

# Housing Needs Assessment

## Broadstone Neighbourhood Forum

August 2015  
Final Report

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## Executive Summary

The 2011 Localism Act introduced neighbourhood planning, allowing parishes or neighbourhood forums across England to develop and adopt legally binding development plans for their neighbourhood area. As more and more parishes and forums seek to address housing growth, including tenure and type of new housing, it has become evident that developing policies need to be underpinned by robust, objectively assessed data.

In the words of the National Planning Practice Guidance (NPPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgements, as well as gathering numbers and facts.

This objective and independent housing needs advice note follows the NPPG approach where relevant. This ensures our findings are appropriately evidenced. The NPPG advises that assessment of development needs should be thorough but proportionate and does not require planners to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

This housing need advice note has been prepared for Broadstone Neighbourhood Forum in Poole, Dorset, whose neighbourhood plan area is contiguous with Broadstone Ward in Poole Borough.

To inform the quantum of housing required at Broadstone, we have calculated a range of three possible housing projections over the proposed Neighbourhood Plan period<sup>1</sup> based on:

- A figure derived from a composite of the adopted Poole Borough Core Strategy up to 2016, then the emerging Core Strategy Review between 2017 and 2031 (which gives a total of 423 dwellings)
- The Government's 2012-based household projections, extrapolated to Broadstone, translated from households to dwellings, and rebased to actual 2014 population (which gives 836 dwellings) and
- An unconstrained projection forward of dwelling completion rates 2001-2011 (which gives 220 dwellings).

Each of these sources can help planners understand how the parish housing need translates into a numerical range of dwellings to be planned for.

A range of factors relevant to Broadstone derived from a range of other demographic and economic sources can then be applied to this range to move the recommended figure of housing need up or down. We have summarised these factors in our concluding chapter.

Our approach is to provide advice on the housing required based on need and/or demand rather than supply. This is in line with the NPPG, which states that 'the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not

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<sup>1</sup> Throughout this report, we have assumed that the Neighbourhood Plan will cover the period 2011-2031, i.e. the same period as the emerging Poole Borough Core Strategy Review, which is the approach we recommend.

apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.’

For this reason, we advise that the conclusions of this report should be assessed against available spatial capacity (including, for example, factors such as secondary education, transport infrastructure, landscape constraints, flood risk and so on) as a separate and follow-on study<sup>2</sup>.

Based on the data summarised on the quantity of dwellings required and the market factors affecting those quantities, AECOM recommends that housing need for Broadstone ward in the period 2011-2031 is in the range of **750-800** net additional dwellings, or **37-40** dwellings per year over the plan period.

This range is around the upper quartile midpoint of the average of the three dwelling projections set out above. The reason the upper quartile has been selected is that, in our analysis, factors increasing need were found to outweigh those reducing need by a factor of around three to one. The most significant of these factors from a housing need perspective are considered the high market demand (evidenced by house prices, the rental market, low level of vacant dwellings and in-migration rates), age structure of the population, and the low levels of recent supply.

At the same time, the minority of factors constraining demand, most notably the low level of affordable need and the very low level of concealed families/overcrowding, combine to suggest that need is slightly lower than the entirely unconstrained projection of 836 dwellings derived from the rebased Household Projections.

The Neighbourhood Forum should also note that the 21 dwelling completions since the neighbourhood plan period start point (Census 2011) can be deducted from the target range identified, leaving Broadstone with an outstanding need of 729-779 dwellings to 2031.

The outstanding need for 729-779 dwellings is likely to be considered high by many stakeholders. It should be emphasised, however, that this range is an entirely unconstrained figure, which explains why it is significantly higher than the Core Strategy-derived projection of 423 dwellings, as, unlike this report, this figure takes account of supply-side constraints.

It is also worth emphasising that, in the context of housing need assessment, this level of need is not unusual. Broadstone is a densely-populated, large ward representing a particularly desirable part of an already desirable housing market, and in common with many such locations, demand is always likely to outstrip supply. **In practice, as discussed with BNF, significant supply-side constraints will continue to apply at Broadstone, meaning that the neighbourhood is highly unlikely to be able (or expected) to develop the number of housing units to meet all need over the Plan period.**

Table 22 in our conclusions section summarises the data we have gathered with a potential impact on the housing types and tenures needed in the parish.

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<sup>2</sup> Such an approach, clearly separating housing need assessment from dwelling capacity assessment, was recently endorsed by the Government for calculating housing need at local authority level in the ministerial statement and press release ‘Councils must protect our precious green belt land’ (DCLG, 4 October 2014, available at <https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>)

**Table 22: Summary of local factors specific to Broadstone with a potential impact on neighbourhood plan housing characteristics**

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
<b>Affordable housing</b>	SHMAU, Census, Poole Borough Council waiting list	Among those on affordable housing waiting list, highest levels of need are from lone parents, single pensioners and single non-pensioners, indicating particular need for smaller dwellings. Low and declining existing supply of affordable housing indicates there is likely a need to provide more.	Poole's existing target for affordable housing should result in adequate provision; therefore, as noted previously, there is no specific affordable housing policy required in Neighbourhood Plan. Nevertheless, a quantum of affordable housing likely to be needed, particularly given existing low supply. Based on those on the waiting list as of the SHMAU, smaller (1-2 bedroom) units are most in demand in the affordable housing sector.
<b>Demand/need for smaller dwellings</b>	SHMAU, Census	The SHMAU notes that the greatest level of affordable need is for smaller 1-2 bed units, and there is also likely to be unmet open-market demand for one- bedroom homes, among, for example, older households without a specialist need. Census shows recent trend towards smaller dwellings in Broadstone between 2001 and 2011. Census also shows under-occupation of larger dwellings, families tending to move away, and recent increase in single-person households.	Provide within range of new dwelling sizes more small dwellings (1-2 bedrooms) for those in affordable need, and/or older people wishing to downsize from under-occupied larger dwellings. This will in turn free up family-sized dwellings that are currently under-occupied and that can be occupied by those demanding larger dwellings, including families.
<b>Housing type</b>	Census	Census shows that dwellings in Broadstone are larger than the Poole and England average, and that detached, under-occupied housing predominates.	BNF has a policy choice to make here. On the one hand, large, new detached housing (including bungalows) would be in keeping with existing house types. On the other hand, there is a clear need for many of the new dwellings needed to be smaller than the existing stock, which would tend to indicate potential for flats or terraced units- and this would in turn allow for a greater housing mix and a younger/more balanced population.
<b>Increase in older person households</b>	SHMAU, Census	Evidence from Census (increasing numbers of older people, and homes becoming less crowded) demonstrate older population. Some 'downsizing' of older households from larger to smaller units could free up larger units for families, for which there appears to be a demand.	Provide range of dwelling sizes, including smaller dwellings (1-2 bedrooms) suitable for older people. A policy supporting downsizing for households currently under-occupying larger properties, though aspirational, could at least be a useful statement of intent. Monitor downsizing as it takes place- the more that happens, the lower the need for new family-sized/larger dwellings.

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
<b>Need for larger/family households</b>	SHMAU, Census, Poole Borough Council housing waiting list	Families likely to need and/or afford medium-sized and larger dwellings. The SHMAU stated that demand for larger units is constant across Poole, held up during the recession- and that around 43% of new dwellings should be family-sized (3 or more bedrooms). Although, as noted above, affordable housing need is mainly for smaller units, a proportion of affordable need is also for family-sized units. Relatively high number of people working from home in Broadstone (as per Census data) also helps drive demand for family-sized dwellings.	Include within policy or policies on housing explicit support for larger (3+ bedroom) dwellings for families and/or those working from home. Census indicates families have decreased in number in the ward, and BNF may wish to consider if this is a sector of the population they would like to attract back, potentially through freeing up larger, under-occupied units through downsizing of the older households currently occupying them. If so, this would reduce the number of new family-sized dwellings needing to be provided, but increase the number of smaller dwellings needed.
<b>Need/lack of need for specialist housing for the elderly</b>	Census, Information from Poole Borough Council	The proportion of Broadstone residents whose day-to-day activities are limited a lot is lower than the Poole and England averages, despite the relatively older population. The proportion with day-to-day activities limited a little is slightly higher than the Poole average. This indicates that in terms of housing for the elderly, semi-independent provision such as sheltered or warden-assisted housing is likely to be more in demand than places in specialist care homes. Recent years have in any case seen a notable over-provision of spaces in care homes locally, meaning no additional provision is likely to be required.	Policy supporting provision of sheltered housing could help to meet identified need. This would be a suitable housing type for those who have indicated some day-to-day activity limitation. Based on the evidence of significant local development/concentration of bed spaces in care homes in recent years, a policy resisting additional care home bed spaces in the ward over the plan period could be justified. The policy should reference Core Strategy Policy PCS7 and speak of the need for the Borough's care home bed target to be met across the rest of the housing market area (i.e. the rest of the Borough) to help deliver mixed, balanced communities and economies not only in Broadstone but across Poole as a whole.

# 1 Introduction

## **Housing Needs Assessment in Neighbourhood Planning**

1. The 2011 Localism Act introduced Neighbourhood Planning, allowing parishes or neighbourhood forums across England to develop and adopt legally binding development plans for their neighbourhood area.
2. As more and more parishes and forums seek to address housing growth, including tenure and type of new housing, it has become evident that developing policies need to be underpinned by robust, objectively assessed housing data.
3. In the words of the National Planning Practice Guidance (NPPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgements, as well as gathering numbers and facts. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood diverges from the local authority average, reflecting the fact that a single town or neighbourhood almost never constitutes a housing market on its own and must therefore be assessed in its wider context.
4. The guidance quoted above on housing needs assessment is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMAs), which are used to determine housing need at a local authority level. However, it helpfully states that those preparing neighbourhood plans can use the guidance to identify specific local needs that may be relevant to a neighbourhood, but that any assessment at such a local level should be proportionate.
5. Our brief was to advise on data at this more local level to help Broadstone Neighbourhood Forum (henceforth BNF) understand, among other matters, the type, tenure and quantity of housing needed to inform neighbourhood plan policies.

## **Local Study Context**

6. Broadstone is a suburban neighbourhood in Poole, Dorset, located just over three miles north of the town centre. Its local authority is Poole Borough Council.
7. It lies north of the main east-west A35 corridor and its nearest railway stations are Poole and Hamworthy to the south, and Bournemouth Hurn airport is 7 miles to the north-east.
8. The neighbourhood is considered for planning purposes part of the Bournemouth and Poole Housing Market area. The Neighbourhood Plan area is contiguous with Broadstone ward boundary.

## 2 Approach

### **NPPG-based assessment**

9. This objective and independent housing needs advice note follows the NPPG approach where relevant. This ensures our findings are appropriately evidenced. The NPPG advises that assessment of development needs should be thorough but proportionate and does not require planners to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

### **Summary of methodology**

10. BNF have stated they are interested in the types of dwelling required as well as the quantity. In order to answer this question, we have gathered a wide range of local evidence and summarised it into policy recommendations designed to inform decisions on the characteristics of the housing required.

