

Piddle Valley Neighbourhood Plan - Housing Report

The Housing and Land survey questionnaire distributed with the November 2013 edition of Piddle Valley News and Views led to eighteen responses, six of which were proposals for land use and the remainder giving information about housing needs.

The meeting to discuss the survey held on 25 November was attended by 25 people and led to some useful discussion which helped the Neighbourhood Plan Housing Group better understand people's needs. The overwhelming number of comments related to the problems local people face in affording housing whose prices have been driven up by market forces. Among the points discussed around this topic were:

- 1 the negative connotations of the commonly used description 'affordable housing' with its implication that people are poor, and the terms 'local' or 'low cost' were offered as better;
- 2 the possibility of a Piddle Valley Housing Trust being established to build 'local' housing whose prices or rental charges would be lower than open market
- 3 the possibility of land being made available for self builders – potentially to be administered by the Housing Trust;
- 4 whether house owners without relatives would consider bequeathing their homes to a Housing Trust.

The housing information provided in the survey responses is shown in the table below. The need for 'low cost' housing was clearly demonstrated and this is emphasised by those who stated that costs prevent them moving. There is a demand for larger houses, and a greater need stated for smaller houses and this concern particularly relates to those over 50. The parish plan results also suggest that a mix of small single (1 bedroom) properties, small family and larger family homes are needed.

Responses to Housing Survey

Q	Total Responses	18	
1	Live in Valley	15	83%
2	Connection with Valley	3	17%
	Housing need	11	61%
3	Why want to move	Renting but want to buy	4 22%
		Change house size	3 17%
		To be in valley near family	3 17%
4	What prevents you moving	Cost	4 22%
		Lack of housing	2 11%
		Personal	1 6%
5	What type housing	Social or Housing Association rental	4 22%
		Private rental	4 22%
		Affordable purchase	7 39%
		Open market purchase	2 11%
		Smaller than present	2 11%
		Larger than present	5 28%
		Special needs	0 0%
6	Children @ home	5	28%
7	Age group	Less than 25	0%
		26 to 35	4 22%
		36 to 50	3 17%
		51 to 65	3 17%
		Over 65	2 11%
8	Potential land	Land	4 22%
		Land & Buildings	4 22%

An analysis of the responses suggests that 13 houses would be needed to satisfy the respondents' needs.

In June 2015 there were 23 households on the District Council's housing register with a local connection to the Valley requiring housing. This is considered to be an under-estimate, according to the Housing Enabling Team.

The average house price in the Valley for the last 5 years was £363,000 (based on 92 recorded sales), with properties in Plush and Piddletrenthide being more expensive than Piddlehinton or Alton Pancras. This compares to average house prices in Dorset and (more locally) Dorchester of around £260,000.

Approximate growth pattern of dwellings built since the end of the last war

The following is based on a survey of houses with estimated age of completion and occupation, from local knowledge:

	1950s	1960s	1970s	1980s	1990s	2000s	totals	5yr avg
ALTON PANCRAS	9	2	6	10	7	8	42	4
PIDDLETRENTHIDE	8	15	19	25	13	14	94	8
PLUSH	14	nil	1	3	4	7	29	2
WHITE LACKINGTON*	14	1	1	1	nil	15	32	3
PIDDLEHINTON	19	3	20	54	8	4	108	9
totals	64	21	47	93	32	48	305	25

* incl Piddletrenthide Lower Tything

	Total post-war development	owner occupied	private rented	rural workers rented	second / holiday home	local affordable housing
ALTON PANCRAS	127	69%	17%	4%	4%	6%
PIDDLETRENTHIDE	89	54%	11%	9%	14%	12%
PLUSH	207	44%	10%	15%	32%	0%
WHITE LACKINGTON*	94	88%	10%	0%	2%	0%
PIDDLEHINTON	171	59%	9%	6%	6%	20%
totals	138	63%	11%	7%	12%	7%

Looking at these past growth rates it would appear that there has in general been between 21 to 93 houses built every decade, suggesting an average growth rate of about 25 homes every 5 years. The majority of this growth has been open market housing, primarily owner occupied.

The amount of new housing recorded by the County Council completions monitoring has been much lower in the last 15 years with 23 new homes built in that time. House sizes are also larger than average, with comparatively more four and five bedroom homes, and fewer one and two bedroom properties.

The 2011 Census shows 8.0% of homes had no permanent occupants (they were vacant or second homes). This varies between the three parishes, being notably higher in Piddletrenthide (10.2%, which includes Plush which has approx. 40%) and lower in Alton Pancras (1.4%).

