

Bryanston Housing Statement

District and National Context

The 2015 adopted Local Plan (LP) provides for about 285 dwellings per annum – at least 5,700 homes between 2011 and 2031. The LP was formulated on the basis of a 2012 Strategic Housing Market Assessment (SHMA). However, more recent SHMA work published in August 2015 points to an Objectively Assessed Need for 330 dwellings per annum; i.e. a *further* 900 homes over and above the newly adopted LP.

The LP Examining Inspector's report (paras 32 & 33) of December 2015 accepted, on balance, the situation for a number of reasons including:

- housing figures in the LP being minima;
- a trajectory which looked relatively healthy in the early years of the LP;
- a District Council commitment to an immediate start and the adoption of a Review of the LP by the end of November 2018; and
- *“the opportunity provided by Neighbourhood Plans to identify sites for housing”*.

To help maintain vitality and viability and meet local needs, and based on the 2012 SHMA, LP Policy 6 provides for *at least* 825 dwellings in the countryside during the period 2011 – 2031. The definition of the countryside is Stalbridge, villages with settlement boundaries, other villages and open countryside.

LP Policy 20 and associated explanatory text in LP paras 8.174, 8.179, 8.190 and 8.191 as well as preceding paras such as 3.46, 3.49 and 5.11 provide for:

- local “fine grained” assessment of housing need;
- housing to support local communities through neighbourhood planning;
- allocations of specific sites for housing, local viability to be considered; and
- Neighbourhood Plans choosing to allocate land for these new homes *in addition* to those permitted under Countryside Policies.

The LP para 3.51 puts it in a similar way: *“The neighbourhood plan process will enable a local community to: identify local issues and needs; develop a vision and objectives for the future; and consider different options for meeting local needs.”*

LP para 5.27 underlines the role that Neighbourhood Plans could and should play and the flexibility available to them: *“...needs may be identified through: the neighbourhood planning process (for example, housing to deliver a new, or support an existing, community facility)...”*

In terms of sizes of homes and households as well as age structures the 2015 SHMA notes that in the market sector a skew to the need for relatively larger homes in the southern part of the North Dorset District Council as opposed to the northern part. It sets out that this should be the target for future planning. This is because of the make up of existing stock, the larger household averages and the younger profile of population found in the southern sector of the District.

The National Planning Policy Framework is well rehearsed and embodies numerous relevant objectives including:

- A plan-led system with “neighbourhood plans setting out a positive vision for the future of the area”;
- Support for thriving rural communities and positive planning for community facilities;
- Delivery of a wide choice of high quality homes meeting objectively assessed needs; and
- Account being taken of local demographics, tenure and sizing needs.

Bryanston Context

The Parish has some 160 dwellings with the following approximate tenure:

- 70 owner occupied
- 60 rented (29 of which are owned by the ‘Bryanston Estate’)
- 30 social housing (13 units on long lease from the Estate)

The local employment available at Bryanston School is a principal source of the generation in demand for rented accommodation and, along with homes for Estate workers, helps to explain the relatively unusual skew towards the rented sector. The balance presently found is one which suits the requirements and demographics of Bryanston.

Since 2012 the Estate has sold some 14 dwellings within Bryanston Parish. These appeared to generate significant demand from local buyers with quick sales achieved in all cases (6 were sold to the tenants) and there was a waiting list of interested parties with the local estate agent.

There is demand in Bryanston for both new rented and owner occupied accommodation. Market conditions along with the immediate local need and land owner aspirations at the time of construction will dictate the tenure of each of the individual dwellings embodied in the Estate’s proposals for the years ahead.

New development in Bryanston over recent years has been minimal. Around 8 new homes have been built since about 2000 – Ashwood Row being the focus. This restrictive supply of new dwellings is marked and very out of sync with growth levels seen in many other parts of the District.

The Bryanston Estate Club is defined as a Community Facility under NP Policy [15]. It is known that there is a local community wish for improvement of this or provision of other facilities which would lead to increased recreational opportunity within the Parish. An effective means of raising funding – as per the neighbourhood planning process underlined in LP para 5.27 cited earlier – would be through contribution from new housing development.

The Estate’s proposal to help meet this community need as well as provide for some fresh vitality within Bryanston and make a small but important contribution to overall housing supply is for infill frontage development on suitable sites for up to 10 dwellings in total within the main village area. 10 new dwellings within a Parish of about 160 homes and over the 16 year life span of the NP would be a proportionate response and enable comfortable integration and assimilation. It would be broadly in line with average development rates seen locally over the past two decades.

Each dwelling would be subject to payment of Community Infrastructure Levy (CIL). The allocation of the dwellings within the Neighbourhood Plan results in 25% of the CIL payment being passed to the Parish Council. This Parish receipt, along with, importantly, *additional funding* provided prior to first occupation of each home and secured by an accompanying legal agreement between the landowner and the Local Planning Authority, could go towards funding new or enhanced local community facilities as referred to above.

In addition to providing local homes and community provision a further advantage of the proposal is that it is anticipated development would come forward on a plot by plot basis. This should give beneficial opportunities for small local builders which are usually excluded from larger allocated strategic sites. Sizing of homes can helpfully vary through this whole development process and close regard can be paid to the market requirement guidance set out in the 2015 SHMA work.

NP Policy 13 sets out the broad design principles for development at Bryanston and the new planned development would accord with these. A specific designation policy and annotation on the Policies Map would add clarity and certainty to the restricted locations and the limited nature of new residential development which would be acceptable within these identifiable plots in Bryanston village. The integrity and qualities of the Conservation Area would be maintained with infill being inserted along an established frontage. Design and materials would be carefully considered. The objectives of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 would be met through preserving or enhancing the character or appearance of a Conservation Area

Conclusion

Having regard to all of the above it is fully justified and in accord with good planning practice for Bryanston (RFE) Ltd to put forward the proposition of infill frontage development for up to 10 dwellings in total on land at Bryanston village, as shown on the Estate's illustrative plan. Provision of these dwellings would meet local requirements and would lead directly to enhanced facilities for the Parish. The Neighbourhood Plan can adopt this approach in the knowledge that it will accord with over-arching national and LP policy and achieve sustainable development which will help meet both the housing and community needs of Bryanston over coming years.