

# Annual Monitoring Report 2016



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North Dorset District Council

## **Annual Monitoring Report 2016**

It is a requirement for every Local Planning Authority to prepare a Monitoring Report under section 35 of The Planning and Compulsory Act (as amended). The Annual Monitoring Report assesses the implementation of the Local Development Scheme, highlighting any changes to timetable. It also includes indicators which are used to measure performance of policies.

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## **1.0 INTRODUCTION**

1.1 A Local Planning Authority Monitoring Report (AMR) is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended).

1.2 The Localism Act received royal assent in November 2011 and as a result regional strategies have now been abolished. The Act has introduced a local planning system that consists of Development Plan Documents (DPD) and Neighbourhood Development Plans. Section 113 of the Localism Act 2011 amends Section 35 of the Planning and Compulsory Purchase Act 2004 in respect of the requirements to prepare an AMR. There still remains a requirement for a local planning authority to prepare a monitoring report but with more flexibility as to when this is undertaken.

1.3 North Dorset District Council is part of a county wide monitoring and information group, which meets on a regular basis through the year. These meetings are used to discuss any problems that have been encountered in AMR production and to agree best practice for future reports.

1.4 The Local Plan Part 1 was adopted in January 2016. It replaces many of the policies in the saved Local Plan (2003), although some of the 2003 policies still remain in force (see Appendix A of the Local Plan Part 1 for a complete list of replaced and saved policies).

1.5 This report covers the 12 month period from 1 April 2015 to 31 March 2016. The data included within this report has been collected from internal sources at North Dorset District Council, as well as official statistics produced by ONS and other Government departments.

1.6 The report looks at progress so far on the production of the Local Plan Review. It details indicators which are used to measure the performance of Local Plan Part 1 policies and highlight any policies which are not having the anticipated effects.

1.7 These indicators fall into two types: Local Plan and contextual. Local Plan indicators aim to show the impact of Local Plan policies in regard to the Council's objectives for sustainable development. 'Contextual' indicators aim to provide a wider picture of the district as a whole, looking at data on areas like housing, environment and the economy, comparing the results for North Dorset with other districts in Dorset and against the average for England. The contextual indicators are discussed in Section 2 of this report.

## 2.0 CONTEXTUAL INDICATORS

2.1 This section covers contextual indicators and aims to provide a wide overview of the North Dorset area. The district covers an area of 235 square miles, is the second largest council by size in Dorset, and has over 70 parishes. The major settlements in North Dorset are Gillingham, Blandford Forum, Shaftesbury, Sturminster Newton and Stalbridge. Over 50% of the population lives in one of these towns and they are critical in providing services to the wider community.

### Population

	North Dorset	Dorset	England
Mid 2015 population estimate	70,713	420,600	54,786,300
Age split	0-15	17%	19%
	16-29	15%	18%
	30-64	44%	45%
	65+	24%	18%
Population density (per hectare)	1.16	1.65	4.20

Source: ONS

2.2 The 2015 mid-year population estimate for North Dorset is approximately 70,700 people. The district has a higher proportion of people aged 65+ than the national average (24% compared to 18%), although this proportion is not as high as in Dorset as a whole (28%). North Dorset has a lower proportion of young people (under 30 years old) than the national average, and the proportion of people aged 30-64 is roughly the same. In terms of population density, the district has 1.16 people per hectare, which is lower than the average for Dorset and over three times lower than the average for England.

### Population change

2.3 Between 2014 and 2015, the population of North Dorset is estimated to have increased by around 670 people. The table below shows the different factors that have resulted in the population change over that time.

Births	Deaths	Internal Migration Inflow	Internal Migration Outflow	International Migration Inflow	International Migration Outflow	Other
+648	-774	+4,600	-4,089	+310	-137	+112

Source: ONS

2.4 The table below shows the ONS 2014-based sub-national population projections for the years 2021 and 2037 in North Dorset. This suggests that the district's population is predicted to grow by 12% between 2015 and 2037, compared to 14% nationally.

		North Dorset	Dorset	England
Future population projections	2021	73,000	432,300	57,248,400
	2037	79,100	467,300	62,699,600

Source: ONS

### Housing tenure

	North Dorset	Dorset	England
% Local authority owned	0%	0%	7%
% Private Registered Provider	13%	12%	10%
% Other public sector	2%	1%	0%
% Private sector	85%	88%	82%
Total number of dwellings	31,320	199,030	23,543,000

Source: DCLG, Table 100

2.5 The table above shows the number of dwellings in North Dorset, Dorset and England at 1 April 2015, as well as the proportions of housing stock by tenure. In 2015 there were 31,320 dwellings in the district, which is just under 16% of the total housing stock for Dorset. 13% of these were owned by a private registered provider, which is higher than the national average of 10%. However, North Dorset does not have any local authority owned houses, and has a higher proportion of private sector owned houses than the national average (85% compared to 82%).