Housing Land Availability

Without a Neighbourhood Plan the Strategic Housing Land Availability Assessment indicates that potential housing sites are severely limited, with no potential large sites or sites with known landowner intentions within the defined development boundaries.

Appendices:

Housing and Land Survey Form

Notes of Public Meeting

Extract from WDDC Strategic Housing Land Availability – sites with development potential

HOUSING

1 Do you live in the Piddle Valley? Yes No

2 If not, do you have a connection with the valley?

Work

Family

Other - please specify

3 Why do you want to move?

4 What has prevented you from moving?

5 What type of housing do you need in the Piddle Valley?

Social or housing association rental

Private rental

Affordable purchase (eg low cost or housing trust)

Open market purchase

Smaller dwelling than present - downsizing Bedrooms 1 2 3

Larger dwelling than present - upsizing Bedrooms 2 3 4

Special needs - please specify

6 Do you have children living at home? Yes No

If yes please give numbers and ages

7 Please indicate your age group

Less than 25

26 to 35

36 to 50

51 to 65

Over 65

LAND

8 If you have land that could potentially be developed for housing, live/work units or small industrial units, and would like this to be part of the Neighbourhood Plan please give details.

CONTACT DETAILS

9 Name (BLOCK CAPITALS)

Please give your preferred contact information:

Telephone

Email

Postal Address

Public Meeting on Monday 25th November 2013 at 6.30 in Piddletrenthide School - Notes

In Attendance

PVNP Housing Group	John Browning Gill Christian Phil Gardiner Paul Johns Malcolm Johnston (chair) Jane Willitts	Plush Piddletrenthide Piddletrenthide Doles Ash Plush Piddletrenthide		
PVNP Working Party	Dot Browning John Cox Neil Herbert	Plush Piddletrenthide Piddletrenthide		
	Cllr Jacqui Cuff	WDDC		
Public:				
David Abbot	Piddletrenthide	Paul Green		Piddletrenthide
Stuart Chalke	Plush	Janet Herbert		Piddletrenthide
Patrick Charlton	Plush	Philip Hiscock		Plush
Terry Cowley	Alton Pancras	Matthew Leighton		Piddlehinton
Melanie Cox	Piddletrenthide	Fiona Leighton		Piddlehinton
Jacqueline Ebdon	Piddletrenthide	Caroline Way		Piddletrenthide
Chris Foulkner	Piddletrenthide	Alan Wiseman		Plush
June Green	Piddletrenthide			

Purpose

This meeting was held to allow interested members of the public to learn more about the Housing Survey. It was held approximately 3 weeks after distribution of the survey questionnaire to all household in the Valley and ten days before requested return of the questionnaires.

Procedure

The meeting was introduced by the chair and the survey process and the meeting programme were described. John Browning then gave an overview of the Neighbourhood Plan development and its progress and talked about housing in the Valley. An open discussion followed and then the meeting broke out to informal discussion over tea and coffee. Finally the meeting re-convened and working group members gave their summaries of the discussions, supported by others in the meeting.

Main comments and topics of discussion

- The term 'affordable housing' is seen as degrading to those needing housing and the description 'local housing' was agreed to replace it.
- Small 'starter' houses are needed. Piddle Hinton has many small houses but they are on open market
- Second homes have big impact on the high house prices which prevent people in the Valley buying their own home.
- Second homes now attract full Council Tax payments and if a house is left empty for 2 year the tax rises to 150%.
- Self builders should be encouraged and the Council asked to see if land can be offered.
- 'Container' homes or very low cost builds need consideration.
- When 'local housing' is built it should be made a requirement that subsequent selling of the house is at a controlled price.
- The Buckland Newton housing trust is able to ensure that prices are kept low (74% or market rate)
- Elderly people without family might bequeath their homes to a housing trust.
- A proposal many years ago to build low cost housing opposite South View in White Lackington was rejected.
- What is happening about the old Methodist Chapel site in Piddletrenthide which has the potential for three cottages.
- Poor broad band speeds are preventing people from working from home

During the meeting some present completed and returned questionnaires.

The meeting closed at 8.00pm

Extract from WDDC Strategic Housing Land Availability – sites with development potential

The Strategic Housing Land Availability Assessment reviewed the landowner submitted sites and sites identified by council officers through previous Urban Capacity Studies that were equal to or greater than 0.15ha.

