SOUTH WEST REGIONAL SPATIAL STRATEGY

HOUSING ALLOCATIONS FOR SOUTH EAST SUB-AREA

FIRST DETAILED PROPOSALS

Introduction

1.1 In June 2005, the South West Regional Planning Body provided a brief for the County and Unitary Councils (4/4 authorities), detailing their expected role in helping the RPB to develop housing figures for the Regional Spatial Strategy and to advise the developing local development frameworks.

The Brief

2.1 The main elements of the brief were as follows. Using the indicative totals for the South Eastern Sub Area provided by the RPB, the 4/4 authorities we're asked to:

- Complete Output Schedule 1 (Annex 5 of the brief) specifying the allocation of housing provision, 2006/07 – 2025/26, to:

  - Districts
  - Regionally Significant Cities and Towns (RSCT)
  - Remaining parts of districts not included as a RSCT
  - Housing market areas (HMAs)

- Complete Output Schedule 1 (Annex 5 of the brief) requiring the expression of the above figures, for HMAs and each RSCT, as a dwelling construction delivery trajectory, for each quinquennial period 2006/07-2010/11; 2011/12-2015/16; 2016/17-2020/21; 2021/22-2025/26.

- Estimate for each HMA the current level of unmet housing need and the projected affordable (i.e. assisted tenure) requirement for decennial periods 2006/07-2015/16 and 2016/17-2025/26.

- Make observations for each HMA about how much (and what proportion of) affordable housing could realistically be delivered through S106 agreements. For whole period and quinquential periods.

- Make observations for each HMA on likely mix of housing requirement by size (number of bedrooms) and broad type (flats or houses).

- Submit a brief statement, as Output Schedule 2 (Annex 5), for each significant town outside the Joint Study Areas, relating to their character, function and a vision for their future development. This

would complement the submission of First Detailed Proposals for the Joint Study Areas.

- Undertake comprehensive consultation in the preparation of the submission with a range of significant stakeholders.

Outline of Submission

3.1 The First Detailed Proposals submission for the South Eastern statistical sub area comprises the following:

A. Housing provision and trajectories required to complete Output Schedule 1 (Annex 5) of the brief. These are referred to as the T.1 (Trajectory 1) set of figures.

B. An examination of the implications for future housing provision in the South East Sub Area of three accelerated growth scenarios posed by the Regional Assembly for the future of the Bournemouth/Poole PUA. These are referred to as the T.2, T.3 and T.4 sets of figures.

C. The testing of these figures and/or examination of their implications for:

- Past and future population growth
- Matching labour market supply and demand
- Commuting
- Feasibilty compared to past house building rates

D. Comparison between the submitted housing provision and the indicative set of housing growth figures for the South Eastern Sub-Area provided by the RPB in Annex 2 of the brief.

E. Estimation of current housing need and projected requirements.

F. Observations about the amount of affordable housing that could realistically be delivered through S106 agreements

G. A statement of the vision, character and function of significant towns (reference Output Schedule 2, Annex 5 of the brief)

The submission is supported by two technical reports:

- Population Projections, 2001-2026, for the South Eastern Statistical Sub Area, September 2005; and

- Labour Market Accounts for Bournemouth, Dorset and Poole, with Salisbury and South Somerset, September 2005

3.2 It was felt, however, that the following elements of the brief could not be addressed by the 4/4 authorities within the time-scale and deadline, because of insufficient available information and resources:

- Observations on the likely mix of housing requirement by size and broad type.

- The undertaking of a comprehensive consultation exercise with a range of significant stakeholders.

Housing Provision – the Submitted Figures

4.1 The following tables represent the 4/4 authority advice on housing provision. For ease of reference, these are termed the Trajectory 1 – or T.1 – set of figures.

4.2 Provision for the Bournemouth / Poole JSA [1] corresponds to that submitted on the 13th September in First Detailed Proposals for the JSA. Provision is expressed as a single set of figures, 'up to' a maximum value.

4.3 For local authorities in Dorset, with no part of their area within the JSA, housing provision is expressed as a range. The bottom of the range represents the outcome of the trajectory studies undertaken by the districts and 4/4 authority. However, initial testing of these housing provision figures suggested that a significant shortfall could emerge over the period, between the demand for and supply of labour, with insufficient workers to meet the requirements of the economy. Therefore, a methodology was applied which, in short, models the reverse approach in these districts - one of starting with an assumed balance between labour demand and supply and then estimating the amount of additional housing that might be required to effect this balance. The method adopted is detailed within the technical report accompanying this submission[2]. The resultant provision, which broadly resolves the shortfall in labour supply in North Dorset, West Dorset, and Weymouth and Portland, represents the top of the range for these districts.

4.4 It is important to stress that the phasing of development in forthcoming local development frameworks may result in a trajectory or distribution across the period that does not necessarily accord with the quinquennial phasing shown in the submission.

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[1] Corresponds to the geographical area of South East Dorset, comprising all of Bournemouth, Christchurch and Poole local authority areas; East Dorset, excepting northern rural parishes; and the north eastern area of Purbeck, including Upton, Wareham, Lytchett Matravers and Lytchett Minster.

[2] Labour Market Accounts for Bouremouth, Dorset and Poole, with South Somerset and Salisbury, September 2005

A. Housing Provision and Trajectories (T.1)
(Reference Output Schedule 1, Annex 5 of the brief).

Regionally Significant City or Town, and District Remainder (T.1)

	Range	2006/07 - 2010/11	2011/12 - 2015/16	2016/17 - 2020/21	2021/22 - 2025/26	2006/07 - 2025/26
Bournemouth / Poole JSA (1)	-	10,000	9,300	6,300	5,300	30,900
Weymouth	Top Bottom	- 900	- 500	- 500	- 500	- 2,400
Yeovil	-	1,800	1,600	1,500	1,500	6,400
Purbeck (not in JSA)	-	400	200	200	200	1,000
Weymouth and Portland (not in Weymouth)	Top Bottom	- 500	- 100	- 100	- 100	- 800
East Dorset (not in JSA)	-	100	100	100	100	400
South Somerset (not in Yeovil)	-	2,400	1,500	1,500	1,500	6,900

Local Authority Areas (T.1)

	Range	2006/07 - 2010/11	2011/12 - 2015/16	2016/17 - 2020/21	2021/22 - 2025/26	2006/07 - 2025/26
Bournemouth	-	4,000	3,200	3,200	3,200	13,600
Christchurch	-	800	1,200	600	600	3,200
East Dorset	-	1,000	2,000	1,500	700	5,200
Poole	-	4,200	2,800	1,100	800	8,900
Purbeck	-	600	300	300	300	1,500
North Dorset	Top Bottom	2,200 2,000	2,200 900	2,200 800	2,200 800	8,800 4,500
West Dorset	Top Bottom	3,600 3,100	3,600 1,500	3,600 700	3,600 700	14,400 6,000
Weymouth and Portland	Top Bottom	2,400 1,400	2,400 600	2,400 600	2,400 600	9,600 3,200
Salisbury	-	2,200	2,100	2,000	1,900	8,200
South Somerset	-	4,200	3,100	3,000	3,000	13,300