11. To inform the quantum of housing required, we have calculated a range of four possible housing projections for Broadstone over the proposed Neighbourhood Plan period<sup>3</sup> based on:

- Adopted Poole Borough housing policy;
- Emerging Poole Borough housing policy;
- 2012-based Government household projections (released in February 2015); and
- Projection forward of recent dwelling completions within Broadstone Ward;

Each of these sources can help planners understand how the neighbourhood housing need translates into a numerical range of dwellings to be planned for.

12. A range of factors relevant to Broadstone derived from a range of other demographic and economic sources can then be applied to this range to move the recommended figure of housing need up or down. We have summarised these factors in our concluding chapter.

13. Note that the neighbourhood plan period has not yet been officially determined. However, in order to provide a meaningful estimate of housing need over a given period, it is important to define that period. Neighbourhood plans, where possible, should always be aligned with the relevant local plan. In the case of Poole, however, there is an adopted plan with a period of 2006 to 2026 and an emerging plan with an unspecified base date and an end point of 2031.

14. Given these circumstances, and given that much of the data interrogated by this report dates from the Census 2011, we have made an assumption that the most logical neighbourhood plan period would be 2011 to 2031, and taking within this period the proposed adoption date of the emerging Core Strategy Review (late 2016) as meaning that 2017 would be the start of its plan period, with the adopted Core Strategy being replaced at that point.

15. As such, all estimates of housing need in this report cover the period 2011 to 2031.

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<sup>3</sup> Throughout this report, we have assumed that the Neighbourhood Plan will cover the period 2011-2031, i.e. the same period as the emerging Poole Borough Core Strategy Review, which is the approach we recommend.

## Gathering and using a range of data

16. The NPPG states that:

*'no single source of information on needs will be comprehensive in identifying the appropriate assessment area; careful consideration should be given to the appropriateness of each source of information and how they relate to one another. For example, for housing, where there are issues of affordability or low demand, house price or rental level analyses will be particularly important in identifying the assessment area. Where there are relatively high or volatile rates of household movement, migration data will be particularly important. Plan makers will need to consider the usefulness of each source of information and approach for their purposes.'*

17. It continues: *'Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. They should instead look to rely predominantly on secondary data (e.g. Census, national surveys) to inform their assessment which are identified within the guidance'*.

18. Compared with the 2001 Census, the 2011 Census gathered data in a number of new categories and across a range of geographies that are highly relevant to planning at the neighbourhood level and helpful if an NPPG-based approach is being used.

19. Like much of the data forming the housing policy evidence base, the Census information is quantitative. However, at a local level, qualitative and anecdotal data, if used judiciously, also has an important role to play, to a perhaps greater extent than at local authority level. We have gathered data from as wide a range of sources as practicable in order to ensure robustness of conclusions and recommendations arising from the analysis of that data.

## Focus on demand rather than supply

20. Our approach is to provide advice on the housing required based on need and/or demand rather than supply. This is in line with the NPPG, which states that *'the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.'*

21. For this reason, we advise that the conclusions of this report should be assessed against available capacity (including, for example, factors such as transport infrastructure, landscape constraints, flood risk and so on) as a separate and follow-on study<sup>4</sup>.

## Study objectives

22. The objectives of this report can be summarised as:

- Collation of a range of data with relevance to housing need in Broadstone relative to Poole and the wider area as a whole;

<sup>4</sup> Such an approach, clearly separating housing need assessment from dwelling capacity assessment, was recently endorsed by the Government for calculating housing need at local authority level in the ministerial statement and press release 'Councils must protect our precious green belt land' (DCLG, 4 October 2014, available at <https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>)

- Analysis of that data to determine patterns of housing demand;
- Setting out recommendations based on our data analysis that can be used to inform the Neighbourhood Plan's housing policies.

23. The remainder of this report is structured around the objectives set out above:

- Chapter 3 sets out the data gathered from all sources; and
- Chapter 4 sets out our conclusions and recommendations based on our data analysis that can be used to inform the Neighbourhood Plan's housing policies.

### 3 Relevant Data

#### Local planning context

*Poole Strategic Housing Market Assessment Update (JGC and CBA, 2012)*

24. The NPPG states that neighbourhood planners can refer to existing needs assessment prepared by the local planning authority as a starting point. As Broadstone is located within the Bournemouth/Poole Housing Market Area, we therefore turned to the SHMA Update (2012, henceforth SHMAU)<sup>5</sup> which covers the housing market area and informs housing policies at a local authority level, including affordable housing policy<sup>6</sup>.
25. The SHMAU draws upon a range of statistics including population projections, housing market transactions and employment scenarios to recommend an objectively-assessed housing need for the County. As such, it contains a number of points of relevance when determining the degree to which the housing needs context of Broadstone differs from the authority-wide picture.
26. The SHMAU states that Poole sees a larger proportion of its population in older age bands than the national average. At the time of writing, an affordable housing proportion of around 22.4% was being achieved<sup>7</sup> in new developments, and vacancy rates have recently decreased. Poole's public housing vacancy rate is very low, at 0.5%, and its private vacancy rate (3.1%) is in line with the regional average.
27. Poole exhibits a fairly balanced stock profile with no particular type of home dominating the stock. The main dwelling type is flats/maisonettes representing 24.8% of all dwellings; around 24% of households live in detached houses, as per Figure 2.4 of the SHMAU, reproduced as Table 1 below.

**Table 1: Dwelling type, Poole Borough (2011-12)**

Figure 2.4 Dwelling type by local authority							
Area		Detached house	Semi detached house	Terraced house	Bungalow	Flat/maisonette	Total
Poole	Households	15,315	13,733	7,354	11,751	15,857	64,010
	% of households	23.9%	21.5%	11.5%	18.4%	24.8%	100.0%
Bournemouth /Poole HMA	Households	65,129	42,858	29,310	50,278	66,887	254,463
	% of households	25.6%	16.8%	11.5%	19.8%	26.3%	100.0%

Source: Household Survey Data

Source: *Bournemouth/Poole Housing Market Area SHMAU, 2012*

<sup>5</sup> Available online at <http://www.poole.gov.uk/planning-and-buildings/planning/ldp/ldp-supporting-evidence/bournemouth-poole-hma-shlaa/strategic-market-housing-assessments/>

<sup>6</sup> Here and throughout this report, we have defined affordable housing according **only** to the standard definition found in Annex 2 of the National Planning Policy Framework (NPPF), namely: 'Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.' We have avoided the definition of affordable housing in its colloquial sense of 'relatively cheaper market housing'.

<sup>7</sup> By way of comparison, the Core Strategy affordable housing target for Broadstone is 40% of all dwellings.

28. The SHMAU covers the impact of the (then recent) recession, but notes that prices in Poole remained above regional and national averages throughout.
29. Interestingly, the SHMAU's housing market survey (July 2011) found that the prices of smaller (one and two bedroom) homes declined more than other property sizes. This is illustrated in Table 2 below, which reproduces SHMAU Figure 3.3. However, the SHMAU notes that although prices have gone down this does not mean that housing has become more affordable, because this will also depend on other factors such as the local economy, demography, access to finance for housing and the cost of private rented accommodation, which may not have declined at the same rate.

**Table 2: Lower quartile<sup>8</sup> price change in Poole, 2007-2011**

<b>Figure 3.3 Entry-level (lower quartile) price change 2007 to 2011</b>					
Local authority		1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Poole	2007	£110k	£176k	£220k	£285k
	2011	£95k	£152k	£200k	£271k
	% change	-14%	-14%	-9%	-5%

Source: Online Estate and Letting Agents Survey 2007 and 2011

Source: Bournemouth/Poole Housing Market Area SHMAU, 2012

30. Additionally, rental data shows that in Poole at the time of the SHMAU, it was smaller properties that were less in demand and larger properties where demand held up best. This is illustrated by our Table 3 below, which reproduces SHMAU Figure 3.4.

**Table 3: Change in lower quartile private rental costs in Poole, 2007 to 2011**

<b>Figure 3.4 Change in entry-level (lower quartile) private rental costs 2007 to 2011 (per month)</b>					
Local authority		1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Poole	2007	£495	£675	£795	£995
	2011	£485	£725	£875	£1,150
	% change	-2%	7%	10%	16%

Source: Online Estate and Letting Agents Survey 2007 and 2011

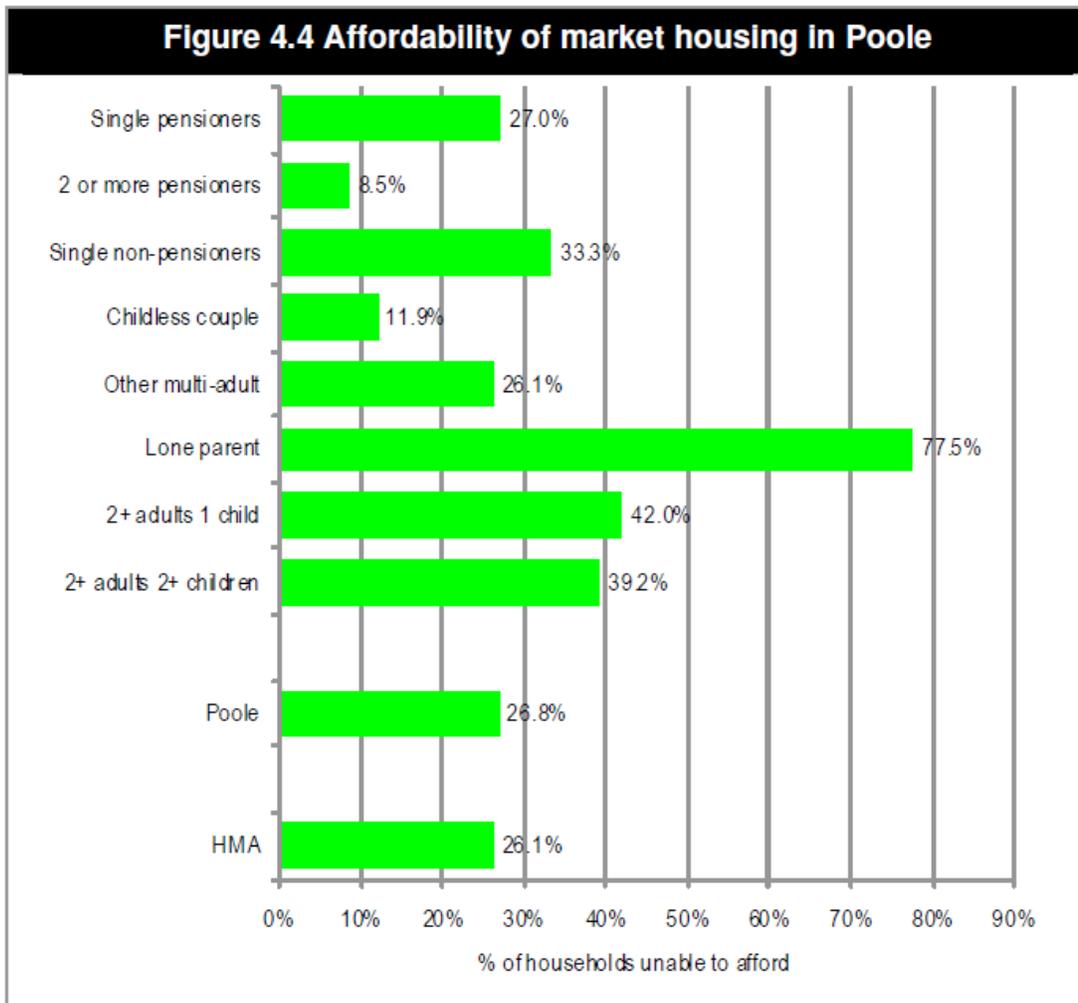
Source: Bournemouth/Poole Housing Market Area SHMAU, 2012

31. Turning to economic data, the SHMAU shows that although, like across the rest of the country, there was a reduction in Poole's working age population between 2007 and 2010, the reduction was significantly less than for the country or Dorset as a whole.