Settlement	Ref	Site name / address	1 to 5	6 to 10	11 to 15	STPC	Yield
Lyme Regis	WD/LYME/021	Timber Vale Caravan Park	0	0	0	72	72
Maiden Newton	WD/MAID/003	"The Paddock" Dorchester Road	0	0	0	8	8
Maiden Newton	WD/MAID/005	The Quarr, off Cattistock Road	0	0	0	20	20
Mosterton	WD/MOST/001	Land to the North of Cheddington Lane	0	0	0	50	50
Mosterton	WD/MOST/003	Land at Churchill Farm MOST011	0	0	0	24	24
Mosterton	WD/MOST/004	Land off Cheddington Lane	0	0	0	54	54
Mosterton	WD/MOST/006	The Old Mill	0	0	30	-	30
Mosterton	WD/MOST/007	The Millhouse	5	8	0	-	13
Mosterton	WD/MOST/008	Land at Mosterton Cross	0	0	0	78	78
Netherbury	WD/NETH/002	Land adj Shepherds Crook	0	0	0	4	4
Osmington	WD/OSMI/004	East Farm Cottages	0	0	0	1	1
Owermoigne	WD/OWER/001	Land at Church Lane	0	0	0	6	6
Owermoigne	WD/OWER/004	North of East Farm Lane	0	0	0	12	12
Piddletrenthide	WD/PIWL/002	Land west of 1-7 High Street	0	0	0	5	5
Piddletrenthide	WD/PIWL/003	Kingrove Farm	0	0	0	11	11
Portesham	WD/PORT/001	Land adj to Trafalger House, Front Street	0	20	0	-	20

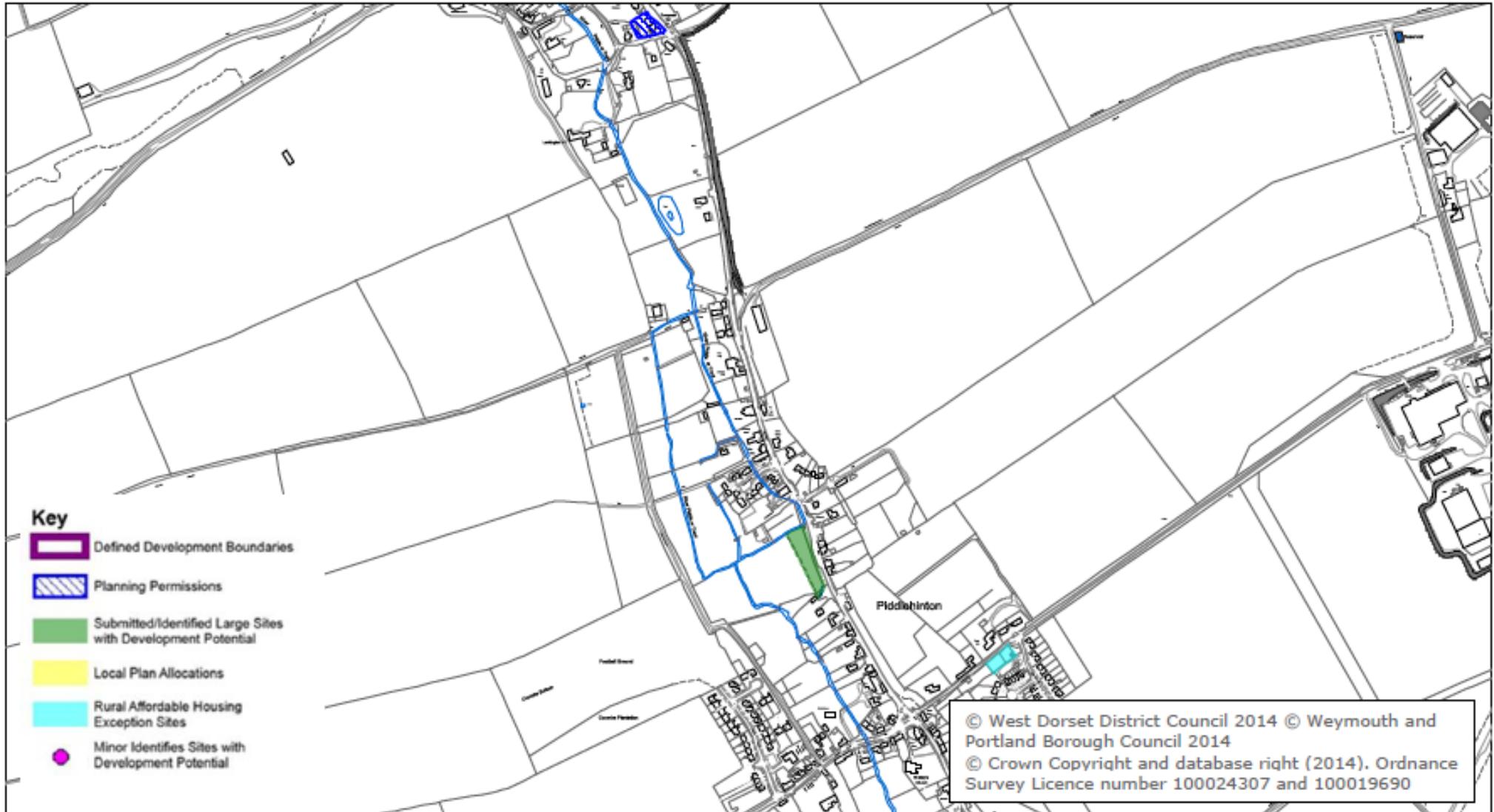
The above table indicates that there are no existing significant sites providing development potential within the existing development boundary.