Housing Market Areas (T.1)

	Range	2006/07 - 2010/11	2011/12 - 2015/16	2016/17 - 2020/21	2021/22 - 2025/26	2006/07 - 2025/26
Bournemouth and Poole HMA	Top	12,800	11,700	8,900	7,800	41,200
	Bottom	12,600	10,400	7,500	6,400	36,900
Salisbury HMA	-	2,200	2,100	2,000	1,900	8,200
South Somerset HMA	-	4,200	3,100	3,000	3,000	13,300
Weymouth and Dorchester HMA	Top	6,000	6,000	6,000	6,000	24,000
	Bottom	4,500	2,100	1,300	1,300	9,200

B. Accelerated Growth Scenarios

5.1 The Regional Assembly has requested that the strategic planning authorities examine and test a series of scenarios for the growth of South East Dorset. These are based on assumptions of progressive growth at or adjoining the continuous built-up area of Bournemouth, Christchurch and Poole, including Corfe Mullen and Upton. In RPG10 this is termed the Principal Urban Area or PUA. Settlements further afield, but still within the JSA, would be unaffected.

5.2 The Assembly has posed three growth scenarios for the period 2001 to 2026. The first scenario anticipates a continuation of RPG10 and is based on the assumption that 60% of development in Dorset will be located at the PUA (T.2). The second and third scenarios take this initial scenario but anticipate a 25% increase (T.3) and 50% increase in growth (T.4), respectively, for the period after 2011.

5.3 It should be stated that the strategic authorities have concerns about the amount of growth implied by these scenarios. In particular, it is felt that the underlying assumption that 60% of growth can be accommodated at the PUA is overly ambitious and unrealistic. This assumption is embedded in all the scenarios. Work undertaken by the strategic authorities in reviewing the structure plan for this area has shown that realistically about 52% of growth could be accommodated at the PUA. The assumption of a lower proportion of growth at the PUA would result in a different set of growth figures.

5.4 The following tables show the implications for housing provision of these three scenarios. No figures are shown for districts that have no part of their area in the Bournemouth / Poole JSA, as their provision is unaffected by the growth scenarios, although the balance of growth between the different parts of the South Eastern Regional Sub Area will shift with each scenario.

Continuation of RPG10 Assumption of Growth (T.2)

Regionally Significant City or Town

	2006/07 - 2010/11	2011/12 - 2015/16	2016/17 - 2020/21	2021/22 - 2025/26	2006/07 - 2025/26
Bournemouth / Poole JSA	11,400	10,500	7,500	6,400	35,800

Local Authority Areas

	2006/07 - 2010/11	2011/12 - 2015/16	2016/17 - 2020/21	2021/22 - 2025/26	2006/07 - 2025/26
Bournemouth	4,800	4,000	4,000	4,000	16,800
Christchurch	900	1,300	800	700	3,700
East Dorset	1,000	2,000	1,400	700	5,100
Poole	4,600	3,100	1,300	1,000	10,000
Purbeck	600	400	300	300	1,600

Assumption of 25% Accelerated Growth at PUA (T.3)

Regionally Significant City or Town

	2006/07 - 2010/11	2011/12 - 2015/16	2016/17 - 2020/21	2021/22 - 2025/26	2006/07 - 2025/26
Bournemouth / Poole JSA	12,800	12,000	8,900	7,800	41,500

Local Authority Areas

	2006/07 - 2010/11	2011/12 - 2015/16	2016/17 - 2020/21	2021/22 - 2025/26	2006/07 - 2025/26
Bournemouth	5,700	5,000	4,900	4,900	20,500
Christchurch	1,100	1,400	900	900	4,300
East Dorset	1,000	2,000	1,400	700	5,100
Poole	4,900	3,500	1,600	1,300	11,300
Purbeck	600	400	400	300	1,700

Assumption of 50% Accelerated Growth at PUA (T.4)

Regionally Significant City or Town

	2006/07 - 2010/11	2011/12 - 2015/16	2016/17 - 2020/21	2021/22 - 2025/26	2006/07 - 2025/26
Bournemouth / Poole JSA	14,300	13,500	10,300	9,000	47,100

Local Authority Areas

	2006/07 - 2010/11	2011/12 - 2015/16	2016/17 - 2020/21	2021/22 - 2025/26	2006/07 - 2025/26
Bournemouth	6,700	5,900	5,800	5,800	24,200
Christchurch	1,200	1,600	1,100	1,000	4,900
East Dorset	1,000	2,000	1,500	700	5,200
Poole	5,300	3,900	1,800	1,500	12,500
Purbeck	600	400	400	300	1,700

C. Implications and Testing

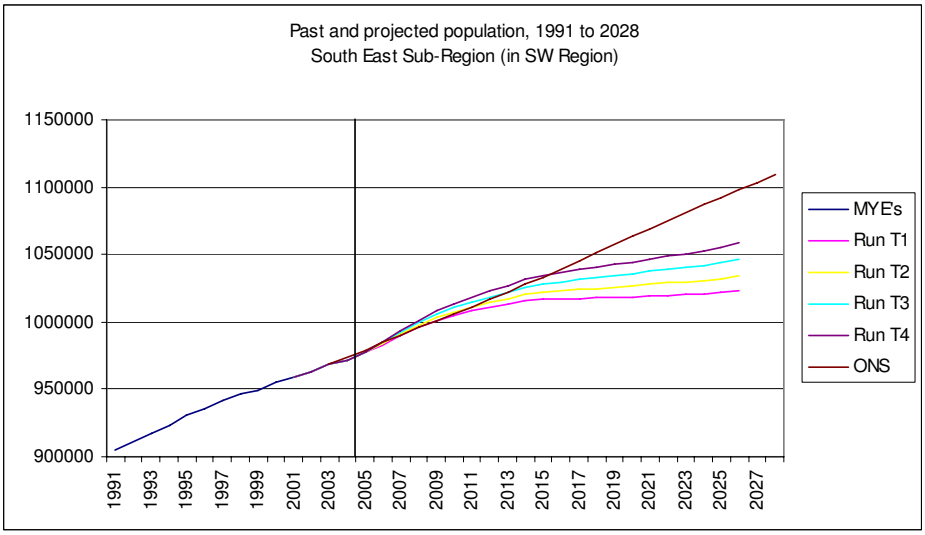
Population Growth

6.1 Over the ten year period from 1991 to 2001, the total population of the South East Sub Area increased by just over 5%, an average annual increase of 0.5%. A population projection based on the level of housing growth submitted by the strategic authorities (T.1) shows slightly lower levels of growth for the future. Between 2001 and 2016 the population is expected to increase by 0.4% per year, falling to just 0.06% for the years 2016 to 2026.