<sup>8</sup> The lower quartile is defined as the cheapest 25% of houses in the open market.

32. The NOMIS website provides more up-to-date figures, covering the period from 2010 to 2014<sup>9</sup>. Over this period, the proportion of the Poole population in full-time employment increased by 1.3%, whereas across Britain as a whole it increased by 2.1%. This indicates that although Poole’s economy was more resilient than the country’s as a whole during the downturn, more recently growth has been constrained relative to the national picture, perhaps partly as a result of not having fallen as far during the recession.
33. At the time of the SHMAU, it was estimated that around 26.8% of Poole households could not afford housing at current market prices or rents without the need for some form of subsidy. Figure 1 below reproduces Figure 4.4 of the SHMAU and shows the types of household most in need of affordable housing.

**Figure 1: Types of households most in need of affordable housing, Poole 2011**



Source: Household Survey Data

Source: Bournemouth/Poole Housing Market Area SHMAU, 2012

34. The SHMAU concludes that across Poole, there is an annual need for 1,710 additional affordable housing units per year if all needs are to be met, although it states this is unlikely to be achievable. However, part of the gap between affordable housing need and supply is likely to be met by the

<sup>9</sup> NOMIS Annual Population Survey, available at <http://www.nomisweb.co.uk/articles/676.aspx>

private rented sector. It also states that between 31% and 42% of additional affordable housing should be larger (3+ bedroom) family accommodation.

35. The SHMAU states that, on the basis of the evidence it has interrogated, the net annual housing provision should be around 480 dwellings per year, with 40% of those dwellings affordable. This lower level of affordable provision would avoid the risk that by providing more, families in affordable need would rapidly vacate the private rented sector that many occupy at present, with no households replacing them, leading to an undesirable level of vacancy.
36. In calculating total need, the SHMAU states that it has used the 2008-based DCLG Household Projections re-based to 2011. As such, it is now out of date as 2012-based Household Projections were released in 2015, and can themselves be rebased to the 2014 Mid-Year Population estimates for the most accurate projections possible. The SHMAU notes future projections by age band indicate an ageing population (and that this has implications in terms of a declining working-age population); we will determine (see below) if this remains a feature of the more up to date projections.
37. Within the market housing stated as required, the SHMAU estimates that 43% should be family-sized housing (3 or more bedrooms) and 57% one-and two-bedroom homes, with the main focus being on two bedroom accommodation. In the affordable sector the requirement is for around half of the units required being larger (3 or more bedroom) accommodation.
38. In the affordable sector the evidence suggests that around 12% of additional housing should be intermediate affordable housing with a particular focus on intermediate rent for lower income households with limited levels of capital. The remaining 88% should be either affordable rented housing or socially rented.

#### SHMAU Caveats

39. The SHMAU is based on the data available at the time it was compiled. Having established a baseline position on affordable housing and advice on open market provision to reflect aspirations, it is essential that housing market activity is regularly monitored. This is highly relevant given current housing market uncertainty.
40. It is also important to remember that there is no single definitive method available to attribute need for new market housing to specific geographical areas within Poole Borough. The precise geographic distribution of future housing was therefore left as a policy choice for the Borough.
41. This caveat applies equally for neighbourhood planners within Poole. As we recommend an approach based on the assessment of need at a local authority level, the Neighbourhood Forum should monitor any updates to the assessment of housing need at that level, as well as the release of any relevant new statistics.

#### *Adopted Poole Borough Core Strategy (2009)*

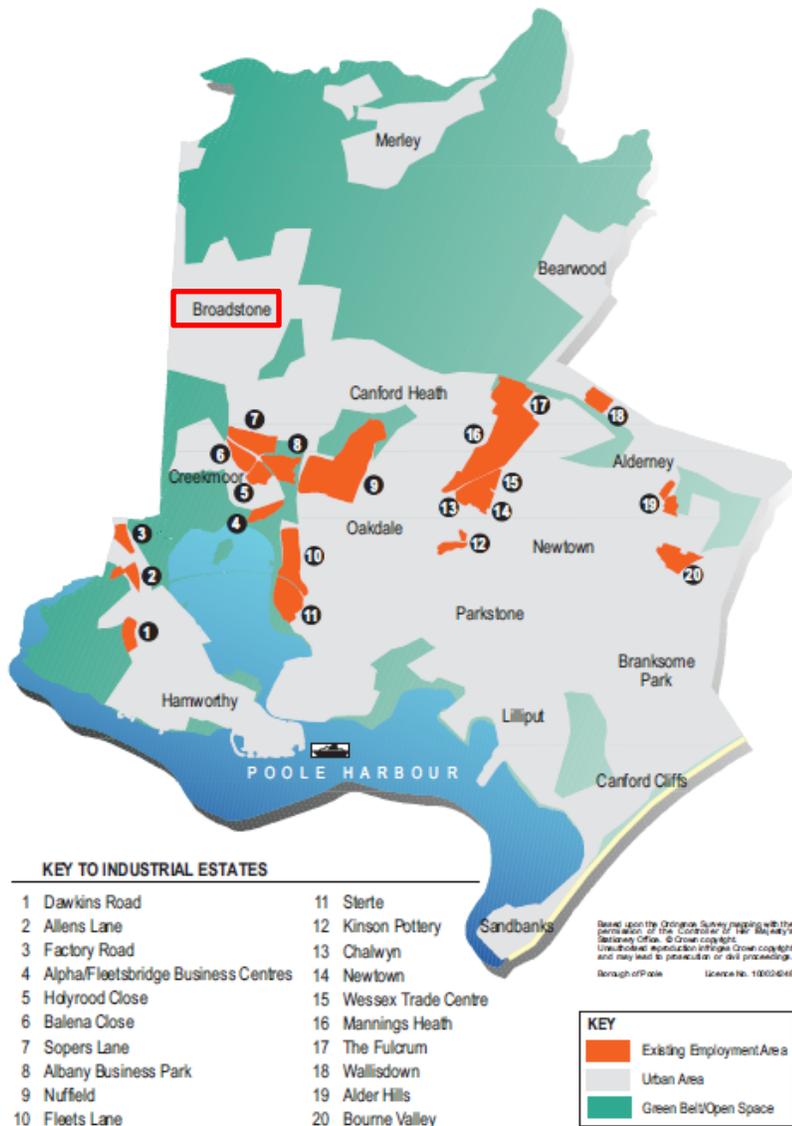
42. The adopted Core Strategy was based on an earlier SHMA, and was also adopted before the NPPF. As such, it is now relatively old but continues to form the development plan for Broadstone. Work has started on its replacement (Core Strategy Review) but at the time of writing this is still emerging policy, and at a relatively early stage (Issues and Options).
43. The Core Strategy sets a target of 10,000 homes across the Borough between 2006 and 2026, and envisages around 13,700 jobs being provided over the same period. Of the 10,000 homes, it is envisaged that a minimum of 4,000 will be provided in the Town Centre.

44. Outside the Town Centre, key named locations for residential development are named as:

- Ashley Road and Ashley Cross (*Parkstone and Newtown wards*)
- Parkstone Road/Civic Centre (*Parkstone ward*)
- Vicinity of Poole Road/Bournemouth Road junction at Poole Commerce Centre, Branksome local centre and along Poole Road (*Branksome East, Branksome West, Penn Hill and Canford Cliffs wards*)
- Other locations on main routes which are well served by public transport and local facilities (*all wards*).

45. Areas where it is envisaged that jobs growth will occur are named as Poole Bridge Regeneration Area, Town Centre, Fleets Corner, Sopers Lane, other existing employment areas (illustrated in Figure 2 below, which reproduces Core Strategy Figure 6.1) and education and health establishments.

**Figure 2: Core Strategy map of existing Poole Borough employment areas (with Broadstone highlighted)**



Source: Poole Borough Adopted Core Strategy

- 46. Core Strategy Policy PCS 6 (Affordable Housing) sets a benchmark figure of 40% affordable housing that will be sought as a starting point for developments of 6 or more dwellings. Core Strategy Policy PCS 7 (Care Homes) sets a target of between 500 and 700 net additional bed spaces in care homes by 2026.
- 47. As Broadstone is outside the town centre and away from the key named locations for residential development, it is necessary to calculate its 'fair share' proportion of the overall Core Strategy total of 10,000 dwellings 2006-2026.
- 48. The Core Strategy makes clear that a minimum of 4,000 homes are expected in the Town Centre. This means 6,000 homes are expected across the rest of the Borough, albeit with the named locations reasonably expected to accommodate more than their proportional share.

49. The Borough wards outside the town centre are (in alphabetical order, and including the total population of each in the 2011 Census in brackets)

- Alderney (11,423)
- Branksome East (6,206)
- Branksome West (7,415)
- Broadstone (10,303)
- Canford Cliffs (8,260)
- Canford Heath East (7,264)
- Canford Heath West (6,815)
- Creekmoor (9,180)
- Hamworthy East (6,042)
- Hamworthy West (7,099)
- Merley and Bearwood (10,392)
- Newtown (12,515)
- Oakdale (11,554)
- Parkstone (10,779)
- Penn Hill (11,355)

50. This gives a total population of 136,962 to accommodate 6,000 dwellings. However, before allocating a number of population per new dwelling, we need to take account of those named locations that can be expected to have a higher growth rate as per paragraph 44 above- in other words, across the rest of Poole, growth will be spatially uneven.

51. On this basis, it is reasonable to assume that Parkstone's growth rate would be around 50% higher than the background rate (as it includes two growth points) and Branksome East, Branksome West, Canford Cliffs, Newtown and Penn Hill each around 25% (as they each include a single growth point or part of one).