The only potential was through windfall opportunities on sites where landowner intentions were unknown, with 5 sites identified.

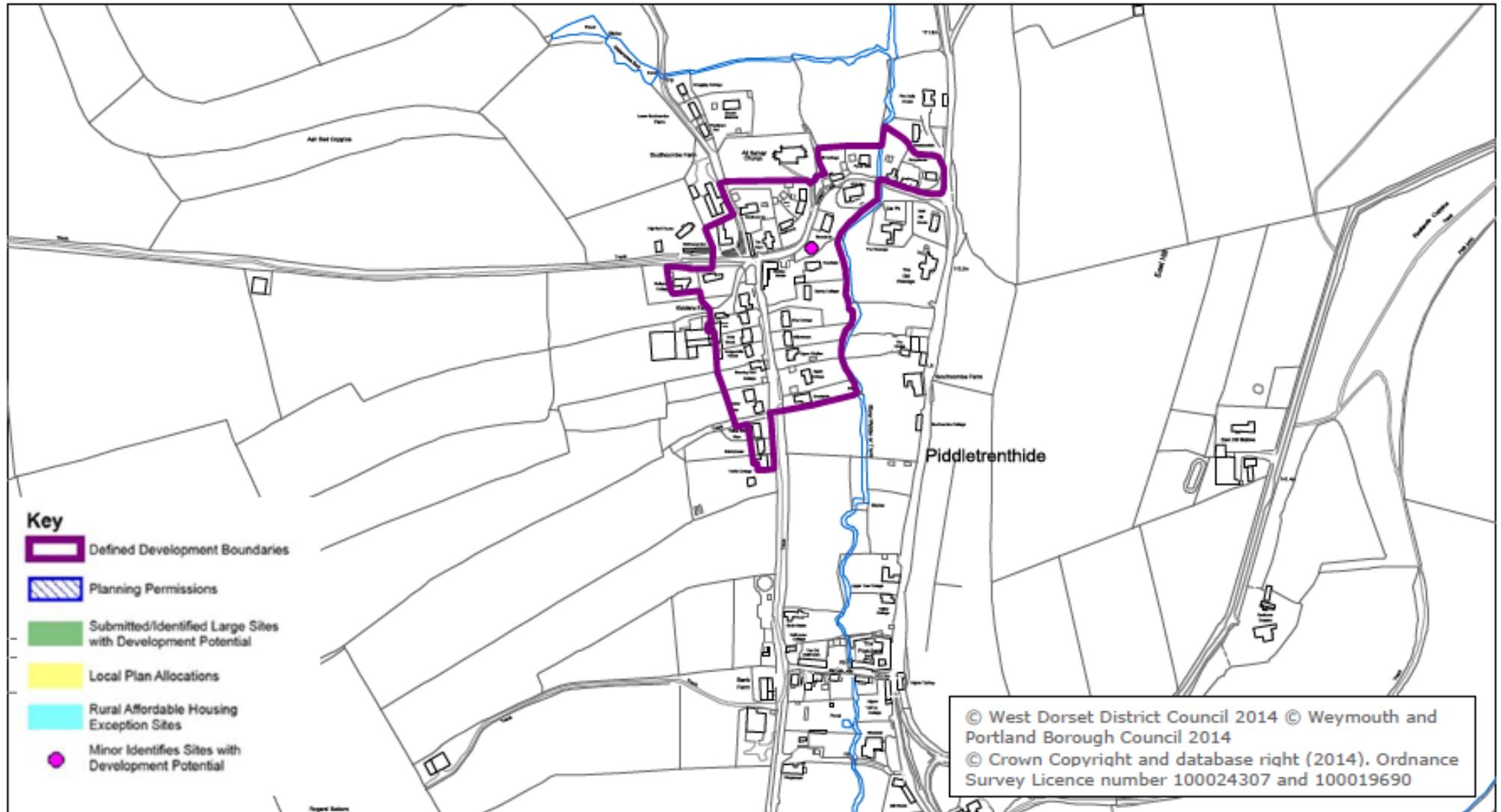
A further 2 sites (in the table above) were considered to have potential subject to policy change (NB the Piddletrenthide site is within Piddlehinton)