6.2 The same pattern is observed in each projection growth scenarios for South East Dorset, with higher growth levels from 2001 to 2016 then falling between 2016 and 2026. This is partly due to the method used for calculating the housing trajectories which results in a high number of completions in the early part of the plan period (2001-2016). During this period all exceed the ONS trend based projections, then fall below them from 2016 onwards.

6.3 Taking the highest growth scenario T.4 (RPG 10 + 50%), annual growth is expected to increase on past trends to 0.62% between 2001 and 2016, slowing to 0.2% per year from 2016 to 2026.

6.4 The chart shows the four scenarios (T1 to T4) and the ONS, trend based projections.



A fuller examination of these issues is presented in the accompanying paper 'Population Projections, 2001-2026, September 2005.

Labour Market Supply and Demand

6.5 Labour market accounts were prepared to gauge the implications of the housing supply based trajectory submission (T.1) and growth scenarios (T.2-T.4). The following commentary represents this analysis.

6.6 One important outcome was the identification of a predicted shortfall in labour supply in districts not covered by the JSA. A subsequent exercise was then undertaken, outlined above and described in more detail in the accompanying technical report [1], to model the amount of additional housing that might be required to effect a balance between labour demand and supply. This exercise generated a top-of-range provision for the three districts in question.

Implications of Submitted Housing Provision (T.1)

6.7 Taking the entire period, **2001-2026** and using the projections of the economically active population from **Run T1,** the following results arise from running the labour market accounts [2]. With the exception of the Bournemouth unitary authority area, all geographies studied are projected to have a shortfall of economically active people available to meet labour demand over the period. In other words, there will be more jobs available than people to fill them.

6.8 Dorset (including Bournemouth and Poole) is expected to have a shortfall of 44,200 economically active people to meet labour demand. Taking the Dorset County Council area (i.e. excluding the two unitaries) the shortfall would be 37,400. This shortfall results from continued job growth but a decline in the numbers who are economically active. This relationship is forecast to occur in all Dorset CC districts, with the exception of Christchurch. Here the number economically active is expected to increase, but labour demand may still outstrip it resulting, as elsewhere, in a labour supply deficit.

6.9 In South Somerset and in Salisbury, growth in the number of people available to work is expected to be inadequate to meet growth in labour demand.

6.10 However, a different overall picture emerges if the whole period 2001-2026 is considered as two separate periods, 2001-2016 and 2016-2026.

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[1] Labour Market Accounts for Bournemouth, Dorset, and Poole, with Salisbury and South Somerset, September 2005

[2] However, the labour demand projections provided by the SWRA would have been based either on the ONS projection or one of the Chelmer projections of population change – above the projections given in Runs T1 to T4. The figures used in this assumption would have an impact on the employment demand figures produced and therefore **may result in an over-estimate of labour demand.**

The situation in 2001-2016 is quite different to the period 2016-2026, particularly in South East Dorset, as a result of changes in the number economically active.

6.11 Between **2001 and 2016**, most Dorset local authority areas are projected to see an increase in the number of economically active people (only Purbeck, East Dorset and West Dorset are projected to see decline in the number of economically active).

The result of this is that in 2001-2016:

- South East Dorset and Salisbury are expected to have either sufficient or an excess of people to meet labour demand requirements – in other words, more people seeking work than jobs available; but

- The Dorset CC area and South Somerset are projected to have a shortage of economically active people.

6.12 Between **2016 and 2026**, all local authority areas except Bournemouth and Salisbury are projected to have declining economically active populations. This results in a shortfall of people available to meet labour demand requirements in all areas studied.

Impact of Growth Scenarios

6.13 Based on the different sets of population and economically active projections used (generated from the T.1 to T.4 housing figures), the findings vary by area. South Somerset and Salisbury are unaffected.

- In Dorset as a whole (Bournemouth, Dorset CC and Poole), a shortfall of economically active people is projected even using the highest population projections (Run T4). In 2001-2026, the gap ranges from 24,400 in Run T4 to 44,200 people in Run T1.

- Similarly, the Dorset CC area is projected to experience a shortfall of people in all runs.

- Considering South East Dorset, (Bournemouth, Poole, Christchurch, East Dorset), runs T1 to T3 result in a shortfall of workers of between 3,300 and 16,400, but in the highest set of projections (Run T4) an excess of labour supply of around 3,800 is indicated.

Commuting

6.14 The projections assume that the commuting pattern evident in the Census of Population 2001 will continue. This pattern is examined in the accompanying technical report[1], along with changes since 1991.

6.15 However, this pattern may not acceptable in terms of sustainability because of the very large numbers of commuters making up gross flows. For instance, about 23,000 people commute into South East Dorset (Bournemouth, Poole, Christchurch, East Dorset), whilst 26,000 travel out of the area to work.

6.16 The assumption could be made that an intervention through policy will reduce the level of out-commuting. Taking the example of the South East Dorset area[1], if it were assumed that out-commuting from SED could be reduced by 10 per cent by 2026, this would retain around 2,800 workers within the area. However, just over one-fifth of these workers would have been commuting to work in other parts of Dorset and will be lost from their labour supply.

Potential result of 10% decrease in out-commuting from SED by 2026:	
South East Dorset	+2,800
Purbeck	-300
North Dorset	-100
West Dorset	-100
Weymouth & Portland	-20

6.17 This suggests that in run T3 with a shortfall of 3,300 people over 2001-2026 this could be virtually eliminated through a 10 per cent reduction in commuting. However, from 2001-2016 there are more than enough people to fill jobs and the shortfall arises after 2016. From 2016-2026 there is a projected shortfall of 13,300 people. This would require a reduction of 48 per cent in out-commuting. This would not be achievable.

6.18 Similarly, as a further example, a reduction of out-commuting by 10 per cent by 2026 in Weymouth & Portland would retain around 1,040 workers in the borough. Again using the T3 population projections, this would suggest a need to reduce out-commuting by just over twice this amount to tackle the shortfall of 2,800 workers from 2001-2026[2].

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[1] Labour Market Accounts for Bournemouth, Dorset and Poole, with South Somerset and Salisbury, September 2005

[1] Bournemouth, Christchurch, Poole, East Dorset

[2] Short of 900 from 2001-2016 and 1,900 from 2016-2026

6.19 However, the projections and 'balancing' of labour supply and demand is a technical exercise based on a range of assumptions. If all of these assumptions were to hold with no preventive or remedial action taken by any party, then the likely impact would be as given. However, in reality the bottom line results are unlikely to occur: unless there is a serious economic problem there are unlikely to be 24,000-44,000 unfilled jobs in Dorset by 2026. The main considerations include:

- There is a continuous need among employers to recruit in order to
  - meet replacement demand – fill those jobs left vacant by people retiring or suffering from ill health for example; or
  - fill new jobs that have been created through expansion or changing needs.