52. The 'background rate' of development (assuming it were spatially even, which it is not) would be one new dwelling per 22.88 people. This means that for Parkstone ward, the rate should be increased to one new dwelling per 11.44 people (i.e. 50% higher) and for the other named wards one new dwelling per 17.16 people (i.e. 25% higher). Applying this calculation gives the following results:

- Parkstone ward: 942 new dwellings
- Other named wards: 2,666 new dwellings

53. This leaves a balance of (6,000 minus 942 minus 2,666=) 2,392 dwellings across the remaining nine wards. This equates to a reduction from the 'background rate' of dwelling provision to one new dwelling for every 29.17 people (there is a population of 69,769 in the remaining nine wards).
54. With a population of 10,303, this points to an estimated 'fair share' for Broadstone of 353 dwellings to be provided in the period 2006-2026. As stated above, we have assumed for the purposes of this exercise a neighbourhood plan period of 2011 to 2031, and this target of 353 over 20 years equates to 17.65 dwellings per year. We calculate below a final Core Strategy-derived housing target for Broadstone based both on these calculations from the adopted Core Strategy and based on the requirements of the emerging Core Strategy Review.

*Poole Core Strategy Review Issues & Options Consultation Document (February 2015)*

55. The Core Strategy Review will replace the current adopted Core Strategy, but is at an early stage at the time of writing. However, it hints strongly that the Borough's most recent adopted Core Strategy assumption of 500 dwellings per year is likely to have to rise to 700 dwellings per year, in other words an across-the-board increase of 28.57% in terms of dwelling provision.
56. The current version of the Core Strategy Review does not specify the period during which the increased target would apply, but as it is currently intended to be adopted in late 2016, and it states 2031 as the end of the plan period, we have assumed the increased target would apply to years between 2017 and 2031.
57. This means that we can determine a composite Core Strategy-derived target for Broadstone, comprising the adopted Core Strategy target up to and including 2016 (6 years), and then the emerging Core Strategy target between 2017 and 2031 (14 years). This equates to:
- 17.65 dwellings per year 2011-2016 inclusive (being the annual average based on the adopted Core Strategy target);
  - Then, 22.69 dwellings per year 2017-2031 (being the Core Strategy Review's 28.57% uplift on the previous figure)

This gives a total Core Strategy-derived dwelling target for Broadstone between 2011 and 2031 of (17.65 x 6 years) + (22.69 x 14 years) = **423** dwellings 2011-2031.

*DCLG Household Projections*

58. The Department for Communities and Local Government (DCLG) periodically publishes household projections. The NPPG recommends that these household projections should form the starting point for the assessment of housing need.
59. The most recent (2012-based) household projections were published in February 2015, and extend to 2037. Although population projections are only available at a local authority level, a calculation of the share for Broadstone is nevertheless possible for the household projections based on the neighbourhood's household numbers in 2011 (the Core Strategy base date).
60. In 2011, Poole had 63,723 households<sup>10</sup> and in the Census the same year, Broadstone ward had 4,197 households, or 6.586% of the Borough total.

<sup>10</sup> See 2012-based DCLG Household Projections live tables at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

61. In the 2012-based household projections, the projection for 2031 is for 76,253 households in Poole Borough. Assuming it continues to form 6.586% of the Borough total, Broadstone's new total number of households would be 5,022 and therefore 825 new households would have formed over the Plan period.
62. Number of households does not, however, equate precisely to number of dwellings, with the latter usually slightly higher. At Broadstone in the 2011 census, there were 4,197 households but 4,275 dwellings, giving a ratio of 0.982 households per dwelling. This means that the projection of 825 new households would entail a need for  $(825/0.982=)$  840 dwellings.
63. However, the 2012-based household projections may need to be 'rebased' for accuracy now that the mid-2014 household estimates are available. The mid-2014 household estimates give the actual number of households in Poole at that point, meaning the difference between the actual and the projected number of dwellings needs to be taken into account in future projections.
64. The 2012-based projections were based on the 2012-based Sub-National Population Projections, which estimated that by 2014 there would be 150,900 people in Poole. The mid-2014 estimates show that there were actually 150,109 people, which is lower than the projections by 0.52%. This allows us to rebase the 840 dwellings in 2031 to a slightly reduced figure of **836 dwellings**.
65. This projection is an entirely unconstrained, theoretical figure comprising a relative proportion of the overall projected increase and thus does not take into account political, economic, demographic or any other drivers that might have influenced the Core Strategy distribution across the Borough and hence the difference between these and the Core Strategy-based figure.

#### *Dwelling growth 2001-2011*

66. By comparing the number of dwellings in the neighbourhood in the Census 2001 against the number in Census 2011, we can project forward the completion rate to 2031. This provides the first of two dwelling growth-based projections to complement the two projections mentioned above.
67. In Census 2001, Broadstone had a total of 4,165 dwellings, and in Census 2011 it had 4,275. This entails a total 10-year growth rate of 110 dwellings, or around 11 per year. Projecting this forward to 2031 would give a plan period total of  $(20 \times 11=)$  220 new dwellings.
68. The Neighbourhood Forum has provided AECOM with completion rates post 2011, which help us determine the extent to which the 2001-2011 rate differed from the average.
69. An additional 21 dwellings were completed between March 2011 and March 2015, equating to a rate of only 5 and a quarter completions per year- in other words, less than half the already low 2001-2011 rate. All 21 of these dwellings can count towards the final Neighbourhood Plan housing target.
70. Figures provided by the Borough Council also indicate that, although these do not appear to be counted within the dwelling completion rates outlined above, that 203 net additional bed spaces in care homes have been provided in Broadstone between 2006 and present- this equates to about a third of the need across all of Poole borough up to 2026 (as per paragraph 46 above).

71. This is significantly more than Broadstone's nominal fair share over the period 2006-2015, which using the same methodology as for all dwellings would equate to 17 bed spaces 2006-2015<sup>11</sup>. Even allowing for the existing concentration of care homes in Broadstone, the provision of this many bed spaces in a single location (effectively an over-provision of 1194%) risks unbalancing the local economy and its population and household mix.

*Poole SHLAA Update 2015*

72. The SHLAA Update forms part of the evidence base for the Core Strategy Review. Though a supply-side document, and therefore not to be used at this stage as a constraint on the housing need figure, it is useful to use as a benchmark of the capacity considered to be available in Broadstone ward by Poole planners. That capacity can be considered in the light of the range of need projections, thus helping to inform the final neighbourhood plan target, which takes into account both demand-side and supply-side data, as well as any policy aspirations.

73. The only site in Broadstone ward identified as having development capacity is Broadstone Local Centre, which has been assessed as having capacity for 20 dwellings in the period 2020 to 2026. This gives a clear indication of the capacity constraints within Broadstone which are likely to have an impact on the final neighbourhood plan housing target, and also helps to explain why the dwelling completion rate 2001-2011 was so relatively low.

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<sup>11</sup> Broadstone's 'fair share' of the midpoint of 600 net additional bed spaces in care homes across Poole 2006-2026 would be 39 over the entire plan period, therefore 1.95 bed spaces per year, therefore 17 in the nine years 2006-2015.

*Local housing waiting list (Poole Borough Council, July 2015)*

75. Poole Borough Council provided information on the local housing waiting list as of June 2015. They stated that the waiting list is held at Borough level and cannot be disaggregated to wards or neighbourhoods within it. They noted, however, that affordable housing supply was particularly constrained in Broadstone ward.
76. On this basis, we have estimated the level of affordable housing need for Broadstone ward on the basis of its proportion of all households in the Borough. The Borough Council stated that at this time there was a total of 890 households on the affordable housing waiting list across Poole.
77. We have already shown that Broadstone ward is home to 6.586% of all Poole Borough households. This means that, assuming affordable housing need is evenly spread across the Borough (which is an assumption recommended by the Council for the purposes of this assessment), that Broadstone's share of the households on the waiting list is 58.
78. The waiting list is divided into four priority bands, Gold, Silver, Bronze and Other, with Gold comprising those households in most urgent need of housing. Some housing needs assessments discount, as a matter of course, affordable housing need to only the highest priority need, on the basis that those assessed at a lower level are on the waiting list as an insurance policy rather than being in immediate, urgent need. If this approach were used here, the discounted need for Broadstone would be 6.586% of the 210 households in the Gold band, i.e. 13 households.
79. What is clear from the data provided by the Council is that although the waiting list is just a snapshot in time, neither the discounted figure of 13 households nor the undiscounted figure of 58 households suggest local affordable housing need is significant enough for the Neighbourhood Plan to have to formulate an affordable housing target of its own (i.e. differing from the target already applied by the Borough Council).
80. The reason for this is that Poole Borough's saved policy on affordable housing (PCS6 of the adopted Core Strategy, seeking a benchmark level of 40% affordable) will continue to apply in the neighbourhood even after neighbourhood plan adoption, and the adopted neighbourhood plan needs to be in strategic conformity with existing and emerging policy. Therefore, formulating an affordable housing target for Broadstone is not recommended as it could risk one of two undesirable results- either a) conflict with or b) restatement of Local Plan policy.
81. Most importantly, it is unnecessary to do so. We have shown that there is an undiscounted need for around 58 affordable housing units as of June 2015. Taking into account the range of total new housing needed in the neighbourhood presented in this report (ranging from a low of 220 to a high of 836), then the most challenging scenario the Parish would face in terms of affordable housing need would be the need to secure the undiscounted affordable housing need against the lowest total target (220 dwellings). As 40% of 220 is 88 dwellings, and as total undiscounted affordable housing need has been estimated at 58 dwellings, even in this most challenging scenario, on the basis of current evidence, there would be no requirement for the neighbourhood to select an affordable housing target exceeding that recommended by Poole Borough Council.
82. AECOM's previous work on housing need suggests that in more suburban locations such as Broadstone, any residual proportion of the 40% of affordable housing not able to be accommodated in the neighbourhood itself (based on affordable need at the time of the application being determined) can be used by the Council to cross-subsidise off-site affordable housing in nearby wards with greater capacity.

## Local economic context

83. The NPPG states that housing market assessment should take employment trends into account. This is to ensure that any conclusions on housing need take into account the likely change in job numbers based on past trends or economic forecasts as appropriate and also have regard to the growth of the working age population in the housing market area. In this case, we have taken into account the relevant Strategic Economic Plan and Employment Land Review update, both comprising economic forecasts.

*Transforming Dorset: Strategic Economic Plan (Dorset Local Enterprise Partnership, 2014)*

84. For the purposes of economic planning, Broadstone neighbourhood lies within the Dorset Local Enterprise Partnership area and is therefore subject to the 2014 Strategic Economic Plan (SEP). However, it should be noted that SEPs are aspirational document used to bid for funds, and have not been fully tested at examination. As such, any figures and facts collated from it should be used cautiously. Nevertheless, the SEP acts as the main document guiding type and amount of strategic economic growth locally, and as such it will have some impact on housing demand at Broadstone.

85. Like all economic plans and strategies, the Dorset SEP seeks generally to grow and promote the local economy.

86. The Dorset SEP references the Port of Poole regeneration, which it envisages will be the second largest regeneration scheme on the South Coast and has the potential to create 5,000 new jobs directly, of which 500 will be created at the port. Elsewhere in the SEP (page 53), a calculation is made of a total of 11,494 new jobs created by the regeneration, which presumably includes indirect jobs as well (by way of reference, in 2013, the Borough as a whole hosted 76,400 jobs according to NOMIS statistics, showing the scale of the proposals). The regeneration will also improve transport connections between the port, the town centre, and the port's hinterland and unlock 80 hectares of currently brownfield land.