In addition, a potential rural exception site was also included

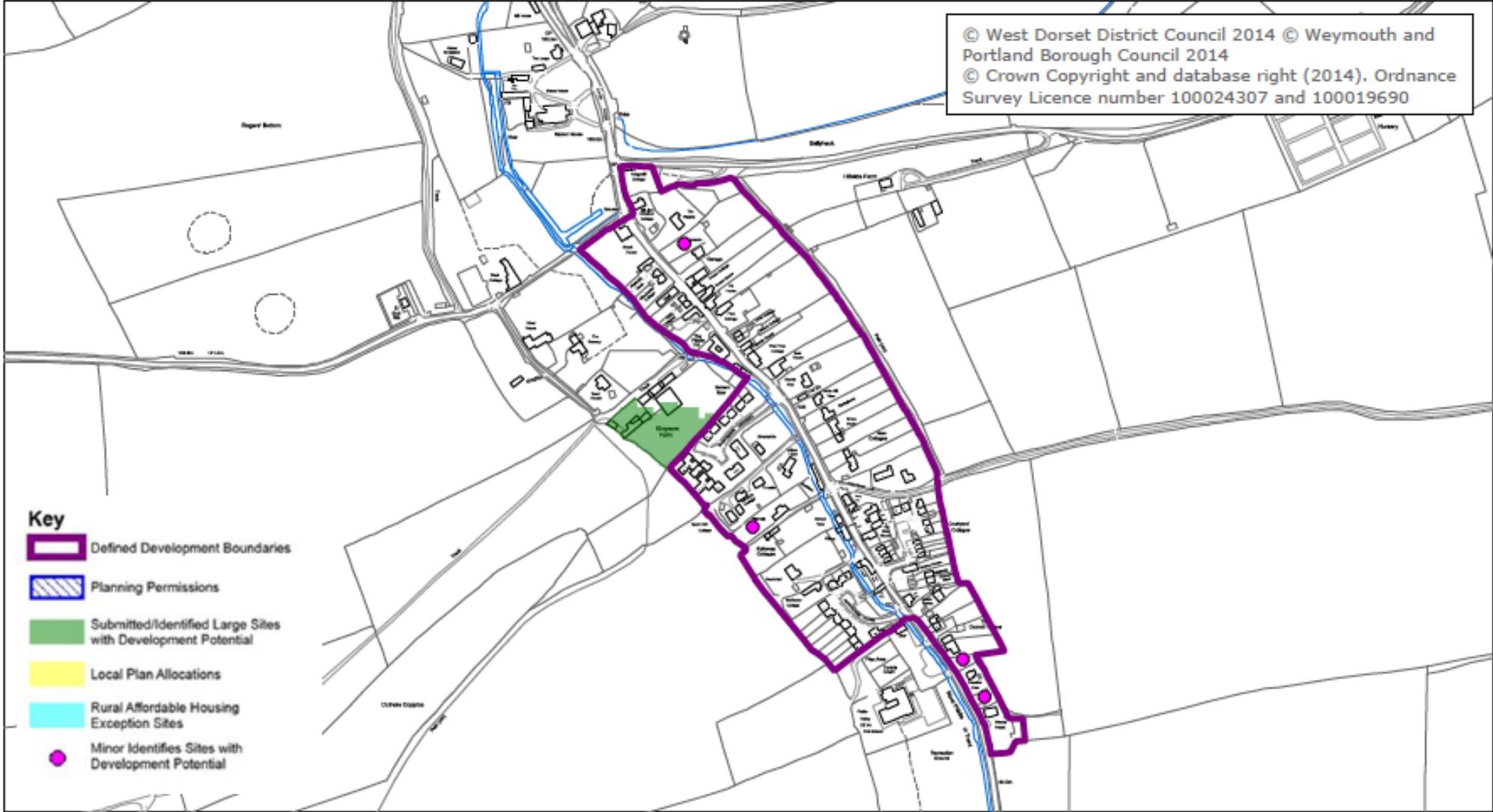
Piddlehinton



Piddletrenthide



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Key

- Defined Development Boundaries
- Planning Permissions
- Submitted/Identified Large Sites with Development Potential
- Local Plan Allocations
- Rural Affordable Housing Exception Sites
- Minor Identifies Sites with Development Potential