- If employers have difficulty in filling vacancies, then imbalances in the labour market will move towards equilibrium through:
  - increased wage rates or the offering of other incentives to increase in-commuting and/or reduce out-commuting with the potential impact of shifting the imbalance to another area;
  - retraining of current staff to meet skill needs;
  - changes in technology or adaptation of working practices to meet the needs in an alternative way;
  - relocation of employers to an area with fewer labour market imbalances.

6.20 An increase in in-commuting would be of concern due to commuting pressures including increased demands for car parking and/or public transport. Reduced out-commuting may result, especially if the jobs offered are of higher quality or pay level.

6.21 The relocation of employers out of the area would be of concern because of its implications for the economic infrastructure: more successful, higher value-added businesses are likely to be the first to move out and be welcomed elsewhere, perhaps even taking skilled employees with them.

6.22 There would be a gradual process of labour or skill shortage giving rise to one or more of the above changes. Equipping the labour force with intermediate and high level skills and encouraging high value-added employers would lead to improvement in labour market structure and reduce 'labour' demand for low skill, process occupations.

6.23 Similarly, in an area with a projected excess of labour supply, unless there are adverse economic circumstances then the economically active population will not wait around for work. Those who are able to will move from the area in search of employment.

6.24 The alternative to attempting to change commuting flows would be to adapt the provision of housing to move towards a more balanced picture.

Past House Building Rates

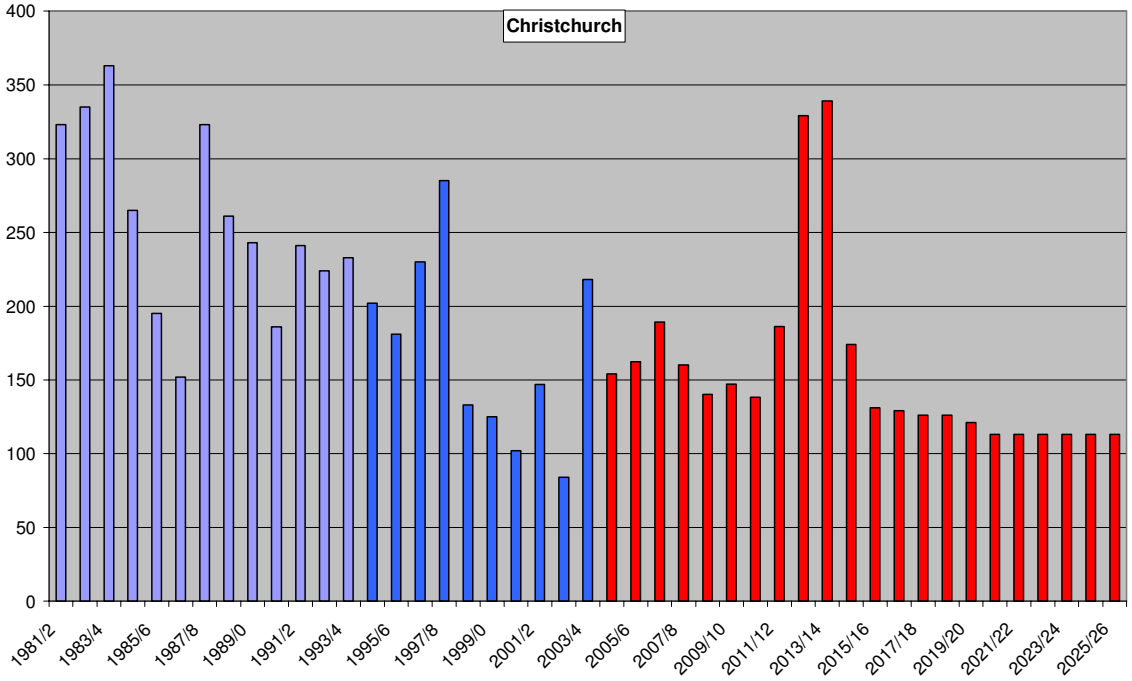
6.25 The submission is supported by an examination of past housing building rates. By considering the twenty-three year period 1981/82 to 2003/04, which encompasses cycles of both very high building activity and also of recession, a view may be taken of the feasibility and appropriateness of housing provision figures now being put forward.

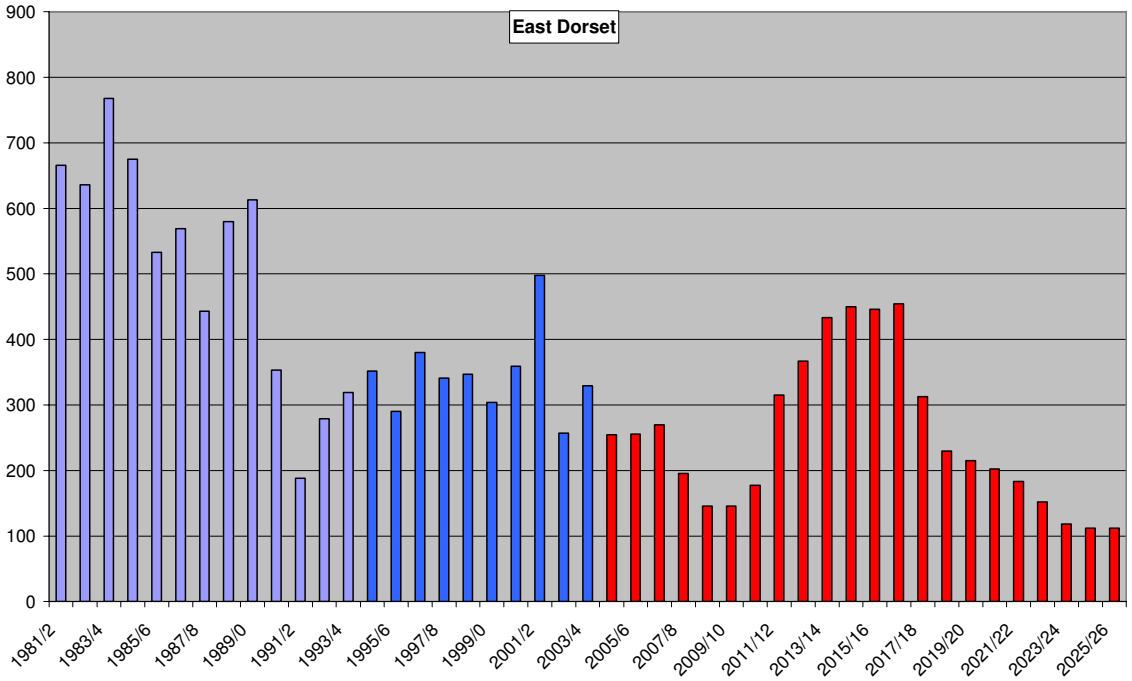
6.26 Previous peaks in house building activity occurred in the mid to late 1980s, although in some areas, such as Christchurch, East Dorset and Weymouth, the main peak was earlier in the 1980s. The T.1 housing supply based trajectories in all areas anticipate peak future build rates lower than those achieved in the 1980s, with the exception of North Dorset.