87. Details in the SEP are limited, although it is envisaged that regeneration will create the UK's first Marine Skills Centre and a cluster of advanced manufacturing and marine-related jobs around the success of Sunseeker International Ltd and Luhrs Marine Ltd. There is also reference to future growth associated with the construction and servicing of offshore windfarms.

88. Although the SEP mentions that Bournemouth and to a lesser extent Poole have become in recent years a financial services centre, it does not specifically reference future growth plans or potential for this sector. However, growth at both Bournemouth universities is expected to have some positive impact economically within Poole Borough as well, although this is not quantified by the SEP. Likewise, the North Poole Employment Land off Magna Road (at Canford Magna) is envisaged to generate 2,000 new jobs.

89. Despite the Port of Poole regeneration, however, the SEP forecasts that overall, economic growth in Poole from 2011 onwards will be at a slightly lower rate than that seen between 2006 and 2011, although still higher than the UK average, as illustrated by Table 4 below.

**Table 4: Average GVA (Gross Value Added) growth per annum, 2006-2021**

Area	Annual average GVA growth 2006-2011	Annual average GVA growth 2006-2021
Bournemouth	-0.5%	2.2%
Poole	2.2%	1.9%
DCC Dorset	0.8%	1.7%
Dorset LEP area	0.9%	1.9%
South West	0.5%	1.6%
UK	0.4%	1.5%

Source: Cambridge Econometrics Local Economic Forecasting Model (LEFM) 2013: baseline projection findings for the Dorset LEP area

Source: Dorset LEP Strategic Economic Plan, 2014.

### Characteristics of population

90. Through analysis of Census 2011 data, we have investigated how the population of Broadstone differs from that of the Poole and England averages. In all cases, we have been able to use the Broadstone Ward boundaries as the basis for this statistical analysis.

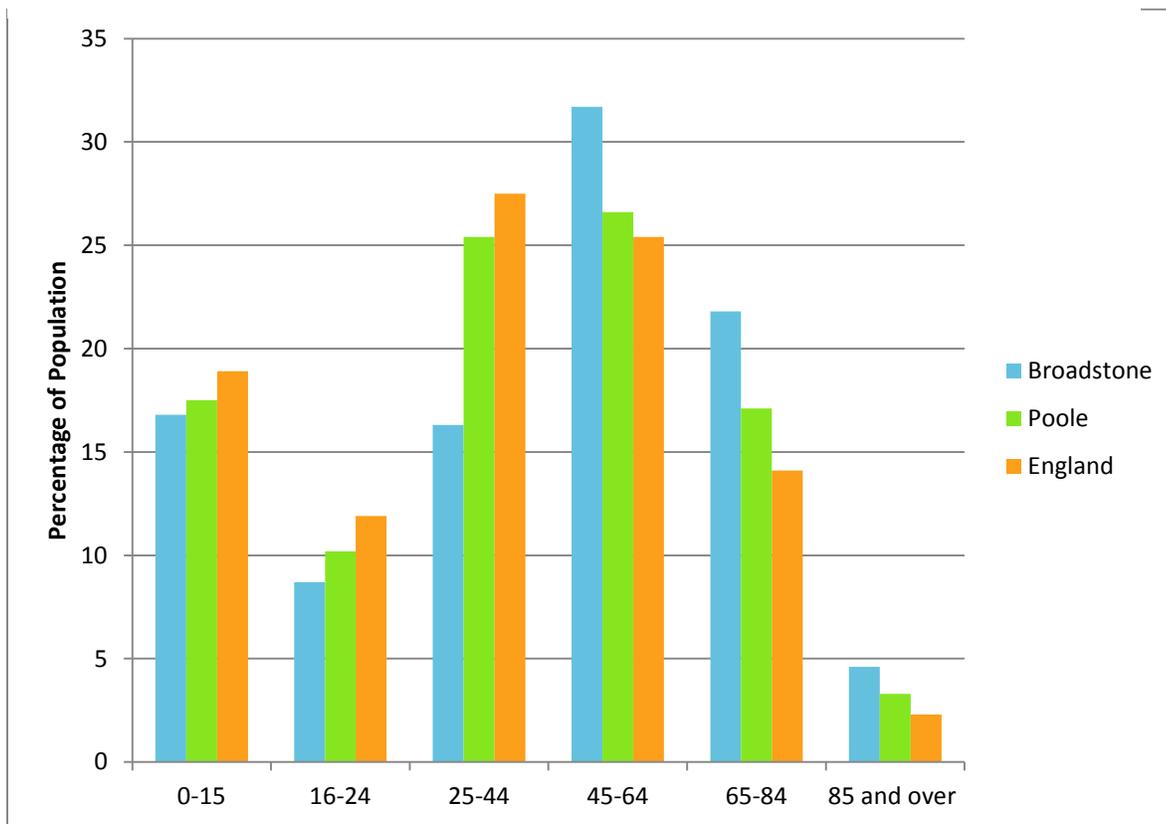
91. Table 5 gives the population and number of households in the Ward, Borough and England, as recorded in the 2011 Census. In 2011, the Ward had a population of 10,303 and an average household size of 2.5 persons, which was above both the Poole average and the England average.

**Table 5: Population and household size in Broadstone, 2011**

	Broadstone	Poole	England
Population	10,303	147,645	53,012,456
Households	4,197	63,530	22,063,368
Household size	2.5	2.3	2.4

Source: ONS, Census 2011

92. As illustrated in Figure 5 below, the largest age group in the ward is the 45-64 age group, at 31.7%. This is notably higher than the figure for Poole (26.6%) and the England average (27.5%). The proportions of the ward population aged 65-84 and 85 and over is higher in Broadstone than the local and national averages. The proportion of people aged 0-15, 16-24 and 25-44 are all significantly lower than the figures for Poole and England.

**Figure 5: Age structure, 2011**

Source: ONS, Census 2011, AECOM calculations

93. Table 6 shows the rate of change of the population by age band. It shows that the proportion of people in the younger age group (0-15) fell in the ward between 2001 and 2011, while the proportion of people in the three older age groups (45-64; 65-84; 85 and over) grew rapidly.
94. There was a particularly sharp increase – above the national average and significantly above the rate recorded across Poole – in the proportion of the population aged 85 and over. The decrease in the proportion of children aged under 16 and of people aged 25-44 is also notable. Poole also experienced a fall in the proportion of children, which was considerably smaller than the decrease seen in the ward. England, by contrast, saw a small increase. Broadstone Ward, in line with the national average, showed an increase in young people (16-24).
95. England as a whole experienced a marked increase in the proportion of the population aged 25-44, whereas Broadstone saw a large decrease of 23.7% and Poole a smaller decrease of 0.19%.

**Table 6: Rate of change in the age structure of the population of Broadstone, 2001-2011**

Age group	Broadstone (%)	Poole (%)	England (%)
0-15	-6.8	-0.25	1.2
16-24	11.0	20.03	17.2
25-44	-23.7	-0.19	1.4
45-64	11.52	14.20	15.2
65-84	5.64	4.66	9.1
85 and over	46.27	24.85	23.7

Source: ONS, Census 2001 and Census 2011, AECOM calculations

96. Taken together with the data illustrated in Figure 5, this shows clearly that the ward has a rapidly ageing population, with an increasingly large proportion of its inhabitants aged 65 and over. The decrease in the proportion of children and of people aged 25-44 suggests that fewer families may have moved into or formed within the ward in the period 2001-2011 than may have been the case previously.

**Table 7: Country of birth and length of residence in Broadstone, 2011**

Place of birth	Population breakdown		Broadstone	Poole	England
Born in the UK	Total		94.6%	91.8%	86.2%
Born outside the UK	Total		5.3%	8.2%	13.9%
	EU		2.1%	3.7%	4.5%
	Other		3.2%	4.5%	9.4%
	Length of residence	Less than 2 years	5.3%	10.4%	12.6%
		2-5 years	8.7%	17.1%	16.0%
		5-10 years	11.7%	20.7%	20.7%
		10 years or more	74.3%	51.8%	50.7%

Source: ONS, Census 2011. AECOM calculations

97. Table 7 shows that Broadstone is home to significantly fewer migrants, both from the EU and beyond, than the England average as well as the Poole average. The figures for migration from elsewhere in the UK are comparable with local and national averages, which suggests that local demand for housing is driven by those born in the UK to a far greater degree than other population groups and compared with other areas.

98. Of the 5.3% of ward residents who were born overseas, the majority have lived in the UK for ten years or more. The proportion of the ward population that has lived in the UK for less than 2 or 2-5 years is lower than that of Poole and England, suggesting that migration from the EU accession countries has not had a significant impact on Broadstone's housing requirement.

99. Census 2011 data on ethnic origin shows that Broadstone's residents are 95.5% white and only 2.6% black and minority ethnic (BME), far below the England average. The sometimes differing housing needs of minority populations, which can play a significant role in housing need assessment in some locations, are therefore not considered to be of particular relevance to Broadstone.

## Household type

**Table 8: Rates of change in number of rooms<sup>12</sup> per household in Broadstone, 2001-2011**

	Broadstone	Poole	England
1 Room	-28.6%	-5.8%	-5.2%
2 Rooms	75.0%	43.8%	24.2%
3 Rooms	33.3%	30.8%	20.4%
4 Rooms	-26.0%	0.4%	3.5%
5 Rooms	-15.8%	-4.3%	-1.8%
6 Rooms	9.4%	5.6%	2.1%
7 Rooms	6.8%	18.3%	17.9%
8 Rooms or more	24.8%	27.2%	29.8%

Source: ONS, Census 2001 and Census 2011, AECOM calculations

100. Table 8 shows that, although the number of rooms per household has shown a generally upward trend nationally, this trend is particularly notable in Broadstone and Poole for two and three room dwellings, meaning that recently, some smaller units have been provided. This could very well be linked to the recent over-provision of care home beds that was discussed above, particularly given the low rates of market housing completions.
101. There has also been a notable decrease in households occupying four and five rooms compared with the Poole and England rates. Generally, there has been a more significant decrease in medium sized properties than nationally and slightly greater than locally. The decrease in one room dwellings in Broadstone may appear to be much larger than the local and national trends but only represents a decrease from seven to five dwellings.
102. The ONS statistics underlying this table, though not tabulated, show that in 2011, the proportion of households in each category in the ward was broadly in line with the national average. However, dwellings<sup>13</sup> in the ward were generally larger than in Poole; 64.9% of dwellings in Broadstone had six rooms or more, compared with 40.9% in Poole and 42.2% nationally.
103. The NPPG states that factors such as overcrowding<sup>14</sup>, concealed<sup>15</sup> and shared households, homelessness and the numbers in temporary accommodation demonstrate un-met need for housing. Longer term increases in the number of such households may be a signal to consider increasing planned housing numbers.

<sup>12</sup> The census definition here means all habitable rooms in a dwelling, not just bedrooms.

<sup>13</sup> Strictly speaking, the statistical unit of measurement was household spaces rather than dwellings, but as the two concepts are almost identical, we have termed them dwellings.

