

Ref:	P/OUT/2023/02644	Applicant:	Mr. Paul Crocker
Area:	NORTHERN	Case Officer:	Robert Lennis
Site:	Land west of Church Hill, and Land off Butts Close and Schoolhouse Lane, Marnhull		
Description:	Hybrid planning application consisting of: Full planning permission for a mixed-use development to erect a food store with cafe, plus office space and 2 No. flats above. Erect building for mixed commercial, business and service uses (Class E), (e.g. estate agents, hairdresser, funeral care, dentist, vet). Form vehicular and pedestrian accesses and parking. Form parking area for St. Gregory's Church and St Gregory's Primary School. Carry out landscaping works and associated engineering operations. (Demolish redundant agricultural buildings). Land west of Church Hill. Outline planning permission (to determine access) to erect up to 120 dwellings. Land off Butts Close and Schoolhouse Lane.		
Consultee:	Paul Derrien		
Date:	08 December 2023		

Housing Need:

There are currently 5448 active applications on the Dorset Council's Housing Register.

Of these, including recently submitted but not assessed applications, there are 11 households who have declared a local connection to Marnhull. A further 63 households have listed Marnhull as one of their preferred areas.

Affordable homes that have been allocated with the last year have attracted between 57 and 112 bids on Dorset Homes Choice.

There is a housing need for affordable homes in the local and wider area.

Planning Policy:

North Dorset Local Plan Part 1 2016 Policy 8

National Planning Policy Framework

National Planning Policy Guidance

The revised NPPF sets out that affordable housing should be sought from major developments the qualifying threshold being ten dwellings or more.

The North Dorset Local Plan 2016 requires that 40% of the total number of dwellings delivered in the District should be for affordable homes and that within this provision there should be the inclusion of 70% rented and 30% shared ownership.

National Planning Guidance requires that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. It is expected that First Homes (and the mechanism securing the discount in perpetuity) will be secured through section 106 planning obligations.

Application:

This application is over two sites. One will create a mixed used area of shops, businesses and commercial units. The other site is an outline application for 120 homes at Butts Close in Marnhull. This consultation response will concentrate on the Butts Close site.

The application for 120 homes on Butts Close states that 40% of the homes, 48 properties, will be affordable. This complies with the policies in the North Dorset Local Plan.

The application proposes to split the affordable homes as 8 affordable rent, 15 shared ownership and 25 first homes. This would not comply with the North Dorset Local Plan that places an emphasis on the delivery of rented to homes to meet the high levels of need demonstrated by the number of households on the housing register.

A more appropriate mix would be 12 first homes, 25 rented and 11 shared ownership. This would comply with planning guidance to provide First Homes and meet the requirements of the North Dorset Local Plan.

The application is proposing that that the affordable homes will be two and three bedroom houses.

Summary:

The affordable homes on the Butts Close site will meet a local and wider housing need.

This is an outline application but the current mix of affordable homes does not meet the policy requirements and this should be amended to be 12 first homes, 25 rented and 11 shared ownership. Although it is anticipated First Homes would be popular in this area a reduction in the number of this tenure will comply with policy and ensure a wider mix of people can access affordable housing.

The affordable homes are proposed as two and three bedroom properties. The mix would be enhanced by the addition of one and four bedroom properties. There are a number of bungalows proposed on this site and ideally some of these would be for affordable housing. This will help assist people in need of level access or adapted properties as well as helping to create a tenure blind development.