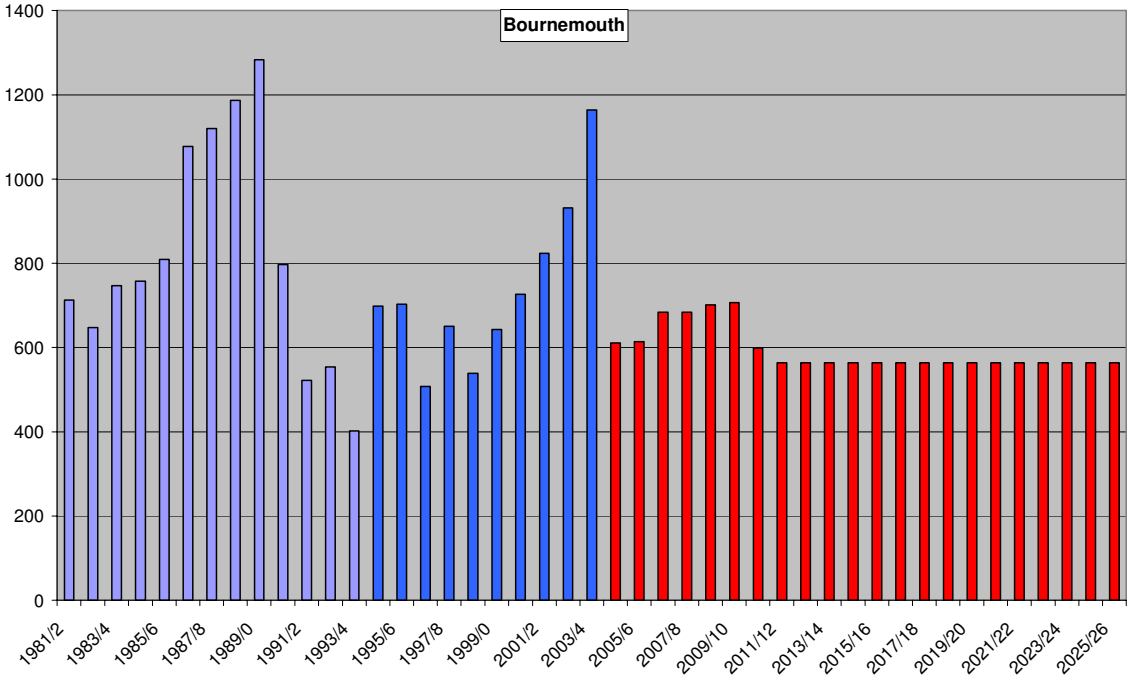
6.27 However, housing provision to meet labour demand, which forms the top of the range in North Dorset, West Dorset and Weymouth and Portland, would require a marked increase in house-building activity, which would need to match or be close to the more active years of past building performance. Perhaps more significantly, such a boost in performance might need to be sustained at a consistently high level over a period of several years.

