para 4.9 sets out the indicative housing need derived from the standard method as 2,806 homes per year from 2022 to 2032. The updated figure for 2023 to 2033 is 2,718 homes per year. Over a 15 year period this would equate to 40,770 homes.

In preparing the Draft Local Plan we have used the indicative housing need derived from the standard method as the starting point for setting a housing requirement. We have then taken a constraints based approach. As you are aware the BCP area is highly constrained with significant areas covered by environmental designations or being at risk from flooding. The coast to the south and Green Belt to the north, also limit the amount of land suitable for development. Our Housing and Economic Land Availability Assessment has looked comprehensively across various sources of land to examine where new homes and businesses could be built considering if land is suitable and available and whether or not development is achievable, and if constraints could be overcome. While some significant regeneration opportunities exist there is a shortfall of land which is suitable and available for development.

The Draft BCP Local Plan at Policy H1: Housing Supply sets a stepped housing target of 1,200 homes per year from 2024/25 to 2028/29 and 1,800 homes per year from 2029/30 to 2038/39. This equates to 24,000 homes over a 15 year period. There is a shortfall of 16,770 homes over the 15 year period. Para 8.4 of the Draft BCP Local Plan indicates that within the confines of the constraints outlined above we have identified a housing supply of 25,316. This reduces the shortfall to 15,454 homes over the Plan period. We are updating these figures to incorporate the outcome of the 2023/24 monitoring and will update you shortly on the up-to-date figure.

Type	Amount
Sites with planning permission but not built	9,110
Allocations*	7,815
Windfall sites	8,390
Total	25,316**

*Excluding those where planning permission has been granted but not yet implemented

**This total includes all remaining sites with planning permission as of April 2023, it is anticipated that around 1,200 of these will be completed in 2023/24

Figure 8.1 - Housing supply in the BCP area

The Gypsy and Traveller Accommodation Assessment identified a need for 29 households, including those households that do not meet the definition. We have identified a site for around 15 pitches at Branksome Triangle and note your support in your representations. Subject to more detailed work we may be able to accommodate further pitches at the Branksome Triangle site or look at other sites within the BCP area to meet the unmet need of 14 households. Therefore we are not formally requesting Dorset Council assist in meeting these unmet needs.

We are therefore seeking formal confirmation whether Dorset Council can help us to meet this unmet housing need. The preparation of emerging Dorset Local Plan will provide the platform to test this unmet need in addition to Dorset Council's needs. We note Dorset Council's representations about the sustainability of growth on the outer edge of the Green Belt as opposed to the inner edge. We are happy to explore the options for meeting unmet need with the Dorset Council and contribute to sustainability appraisal in the upcoming Dorset Council Local Plan. This outcome of this work may require a review of the BCP Local Plan.

In regard to meeting employment needs the jointly prepared Employment Land Study (2024) identifies a need for the BCP area of between 66.4 and 97.4 hectares of employment land over the period 2021 to 2039 (see Draft Local Plan para 9.4). Policy E2: Employment Supply makes provision for 72 hectares of employment which is sufficient to meet the needs identified. Figure 9.2 demonstrates how employment supply in the region of 92 hectares. We note Dorset Council's support for this position in its representations. There is no unmet employment need.

Entering into the examination phase of the BCP Local Plan I would like to thank you for your continued support.

Kind Regards



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