

## **PROGRAMMING OF DEVELOPMENT AREAS IN SOUTH EAST DORSET JOINT STUDY AREA**

- 1.1 The Regional Assembly brief for the South East Dorset Joint Study Area (JSA) required the S4(4) authorities to advise on future growth prospects and options. The brief included the expectation that advice would:

*'identify sustainable options not solely reliant on brown field sites which will cater for development needs beyond 2016 up to 2026. This should include a full review of the SE Dorset green belt as part of the process to identify the most sustainable long-term urban extension(s) to the core urban areas'*

### **Expected Commencement**

- 2.1 Although the brief implies that urban extensions would not be expected to come on-stream until 2016 at the earliest, the view was taken by the S4(4) authorities in Dorset that an earlier nominal commencement date for phasing-in strategic extensions might be more appropriate. It was felt that this might better secure delivery of sufficient development within the RSS period to 2026. Commencement as late as 2016 would only give a 10 year period to deliver a considerable amount of housing, implying the need for an early resolution of strategic constraints and the maintenance of a sustained, high annual build rate.
- 2.2 The housing trajectories which underpinned the S4(4) advice on South East Dorset therefore used the year 2011 as a nominal commencement date for proposed extensions. This would permit a longer, 15 year period to the end of the RSS plan period for development to reach fruition. With a commencement year of 2011, it is anticipated that proposed extensions for South East Dorset would be completed by or before the end of the RSS period in 2026.
- 2.3 The decision to phase in green-field site development earlier than 2016 was not felt to be out of line with guidance that priority consideration should be given to the use of previously developed land within the main urban areas of South East Dorset before release of green-field sites. This also supported the objective of ensuring success of planned redevelopment within Poole town centre. Development of extensions would not therefore be expected in the early years of the RSS.

### **Development Programme**

- 3.1 Explanation is given in the background technical report, Development Options SED04 (paragraphs 3.39-3.41), that the type and mix of land uses for each proposed extension and the possible yield were based on a general assessment by planning officers. It was made clear that should any area be taken forward for development at some future date, a much more specific assessment of all these factors would be necessary.
- 3.2 Similarly, general assumptions were made regarding the annual phasing of development. Based on past build-rate evidence from comparable developments elsewhere, a realistic flat annual rate of 60 dwellings per annum was set for each extension, with a slightly lower rate of 40 per annum for the smaller of the two areas at Wimborne which comprise Area O (see Table 1). For comparison, the completion rate at Poundbury, Dorchester, over the last 12 years has been 55 dwellings per annum, although this has been

raised in the last couple of years with the involvement of two additional developers.

- 3.3 No assumptions were made for extensions in South East Dorset concerning the number of developers expected to be engaged, although the use of a higher or lower flat rate depending on the general overall size of proposed development implies a greater likelihood of more than one developer being involved on larger schemes.

### **Strategic Infrastructure**

- 4.1 The S4(4) authorities sought advice from the appropriate agencies and companies on the likely implications, issues and infrastructural costs arising from housing growth in South East Dorset, both in terms of overall growth and in relation to proposed extensions. This included advice on water supply and abstraction, drainage, waste water, sewage treatment and sewerage infrastructure, and power supply services. A transport assessment was also made of each area.
- 4.2 The conclusion, in general terms, was that there would inevitably be infrastructural implications and costs for any large strategic development but that these would not be such that they could not be overcome. However, the commercial balance between meeting such costs and the profitability of undertaking development was not investigated.

**Table 1 SOUTH EAST DORSET AREAS OF SEARCH – ASSUMED ANNUAL COMPLETIONS (S4/4 FIRST DETAILED PROPOSALS)**

	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 06
<b>Christchurch</b>																				
Area of search M	0	0	0	0	0	60	60	60	60	60	60	60	60	60	35	0	0	0	0	0
<b>East Dorset</b>																				
Area of search N	0	0	0	0	0	60	60	60	60	60	60	60	60	60	60	60	20	0	0	0
Area of search P	0	0	0	0	0	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Area of search O	0	0	0	0	0	100	100	100	100	80	60	60	60	60	35	0	0	0	0	0
	2006-11					2011-16					2016-21					2021-26				
<b>All Areas of Search</b>	0					1,380					1,150					380				
<b>All Proposed Development</b>	10,000					9,300					6,300					5,300				