Comparison Past House Building Rates and Future Requirements

Based on Submitted T.1 Run






Bournemouth
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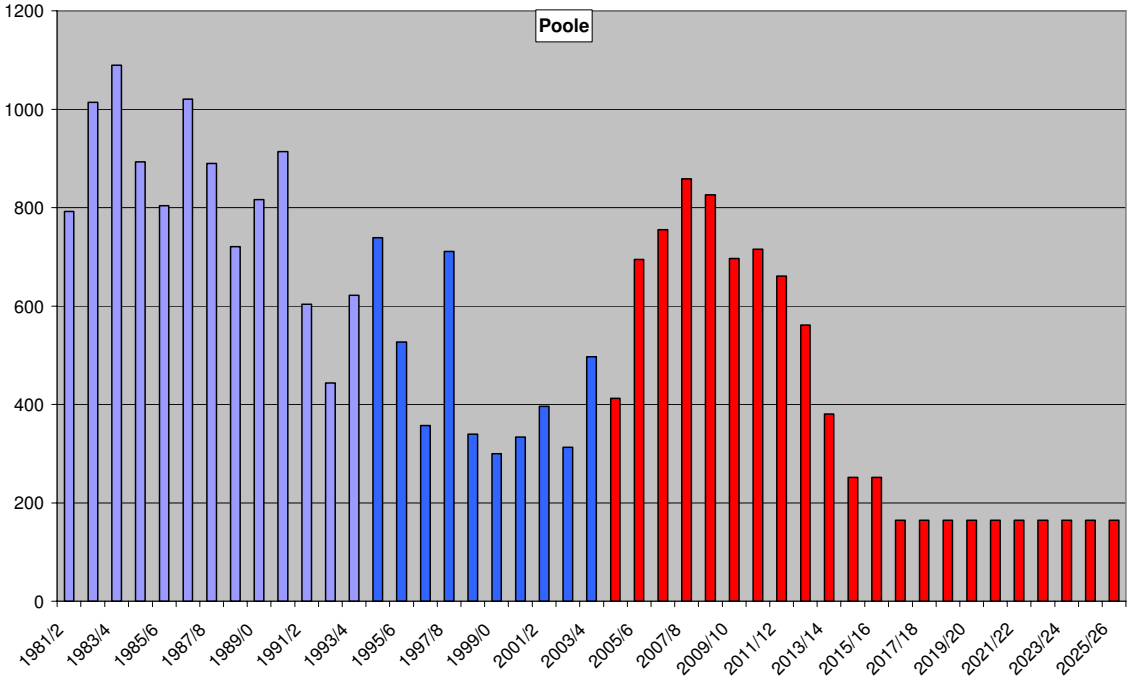
Poole
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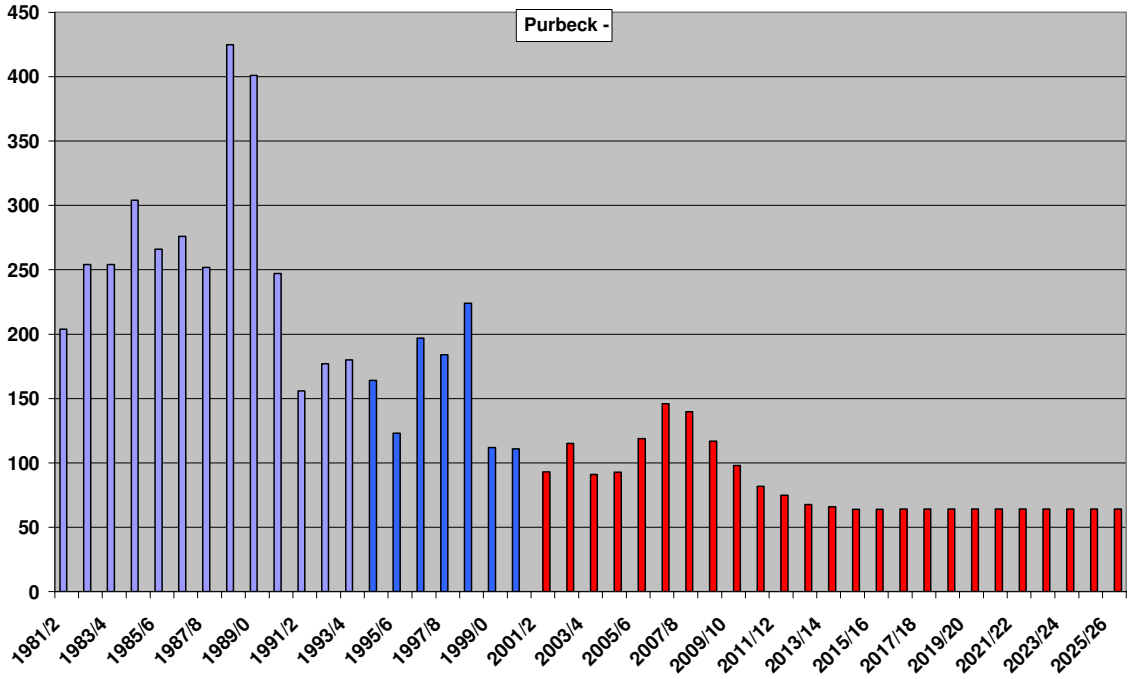
Purbeck -
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400