<sup>14</sup> As measured by number of persons per room

<sup>15</sup> A concealed family is one living in a multi-family household in addition to the primary family, such as a young couple living with parents

**Table 9: Dwellings by number of persons per room in Broadstone, 2011**

Persons per room	Broadstone	Poole	England
Up to 0.5 persons per room	82.3%	73.68%	71.14%
Over 0.5 and up to 1.0 persons per room	17.44%	25.11	26.76
Over 1.0 and up to 1.5 persons per room	0.24%	0.96%	1.56%
Over 1.5 persons per room	0.02%	0.25%	0.54%

Source: ONS, Census 2011, AECOM calculations

104. Table 9 shows that, in common with numerous other locations with an older than average population, Broadstone's dwellings tend to be under-occupied compared with the Poole and England averages. This would tend to indicate that people are living in dwellings larger than they would ordinarily need- for example, 'empty-nester' couples living in family-sized households.

### Household tenure

105. The NPPG states that housing needs studies should investigate household tenure in the current stock and in recent supply and assess whether continuation of these trends would meet future needs. Plan makers should therefore examine current and future trends in tenure.

**Table 10: Tenure (households) in Broadstone, 2011**

Tenure	Broadstone	Poole	England
Owned; total	92.4%	70.4%	63.3%
Shared ownership	0.1%	0.9%	0.8%
Social rented; total	1.9%	11.5%	17.7%
Private rented; total	4.9%	16.2%	16.8%

Source: ONS, Census 2011, AECOM calculations

106. Table 10 shows that the level of owner occupation in Broadstone is much higher than the Poole and England averages. The proportion of social rented housing (rented from the Council or a Registered Social Landlord) is lower than the national average, and also lower than that across Poole.
107. There is a far smaller proportion of privately rented units in Broadstone compared with Poole and England as a whole.

**Table 11: Rate of tenure change in Broadstone, 2001-2011**

Tenure	Broadstone	Poole	England
Owned; total	-0.1%	-4.3%	-0.6%
Shared ownership	-40.0%	27.8%	30.0%
Social rented; total	-4.9%	12.9%	-0.9%
Private rented; total	73.9%	103.5%	82.4%

Source: ONS, Census 2011. AECOM calculations

108. Table 11 shows how tenure has changed in Broadstone between the 2001 and 2011 Censuses. Home ownership in the ward has remained almost unchanged compared to its shrinking level across the Borough as a whole. The increase in private renting is in line with local and national trends. The proportion of social rented is significantly lower than both the Poole and national averages, having declined by 4.9%.
109. We can analyse house prices and the rental sector using data from the home.co.uk website. This provides data on average house prices and time that rental properties have been on the market, both by postcode area. As of July 2015, the median asking price of a property for sale in Broadstone (postcode area BH18) was £459,950. This is 26% higher than the Poole median asking price of £339,950 and indicates that Broadstone is an area of higher demand within the Poole market.

110. Turning to rental properties, it can be assumed that the shorter the average time on the market, the higher the local demand for rental property, and by implication, the higher the local demand for owner-occupied stock as many prospective home-owners will rent if they cannot yet afford to buy.

**Table 12: Rental sector statistics in Broadstone versus Poole average**

	Broadstone (BH18 postcode area)	Poole	Dorset
Average time on market (days)	27	61	89

Source: [home.co.uk](http://home.co.uk) market rent summary, calculated daily, accessed July 2015

111. Properties in Broadstone tend to spend far less time on the market compared to the Poole and Dorset averages, indicating more rental demand locally compared with background levels. This is potentially indicative of a high demand for rental property (but also may reflect the limited supply of rentals in the area). The short average time on the market suggests that there is demand from those who wish to be owner-occupiers but who cannot afford a deposit, and this point is also made by the SHMAU.

### Housing occupancy rates

112. The Government publishes annual counts of vacant dwellings by local authority across England<sup>16</sup> but information on vacancy is not available at a smaller geographical scale. These figures show that in 2014 (the most recent year available), Poole's rate of vacant dwellings was 1.8%. This is well below the England average in 2014 of 2.66%, and indicates again that there is a high demand across the local authority.

<sup>16</sup> Table 615: Vacant Dwellings by Local Authority District, available at [www.gov.uk](http://www.gov.uk)

## Local household composition

**Table 13: Household composition (by household) in Broadstone, 2011**

		Broadstone	Poole	England
One person household	Total	23.1%	30.1%	30.2%
	Aged 65 and over	16.7%	14.9%	12.4%
	Other	6.4%	15.3%	17.9%
One family only <sup>17</sup>	Total	72.6%	62.5%	61.8%
	All aged 65 and over	17.3%	10.4%	8.1%
	With no children	19.1%	18.8%	17.6%
	All children (dependent and non-dependent)	36.4%	33.2%	36.1%
Other household types	Total	4.2%	7.4%	8.0%

Source: ONS, Census 2011. AECOM calculations

113. Table 13 shows that the proportion of single person households in Broadstone is relatively low compared to the Poole and England averages. The proportion of households in single family occupancy is, however, higher than the Poole average.
114. Broadstone has a higher proportion of single person households of people aged 65 and older compared with the Poole average, as well as a higher proportion of single family households of people aged 65 and older than the local and national averages. This is in line with other data suggesting an older than average population.
115. The ward is home to a similar proportion of families with children as the national average. The proportion of other household types is low.

<sup>17</sup> This includes: married couples, cohabiting couples, same-sex civil partnership couples and lone parents.

**Table 14: Rates of change in household composition in Broadstone, 2001-2011**

Household type		Percentage change, 2001-2011		
		Broadstone	Poole	England
One person household	Total	14.9%	12.3%	8.4%
	Aged 65 and over	10.6%	-0.7%	-7.3%
	Other	28.1%	28.5%	22.7%
One family only	Total	-1.9%	3.2%	5.4%
	All aged 65 and over	-4.9%	-8.6%	-2.0%
	With no children	1.5%	7.9%	7.1%
	All children (dependent and non-dependent)	-2.1%	4.8%	6.4%
Other household types	Total	9.9%	32.9%	28.9%

Source: ONS, Census 2011. AECOM calculations

116. Table 14 shows how household composition changed in the 10 years between the 2001 and 2011 Censuses. The rate of increase in single person households exceeded the local and national averages, and the number of single person households other than those aged 65 and over has grown in both Broadstone and Poole at a faster rate than the England average.
117. Broadstone saw an increase in the number of over-65 single person households, which was the opposite of what happened at the local and national levels. This was complemented by a corresponding decline in family households, echoing the trend towards under-occupation outlined above.
118. Overall, there was a small decrease in the number of single-family households, out of line with increases locally and nationally. The number of single family households with no children increased slightly while there was a decrease in the number of families with children in contrast to increases at the Poole and England levels.

**Table 15: Change in household numbers and size in Broadstone, 2001-2011**

Key indicator	Percentage change, 2001-2011		
	Broadstone	Poole	England
Population	0.5%	6.8%	7.9%
Households	2.0%	7.6%	7.9%
Household size	0.0%	0.0%	0.0%

*Source: ONS, Census 2011, AECOM calculations*

119. As noted previously, Broadstone currently has a slightly larger than average household size. Table 15 shows that the ward experienced only a very small increase in its population over the period 2001-2011 compared with the rest of Poole, and correspondingly small growth in its number of households over the period 2001-2011.
120. Across all the levels, the average number of people per household remained unchanged.

**Table 16: Accommodation type (households), 2011**

Dwelling type		Broadstone	Poole	England
Whole house or bungalow	Detached	82.9%	39.9%	22.4%
	Semi-detached	7.9%	21.0%	31.2%
	Terraced	1.5%	12.5%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	6.4%	21.9%	16.4%
	Parts of a converted or shared house	0.9%	3.3%	3.8%
	In commercial building	0.5%	1.0%	1.0%

Source: ONS, Census 2011, AECOM calculations

122. Table 16 shows that the proportion of semi-detached houses and terraced dwellings in Broadstone is considerably below the local and national averages.
123. By contrast, there is a far higher proportion of detached dwellings compared with the local and national averages. The proportion of terraced dwellings is well below both the England and Poole averages, and there is a smaller proportion of flats than either locally or nationally.
124. A 'concealed family' refers to any group of people that want to form a new household but are unable to do so, typically for economic reasons such as high house prices or a lack of suitable property available. Table 15 shows low levels of concealed families in the ward compared to both the Poole and England averages.

**Table 17: Concealed families in Broadstone, 2011**

Concealed families		Broadstone	Poole	England
All families: total		3,233	43,170	14,885,145
Concealed families: total		39	688	275,954
Concealed families as % of total		1.2%	1.6%	1.9%
Concealed lone parent families	Total	8	206	100,705
	No children	24	370	122,951
Concealed couple families	All children (dependent and non-dependent)	7	112	52,298
	Total	31	482	175,249

Source: ONS, Census 2011, AECOM calculations

125. Official statistics do not clarify the overlap, if any, between the Broadstone housing waiting list and the stated number of concealed families locally.

## Economic activity

**Table 18: Economic activity in Broadstone, 2011**

Economic category		Broadstone	Poole	England
Economically active	Total	69.9%	71.2%	69.9%
	Employee: Full-time	17.0%	15.2	38.6%
	Employee: Part-time	35.4%	39.5%	13.7%
	Self-employed	12.2%	10.2%	14.0%
	Unemployed	1.9%	3.2%	4.4%
	Full-time student	3.4%	3.0%	3.4%
Economically inactive	Total	30.1%	28.8%	30.1%
	Retired	21.0%	16.1%	13.7%
	Student	3.4%	3.8%	5.8%
	Looking after home or family	3.6%	4.1%	4.4%
	Long-term sick or disabled	1.1%	3.3%	4.0%
	Other	1.0%	1.6%	2.2%

Source: ONS, Census 2011, AECOM calculations

126. Table 18 shows that Broadstone has a lower proportion of economically active residents than the Poole average and the same proportion as the England average. Unemployment is well below the Poole and England averages.
127. There are more economically inactive residents in Broadstone than across Poole as a whole, in particular retirees. There are lower than average numbers of students, people looking after their home or family, and long-term sick and disabled.

**Table 19: Rates of long-term health problems or disability in Broadstone, 2011**

Extent of activity limitation	Broadstone	Poole	England
Day-to-day activities limited a lot	6.8%	8.2%	8.3%
Day-to-day activities limited a little	10.7%	10.3%	9.3%
Day-to-day activities not limited	82.5%	81.6%	82.4%

Source: ONS, Census 2011, AECOM calculations

128. The NPPG advises taking account of the number of people with long-term limiting illness. Table 19 shows that the proportion of residents in Broadstone who are long-term sick or disabled is broadly in line with the Poole average, despite Broadstone's relatively older population.