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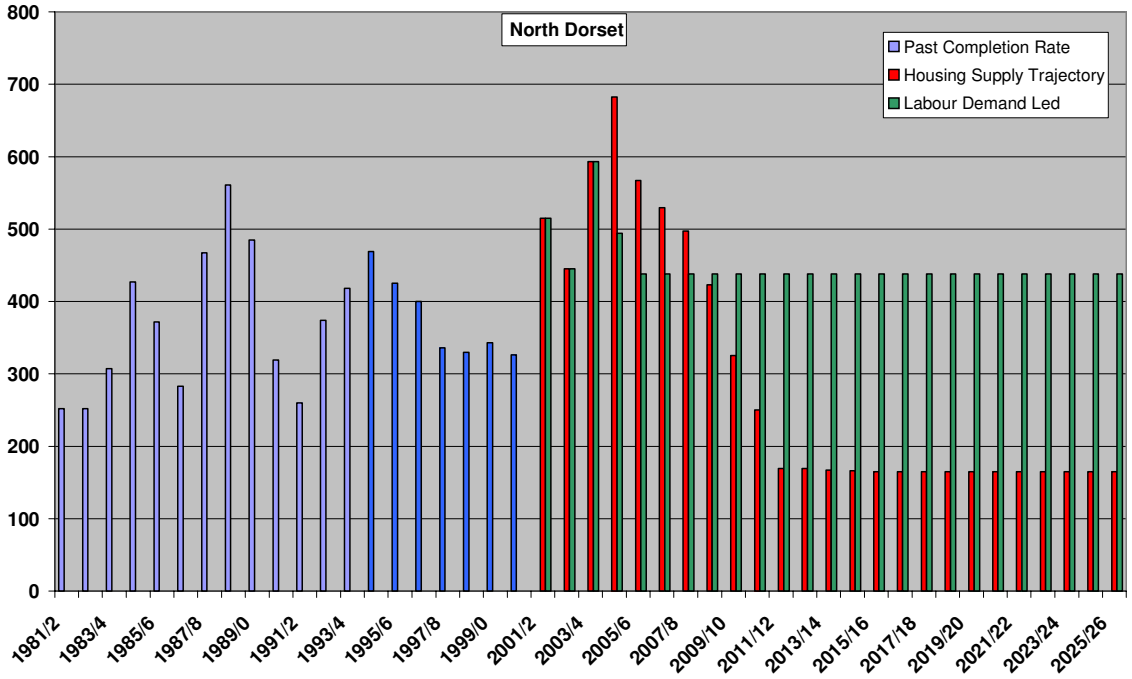
North Dorset
Past Completion Rate
Housing Supply Trajectory
Labour Demand Led
800
700
600
500
400
300
200
100
0
1981/2
1983/4
1985/6
1987/8
1989/0
1991/2
1993/4
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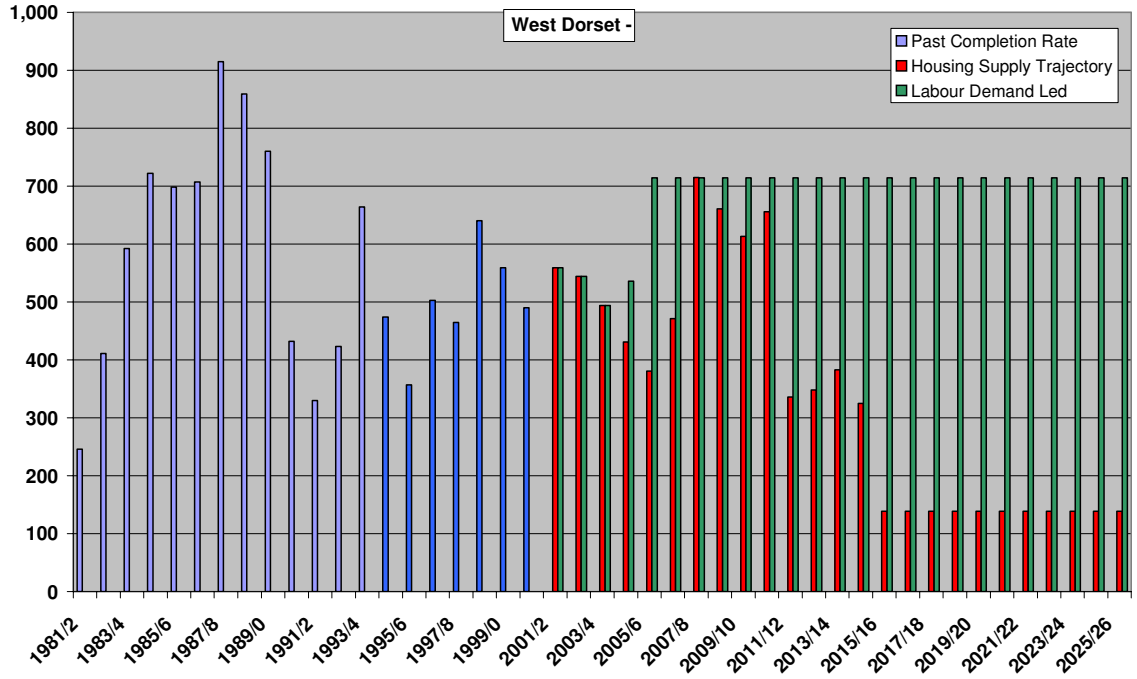
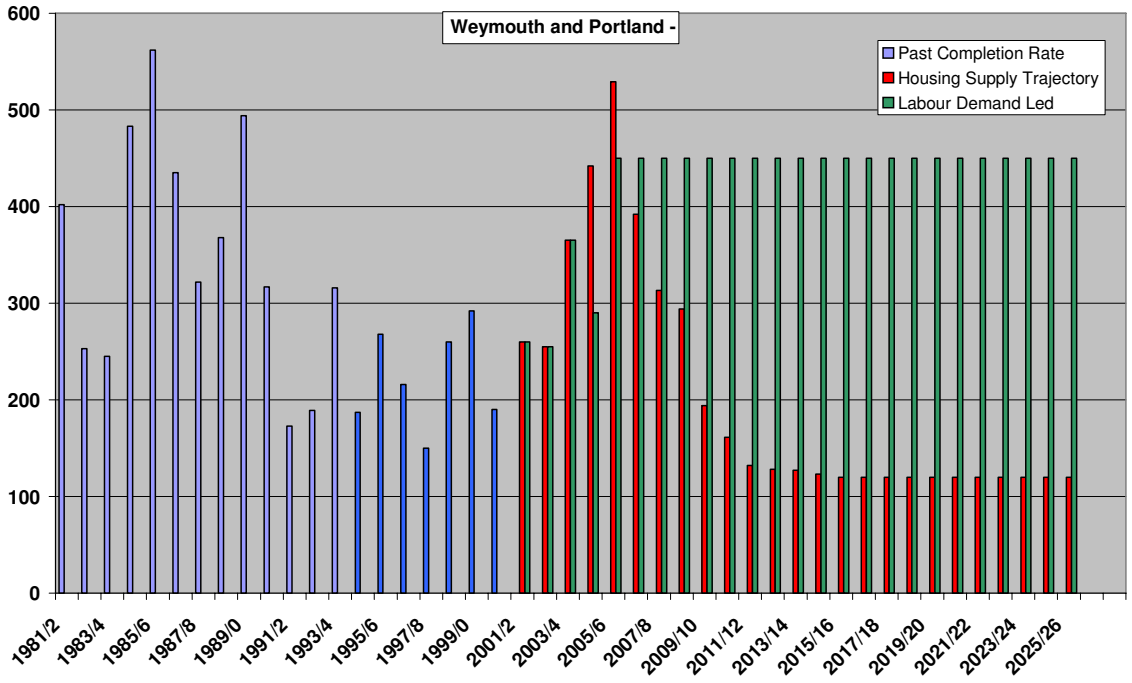
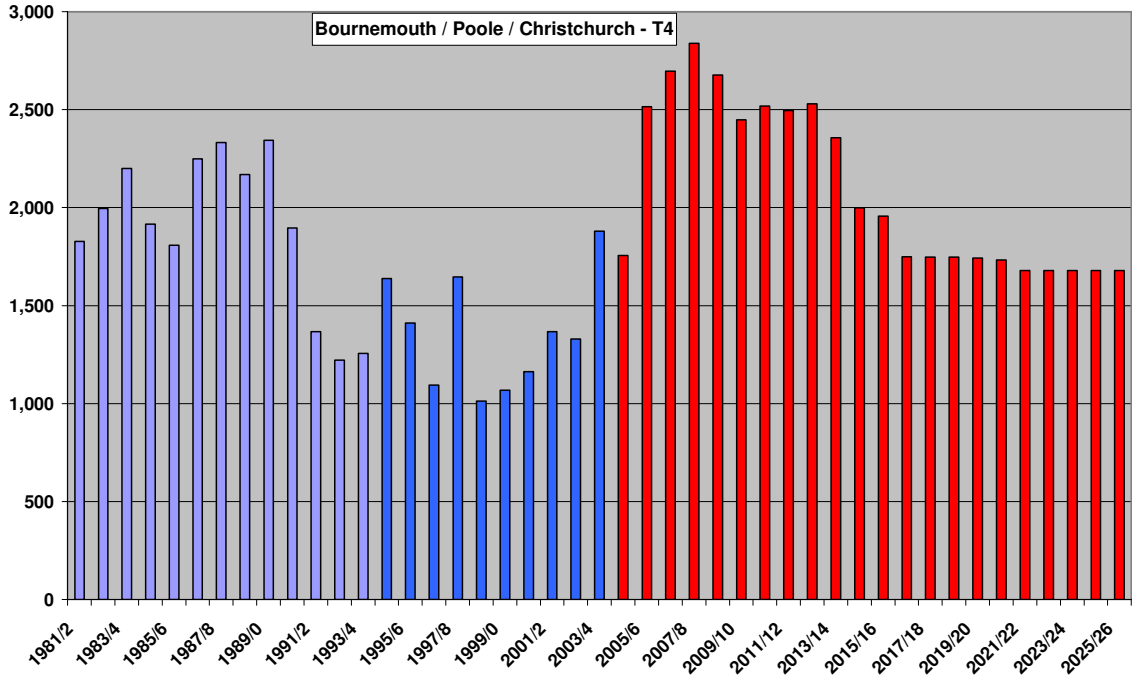




6.28 When considering the most extreme scenario of accelerated growth (T.4, at 50% above RPG10), intensification at Bournemouth, Christchurch and Poole would be such that the building industry would be required to

increase build rates to a level that would exceed those achieved in the boom on the 1980s.



D. Comparision between Distribution of Housing Provision and RPB Indicative Distribution

7.1 The Regional Assembly has provided, in Annex 2 of the brief, indicative housing numbers for sub areas of the South West. These show, within a range, an indication of how much new housing development is expected within the sub area and its approximate distribution between the combined Strategically Significant Cities and Towns and the rest of the sub region.

7.2 However, direct comparison cannot be made between these indicative figures provided by the Regional Assembly for the Bournemouth / Poole JSA and those emerging from the 4/4 authorities study of the JSA because the geographical definition of the area differs. In the following table, figures relate to the Bournemouth / Poole JSA, as defined by study undertaken by the 4/4 authorities.

7.3 Furthermore, comparisons are hampered at this stage by the need for further work to determine how top-of-the-range provision in Weymouth and Portland, to meet labour demand, may be distributed appropriately between Weymouth town and the rest of the district.

7.4 The main outcome to be drawn at this stage is that on the T.1 submission, based purely on the housing trajectory work, the advice is that about 59% of provision in the South East Sub Area might be expected to be at the strategically significant centres of Bournemouth / Poole JSA, Weymouth and Yeovil, and that the remaining area would take about 41%. At T.4, growth at the JSA would be such that the balance of distribution between the significant centres and the rest would shift to about 67% and 33%, respectively.

Comparison between Distribution of Housing Provision between Strategically Significant Cities and Towns and the Remaining Area, 2006-2026

	Range	4/4 Authorities Submitted Housing Provision and Growth Testing, 2006-2026			
		T1	T2	T3	T4
Bournemouth/Poole JSA (1)	-	30,900	35,800	41,500	47,100
Weymouth	Top Bottom	- 2,400	- 2,400	- 2,400	- 2,400
Yeovil	-	6,400	6,400	6,400	6,400
Strategically Significant Cities & Towns	Top Bottom	- 39,700	- 44,600	- 50,300	- 55,900
Percentage of Sub Area Total	Top Bottom	- 59%	- 62%	- 64%	- 67%
Remaining Area	Top Bottom	- 27,800	- 27,800	- 27,800	- 27,800
Percentage of Sub Area Total	Top Bottom	- 41%	- 38%	- 36%	- 33%
SOUTH EASTERN SUB AREA	Top Bottom	- 65,500	- 72,400	- 78,100	- 83,700

(1) The geographical area of South East Dorset, comprising all of Bournemouth, Christchurch and Poole local authority areas; East Dorset, excepting northern rural parishes; and the north eastern area of Purbeck, including Upton, Wareham, Lytchett Matravers and Lytchett Minster.

E. Housing Need

8.1 Affordable housing need has been measured through local housing needs surveys. These indicate a need in the South East sub area for some 6,840 affordable dwellings each year. The application of the annualised figures for the decennial periods 2006/07 to 20015/16 and 2016/17 to 2025/26 is shown.

8.2 A crude application of current annual need to the study period to 2026 would result in a need for nearly 137,000 affordable dwellings. To illustrate the magnitude of the problem, this may be compared to the total anticipated dwelling provision over the same period, including all private market housing, of short of 87,000 dwellings, taking the very top of the range.

8.3 However, it should be noted that local housing needs surveys look forward only about 5 years, and include an element of backlog. Consequently, trending on these figures may over estimate needs. On the other hand, if the "affordability gap" continues to widen, this will increase need.

Housing Need Measured by Local Housing Need Surveys

Authority	Year of LHNS	Current Annual Need	Projected Affordable Requirement			Housing Provision (T.1)[1]
			2006/07 - 2015/16	2016/17 - 2025/26	2006/07- 2025/26	2006/07- 2025/26
Bournemouth	2004	1,570	15,700	15,700	31,400	13,600
Christchurch	2002	260	2,600	2,600	5,200	3,200
East Dorset	2002	590	5,900	5,900	11,800	5,200
North Dorset	2002	630	6,300	6,300	12,600	8,800
Poole	2004	1,270	12,700	12,700	25,400	8,900
Purbeck	2002	180	1,800	1,800	3,600	1,500
Salisbury	2001	900	9,000	9,000	18,000	8,200
South Somerset	2002	260	2,600	2,600	5,200	13,300
West Dorset	2004	670	6,700	6,700	13,400	14,400
Weymouth and Portland	2001	510	5,100	5,100	10,200	9,600
South Eastern Sub-Area	-	6,840	68,400	68,400	136,800	86,700

[1] For districts with range of provision, top of range is shown.

HMA	Year of LHNS	Current Annual Need	Projected Affordable Requirement			Housing Provision (T.1)[1]
			2006/07 - 2015/16	2016/17 - 2025/26	2006/07- 2025/26	2006/07- 2025/26
Bournemouth and Poole HMA	-	4,500	45,000	45,000	90,000	41,200
Salisbury HMA	-	900	9,000	9,000	18,000	8,200
South Somerset HMA	-	260	2,600	2,600	5,200	13,300
Weymouth and Dorchester HMA	-	1,180	11,800	11,800	23,600	24,000

8.4 Certainly evidence of increases in registrations on the housing registers indicate that housing need in the last few years has been increasing year on year.

8.5 To take account of increased future housing need, a factor is applied to the current annual housing need figures, based on the increase in registrations between 2001 and 2004. The decennial requirements have been adjusted to take account of a future increase in need.

HMA	Households on register (1st April)		Factor	Current Annual Need	Projected Requirement		
	2001	2004			2006/07 - 2015/16	2016/17 - 2025/26	2006/07- 2025/26
Bournemouth and Poole	8,620	11,030	1.28	4,500	57,600	57,600	115,200
Salisbury	2,300	2,850	1.24	900	11,160	11,160	22,320
South Somerset	2,360	3,370	1.43	260	3,720	3,720	7,440
Weymouth and Dorchester	1,860	3,540	1.90	1,180	22,420	22,420	44,840

[1] For HMAs comprising districts with range of provision, top of range is used.

F. Delivery of Affordable Housing through S106 Agreement

9.1 Assumptions underpinning the Implementation Plan for First Detailed Proposals for the South East Dorset JSA has used an approximation that 30% of all housing provision should be new affordable dwellings, delivered through S106 agreements. Based on a similar assumption, S106 agreements could deliver between 20,400 and 28,900 new affordable dwellings in the South East sub area between 2006 and 2026.

HMA	**Range**	**Submitted Housing Provision (T.1)**		**Affordable Housing Deliverable through S106 Agreements**		
		2006/07 - 2015/16	2016/17 - 2025/26	2006/07 - 2015/16	2016/17 - 2025/26	2006/07 – 2025/26
Bournemouth and Poole	Top	24,500	16,700	7,400	5,000	12,400
	Bottom	23,000	13,900	6,900	4,200	11,100
Salisbury	-	4,300	3,900	1,300	1,200	2,500
South Somerset	-	7,300	6,000	2,200	1,800	4,000
Weymouth and Dorchester	Top	12,000	12,000	3,600	3,600	7,200
	Bottom	6,600	2,600	2,000	800	2,800
South East Sub Area	Top	48,100	38,600	14,500	11,600	26,100
	Bottom	41,200	26,400	12,400	8,000	20,400

G. Functionality of Settlements outside South East Dorset

10.1 The brief required the 4/4 authorities and local authorities to provide a statement of the vision, character and function of significant towns. This is supplied as the accompanying paper 'Functionality of Settlements outside South East Dorset'