**Table 20: Distance travelled to work, 2011**

Location of work	Broadstone	Poole	England
Less than 10km	59.3%	66.3%	52.2%
10km to less than 30km	11.4%	7.9%	21.0%
30km and over	8.5%	6.9%	7.9%
Work mainly at or from home	13.4%	10.4%	10.4%
Other	7.4%	8.5%	8.5%
Average distance travelled to work	16.2km	13.2km	14.9km

Source: ONS, Census 2011. AECOM calculations

129. Table 20 shows that Broadstone residents travel further to work than both the Poole and England averages. The average distance travelled to work is 16.2 kilometres, and note that distance travelled to work is particularly high compared with the Poole average.

130. The statistics underlying this table indicate that the majority of Broadstone residents in employment travel within a radius of less than 10km from the ward for work, an area which includes not only Poole Town Centre, but also Bournemouth.

131. This and other data indicates that the ward is popular to some extent among commuters, principally for those working in locations less than 30km from the ward.

## 4 Conclusions

### Overview

133. This neighbourhood plan housing needs advice has interrogated a wide range of data sources, which, taken together, can inform key trends and messages relevant to the Neighbourhood Plan's housing policies.
134. In this first section of our conclusions we make recommendations on the overall quantum of housing growth required.
135. In the second section, we assess, based on the data uncovered, indications of the components and characteristics of future housing based on the data analysed.
136. In line with recommended best practice, our preferred methodology is to present the projections our analysis has produced as a starting point, and then highlight the factors<sup>18</sup> that the Neighbourhood Forum might wish to take into consideration as they determine the final housing policy text, bearing in mind the requirement to be in general conformity with strategic housing policy at the Poole Borough level.

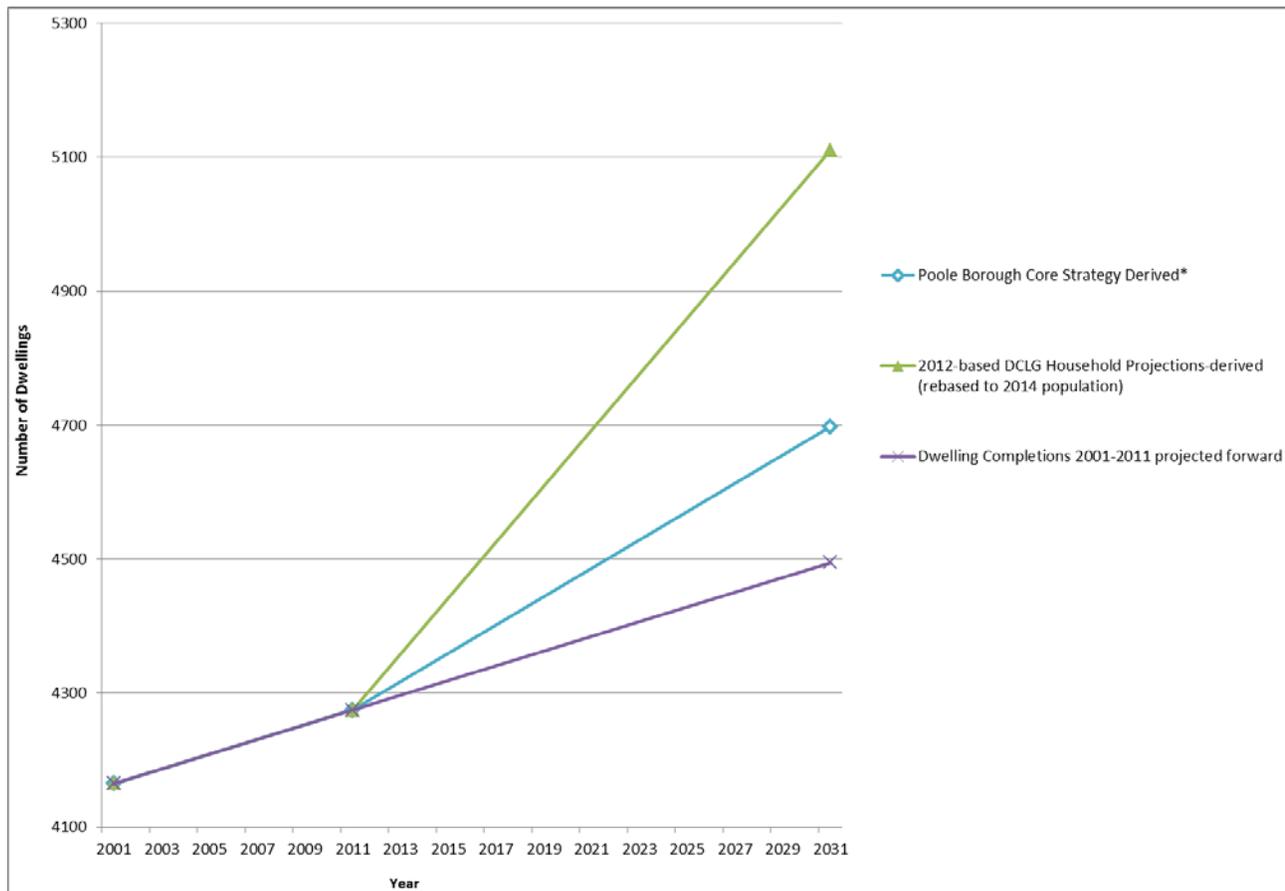
### Quantity of housing need

137. To recap, we have identified three separate projections of dwelling numbers for Broadstone based on:
  - A figure derived from a composite of the adopted Poole Borough Core Strategy up to 2016, then the emerging Core Strategy Review between 2017 and 2031 (which gives a total of 423 dwellings)
  - The Government's 2012-based household projections, extrapolated to Broadstone, translated from households to dwellings, and rebased to actual 2014 population (which gives 836 dwellings) and
  - An unconstrained projection forward of dwelling completion rates 2001-2011 (which gives 220 dwellings).

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<sup>18</sup> These factors are also referred to as 'indicators' in the NPPG.

**Figure 6: Comparison of dwelling number projections**



*\*Core Strategy-derived target is a composite based on adopted Core Strategy and emerging Core Strategy Review*

*Source: Poole Borough Adopted Core Strategy, DCLG 2012-Based Household Projections, Census 2001, Census 2011, AECOM calculations*

- 138. We have summarised the findings of the data gathered in Chapter 3 above in Table 21 below. The source for each factor with particular relevance to the neighbourhood is shown, and AECOM assessment of whether that factor is more likely to increase (↑), decrease (↓) or have no impact on (↔) Broadstone’s future housing need. Following NPPG guidance, the factors relate both to housing price and housing quantity.
- 139. We have applied our professional judgement on the scales of increase and decrease associated with each factor on a scale from one to three, where one arrow indicates ‘some impact’, two arrows ‘stronger impact’ and three arrows indicates an even stronger impact. Factors are in alphabetical but no other order.
- 140. Note that factors have the potential to contradict one another, due to data being gathered at different times and across differing geographies. BNF is invited to use its judgement in resolving any conflicts, but we would advise that the more local and more recent data should generally have priority over data gathered at a larger spatial scale or older data.

141. However, our general approach reflects NPPG advice to adjust the housing quantity suggested by household projections to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings, such as house prices and past build-out rate.
142. The NPPG also advises that market signals are affected by a number of factors, and plan makers should not attempt to estimate the precise impact of an increase in housing supply. Rather they should increase planned supply by an amount that, on reasonable assumptions and consistent with principles of sustainable development, could be expected to improve affordability, and monitor the response of the market over the plan period.
143. As such, **Table 21** should be used as a basis for qualitative judgement rather than quantitative calculation. They are designed to form the starting point for steering group decisions on housing policy rather than to provide definitive answers. Again, this reflects the NPPG approach- it states that when considering future need for different types of housing, planners have the option to consider whether they plan to attract an age profile that differs from the present situation. They should look at the household types, tenure and size in the current stock and in recent supply, and assess whether continuation of these trends would meet future needs.
144. The NPPG also states that appropriate comparisons of indicators (i.e. factors) should be made and that trends uncovered may necessitate adjustment to planned housing numbers compared to ones based solely on household projections. Where upward adjustment is considered necessary, it should be at a reasonable level and not negatively affect strategic conformity with the adopted Core Strategy.
145. To help inform the steering group discussions that will be necessary to determine a neighbourhood plan housing target, we have provided our own professional judgement of need level, based on the projections presented in **Figure 6** and the market factors presented in **Table 21**, and taking into account our own knowledge and experience of housing need at neighbourhood plan level.

**Table 21: Summary of factors specific to Broadstone neighbourhood with a potential impact on neighbourhood plan housing policy**

Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
<b>Age structure of population</b>	SHMAU, Core Strategy, Census	↑	<p>SHMAU states that Poole has higher than average number of older people, and Census shows that Broadstone exceeds even the Poole average. Additionally, rates of growth in this sector of the population were higher than average between 2001 and 2011.</p> <p>A high level of older people tends to have the effect of increasing the housing needed, as new smaller units are required for independent living (as well as care home bed spaces, but there is currently an over-provision of these, which is covered in more detail below). An assessment of just one up arrow has been made to account for the fact there is an existing over-provision of care home spaces, but smaller dwellings for independent living do still appear to be needed.</p>
<b>Growth in jobs, particularly higher paid/higher skilled jobs</b>	Nomis, Strategic Economic Plan, Core Strategy, Census	↑	<p>The Nomis website shows that economic growth in Poole between 2010 and 2014 was lower than the national average, and the SEP also forecasts lower levels of growth in future compared to 2006-2011. The Census shows that Broadstone has a lower than average proportion of economically active population.</p> <p>Although both of these factors act to constrain the impact of economic growth, it seems reasonable to assume, based on the scale and proximity of the Port of Poole regeneration, and the fact that most economically active residents work within 10km of Broadstone, that the development will have at least a small upward impact on housing need in the ward.</p> <p>The Core Strategy also refers to jobs growth at Sopers Lane, and Broadstone is well-located to benefit from growth here. We have made an assessment of only one upward arrow to allow for the possibility of recession during the Plan period, which is long enough to cover more than one economic cycle.</p>

Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
<b>House prices relative to surroundings</b>	SHMAU, <a href="http://home.co.uk">home.co.uk</a>	↑ ↑	SHMAU states that house prices in Poole (including Broadstone) remained above regional and national averages even during the recent recession. <a href="http://Home.co.uk">Home.co.uk</a> shows that Broadstone median house prices are 26% above the Poole average as of July 2015. Both of these indicate strong demand for housing in Broadstone, which has the effect of increasing the housing figure upwards.
<b>International and UK in-migration rate</b>	Census, DCLG Household Projections	↑	Despite very low level of international migration to Broadstone, DCLG household projections (based on past trends) indicate relatively high level of continuing in-migration to Broadstone from rest of UK, in line with coastal locations generally and the South Coast in particular being popular retirement destinations. One up arrow indicates balance between low international migration and higher internal migration.
<b>Level of new supply in local housing market</b>	Census (both 2001 and 2011), information from BNF, Poole SHLAA Update	↑ ↑ ↑	Broadstone's supply of new dwellings was low 2001-2011, and even lower since 2011. Evidence from a range of sources (see elsewhere in this table) is that supply is not meeting demand, supporting the case for an upward adjustment to the housing need figure (even allowing for the fact that local supply constraints may be immovable and permanent; this needs to be taken into account in a separate supply-side assessment of local constraints). Although there was an oversupply of care home bed spaces, these are counted separately from dwelling supply.
<b>Local housing waiting list/need for affordable housing</b>	SHMAU, local housing waiting list	↓	Local housing waiting list highlights relatively low level of affordable housing needed in Broadstone; therefore, no pressing need to address affordable housing in Neighbourhood Plan policy (which would also help maintain conformity with strategic affordable housing policy) and affordable housing does not act as a significant driver of housing demand locally <u>relative to more 'urban' parts of the Borough</u> (hence one down arrow- but there is still a level of affordable need in Broadstone)

Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
<b>Long-term vacancy rates</b>	Vacant dwellings by local authority district	↑	Local vacancy rates are well below England average, meaning that the Borough housing market, including Broadstone, experiences high demand at present
<b>Overcrowding, including concealed families</b>	Census (both 2001 and 2011)	↓ ↓	Proportion of households in single family occupancy lower than Poole average.  Older than average households means significantly reduced rate of overcrowding.  Concealed families lower than Poole and England average. Two down arrows used to show that this is less of a driver of demand in Broadstone compared to the rest of Poole.
<b>Rental market relative to wider area</b>	SHMAU, home.co.uk	↑	SHMAU notes that the private rental sector is being used where there is a lack of affordable housing provision and this may be the case in Broadstone, as the rental market appears more active than the Borough average, and there are low levels of affordable housing in both senses (i.e. social housing AND cheaper than average market housing). This indicates pent-up demand which would have the effect of raising the housing need. On the other hand, Census tenure data shows that high levels of rental activity may also be driven simply by limited supply. As such, caution is advised, so single up arrow.

146. Based on the data summarised on the quantity of dwellings required and the market factors affecting those quantities, AECOM recommends that housing need for Broadstone ward in the period 2011-2031 is in the range of 750-800 net additional dwellings, or 37-40 dwellings per year over the plan period.

147. This range is around the upper quartile midpoint of the average of the three dwelling projections shown in Figure 6. The reason the upper quartile has been selected is that the range of factors presented in Table 21 above show that factors increasing need outweigh those reducing need by a factor of around three to one. The most significant of these factors from a housing need perspective are considered the high market demand (evidenced by house prices, the rental market, low level of vacant dwellings and in-migration rates), age structure of the population, and the low levels of recent supply.

148. At the same time, the minority of factors constraining demand, most notably the low level of affordable need and the very low level of concealed families/overcrowding, combine to suggest that need is slightly lower than the entirely unconstrained projection of 836 dwellings derived from the rebased Household Projections.
149. The Neighbourhood Forum should also note that the 21 dwelling completions since the neighbourhood plan period start point (Census 2011) can be deducted from the target range identified, leaving Broadstone with an outstanding need of 729-779 dwellings to 2031.
150. The outstanding need for 729-779 dwellings is likely to be considered high by many stakeholders. It should be emphasised, however, that this range is an entirely unconstrained figure, which explains why it is significantly higher than the Core Strategy-derived projection of 423 dwellings, as, unlike this report, this figure takes account of supply-side constraints.
151. It is also worth emphasising that, in the context of housing need assessment, this level of need is not unusual. Broadstone is a densely-populated, large ward representing a particularly desirable part of an already desirable housing market, and in common with many such locations, demand is always likely to outstrip supply. **In practice, as discussed with BNF, significant supply-side constraints will continue to apply at Broadstone, meaning that the neighbourhood is highly unlikely to be able (or expected) to develop the number of housing units to meet all need over the Plan period.**
152. However, it is recommended that, now that the level of need is known, a comprehensive assessment of all sources of housing land is undertaken to determine the number of dwellings able realistically to be delivered within the ward boundaries and in line with the requirements of national and local planning policy. Such an assessment should seek to:
- be more comprehensive than Poole's recent SHLAA, which indicated capacity for only 20 dwellings across the ward as a whole; and
  - investigate fully the potential for housing development on previously-developed or other urban land, including for example redevelopment or sub-division, bearing in mind Broadstone's significant environmental constraints on greenfield development.
153. Following this exercise, it could be useful for the Borough Council to be made aware of the extent to which Broadstone's need cannot be met within its own boundaries, to help plan for where else in Poole it could be located.

### **Characteristics of housing need**

154. Table 22 summarises the data we have gathered with a potential impact on the housing types and tenures needed in the neighbourhood. Factors are in alphabetical but no other order.

**Table 22: Summary of local factors specific to Broadstone with a potential impact on neighbourhood plan housing characteristics**

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
<b>Affordable housing</b>	SHMAU, Census, Poole Borough Council waiting list	<p>Among those on affordable housing waiting list, highest levels of need are from lone parents, single pensioners and single non-pensioners, indicating particular need for smaller dwellings.</p> <p>Low and declining existing supply of affordable housing indicates there is likely a need to provide more.</p>	<p>Poole's existing target for affordable housing should result in adequate provision; therefore, as noted previously, there is no specific affordable housing policy required in Neighbourhood Plan.</p> <p>Nevertheless, a quantum of affordable housing likely to be needed, particularly given existing low supply. Based on those on the waiting list as of the SHMAU, smaller (1-2 bedroom) units are most in demand in the affordable housing sector.</p>
<b>Demand/need for smaller dwellings</b>	SHMAU, Census	<p>The SHMAU notes that the greatest level of affordable need is for smaller 1-2 bed units, and there is also likely to be unmet open-market demand for one-bedroom homes, among, for example, older households without a specialist need.</p> <p>Census shows recent trend towards smaller dwellings in Broadstone between 2001 and 2011. Census also shows under-occupation of larger dwellings, families tending to move away, and recent increase in single-person households.</p>	<p>Provide within range of new dwelling sizes more small dwellings (1-2 bedrooms) for those in affordable need, and/or older people wishing to downsize from under-occupied larger dwellings.</p> <p>This will in turn free up family-sized dwellings that are currently under-occupied and that can be occupied by those demanding larger dwellings, including families.</p>

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
<b>Housing type</b>	Census	Census shows that dwellings in Broadstone are larger than the Poole and England average, and that detached, under-occupied housing predominates.	BNF has a policy choice to make here. On the one hand, large, new detached housing (including bungalows) would be in keeping with existing house types. On the other hand, there is a clear need for many of the new dwellings needed to be smaller than the existing stock, which would tend to indicate potential for flats or terraced units- and this would in turn allow for a greater housing mix and a younger/more balanced population.
<b>Increase in older person households</b>	SHMAU, Census	Evidence from Census (increasing numbers of older people, and homes becoming less crowded) demonstrate older population. Some 'downsizing' of older households from larger to smaller units could free up larger units for families, for which there appears to be a demand.	<p>Provide range of dwelling sizes, including smaller dwellings (1-2 bedrooms) suitable for older people</p> <p>A policy supporting downsizing for households currently under-occupying larger properties, though aspirational, could at least be a useful statement of intent.</p> <p>Monitor downsizing as it takes place- the more that happens, the lower the need for new family-sized/larger dwellings.</p>

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
<p><b>Need for larger/family households</b></p>	<p>SHMAU, Census, Poole Borough Council housing waiting list</p>	<p>Families likely to need and/or afford medium-sized and larger dwellings. The SHMAU stated that demand for larger units is constant across Poole, held up during the recession- and that around 43% of new dwellings should be family-sized (3 or more bedrooms).</p> <p>Although, as noted above, affordable housing need is mainly for smaller units, a proportion of affordable need is also for family-sized units.</p> <p>Relatively high number of people working from home in Broadstone (as per Census data) also helps drive demand for family-sized dwellings.</p>	<p>Include within policy or policies on housing explicit support for larger (3+ bedroom) dwellings for families and/or those working from home.</p> <p>Census indicates families have decreased in number in the ward, and BNF may wish to consider if this is a sector of the population they would like to attract back, potentially through freeing up larger, under-occupied units through downsizing of the older households currently occupying them.</p> <p>If so, this would reduce the number of new family-sized dwellings needing to be provided, but increase the number of smaller dwellings needed.</p>

Factor	Source(s) (see Chapter 3)	Possible impact on housing needed	Conclusion
<p><b>Need/lack of need for specialist housing for the elderly</b></p>	<p>Census, Information from Poole Borough Council</p>	<p>The proportion of Broadstone residents whose day-to-day activities are limited a lot is lower than the Poole and England averages, despite the relatively older population. The proportion with day-to-day activities limited a little is slightly higher than the Poole average.</p> <p>This indicates that in terms of housing for the elderly, semi-independent provision such as sheltered or warden-assisted housing is likely to be more in demand than places in specialist care homes. Recent years have in any case seen a notable over-provision of spaces in care homes locally, meaning no additional provision is likely to be required.</p>	<p>Policy supporting provision of sheltered housing could help to meet identified need. This would be a suitable housing type for those who have indicated some day-to-day activity limitation.</p> <p>Based on the evidence of significant local development/concentration of bed spaces in care homes in recent years, a policy resisting additional care home bed spaces in the ward over the plan period could be justified.</p> <p>The policy should reference Core Strategy Policy PCS7 and speak of the need for the Borough's care home bed target to be met across the rest of the housing market area (i.e. the rest of the Borough) to help deliver mixed, balanced communities and economies not only in Broadstone but across Poole as a whole.</p>

### Recommendations for next steps

155. This neighbourhood plan housing needs advice has aimed to provide BNF with evidence on housing trends from a range of sources. We recommend that the Neighbourhood Forum should, as a next step, discuss the contents and conclusions with Poole Borough Council with a view to agreeing and formulating draft housing policies, taking the following into account during the process:

- the contents of this report, including but not limited to **Tables 21** and **22**;
- Neighbourhood Planning Basic Condition E, which is the need for the neighbourhood plan to be in general conformity with the strategic development plan (here, the Core Strategy and emerging Core Strategy Review);
- the types (detached, semi-detached, terraced etc.) and sizes (1 bedroom, 2 bedroom etc.) of existing dwelling commitments (i.e. the 21 homes already completed, under construction or permitted since 2011), and cross-referencing the findings of this assessment with **Table 22**,

as what has already been provided will have an impact on the types and sizes of homes to be provided over the rest of the plan period;

- the views of the Borough Council;
- the views of local residents;
- the views of other relevant local stakeholders, including housing developers; and
- the numerous supply-side considerations, including the extensive local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by the Borough Council, including but not limited to the SHLAA.

156. As noted previously, recent changes in the planning system, including the introduction of the National Planning Policy Framework, continue to affect housing policies at a local authority and, by extension, a neighbourhood level.
157. This advice note has been provided in good faith by AECOM consultants on the basis of housing projections, distribution and assessment current at the time of writing (alongside other relevant and available information).
158. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by Poole Borough Council or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.
159. Most obviously, this includes monitoring the status of the emerging Poole Core Strategy Review which, at the time of writing, has the potential to change through consultation.
160. At the same time, monitoring ongoing demographic or other trends in the factors summarised in **Tables 21 and 22** would be particularly valuable.

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