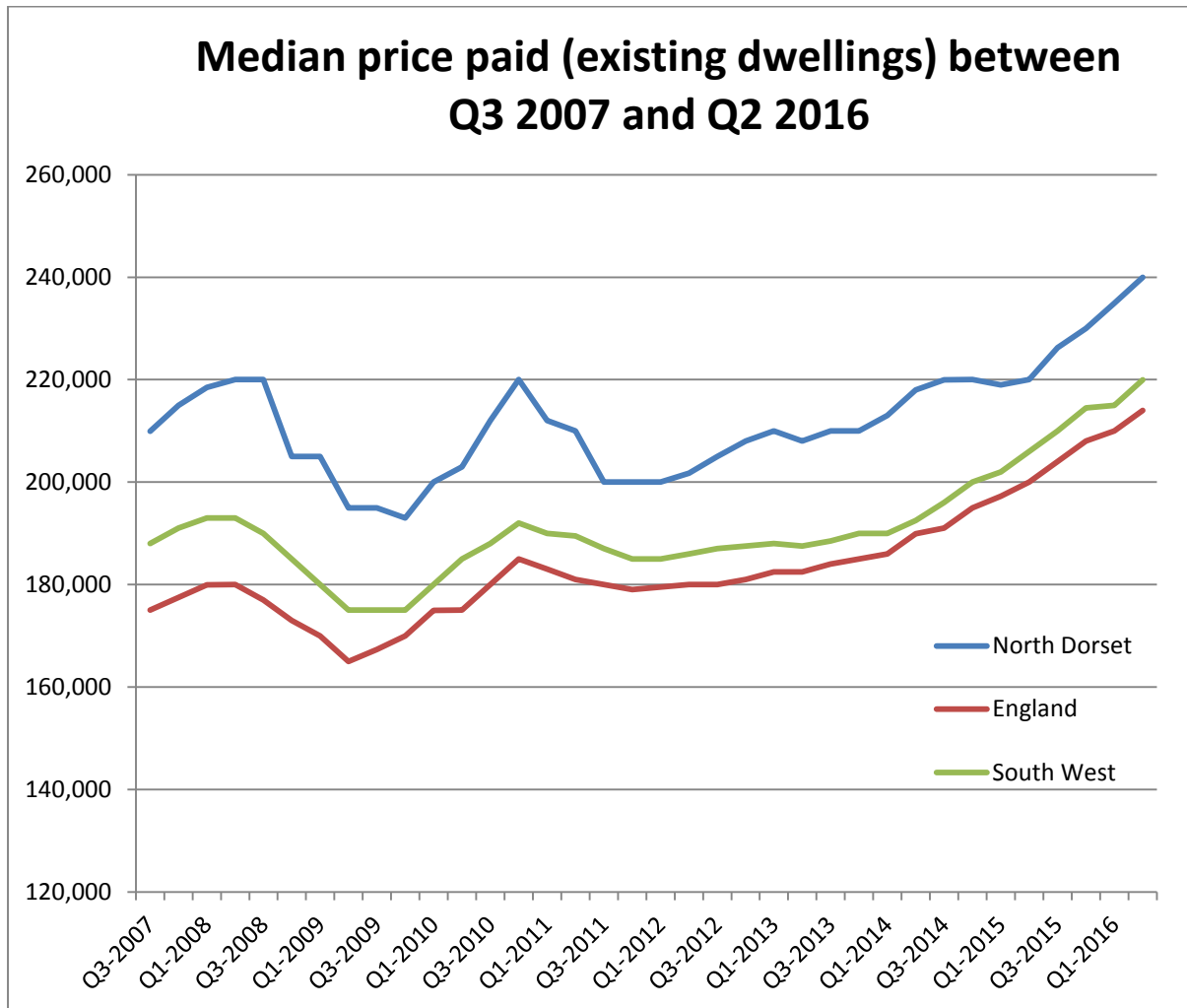
### Housing affordability

2.6 The table below shows the house price to income ratio for 2015 (median house price to median earnings) for North Dorset and England. The ratio is significantly higher in North Dorset compared to the national average (9.25 compared to 7.63). This suggests that it is harder for people living and working in North Dorset to afford to buy a house.

Median house price to median earnings	
Ratio in North Dorset	9.28
Ratio in England	7.63

Source: DCLG, Table 577

2.7 The graph below shows the median price paid for existing dwellings in North Dorset, England and the South West region for the 10 year period between Q3 2007 and Q2 2016. House prices in the South West have consistently been higher than the national average, and North Dorset higher than the regional average. Over the 10 year period, house prices in the three geographical areas have followed similar trajectories, with a couple of dips in the last 10 years, but since 2012 there has been a steady increase.



Source: ONS, House Price Statistics for Small Areas



## Economy

2.8 In 2016 the unemployment rate in the district is low at 0.6% of the working age population claiming out-of-work benefits; the unemployment rate in Dorset is slightly higher, but still low at 0.9% and both are much lower than the 1.8% unemployment rate for the UK.

2.9 In 2015 the percentage of the working age population with no formal qualifications was 6.5%. This is a higher proportion than Dorset but lower than England as a whole.

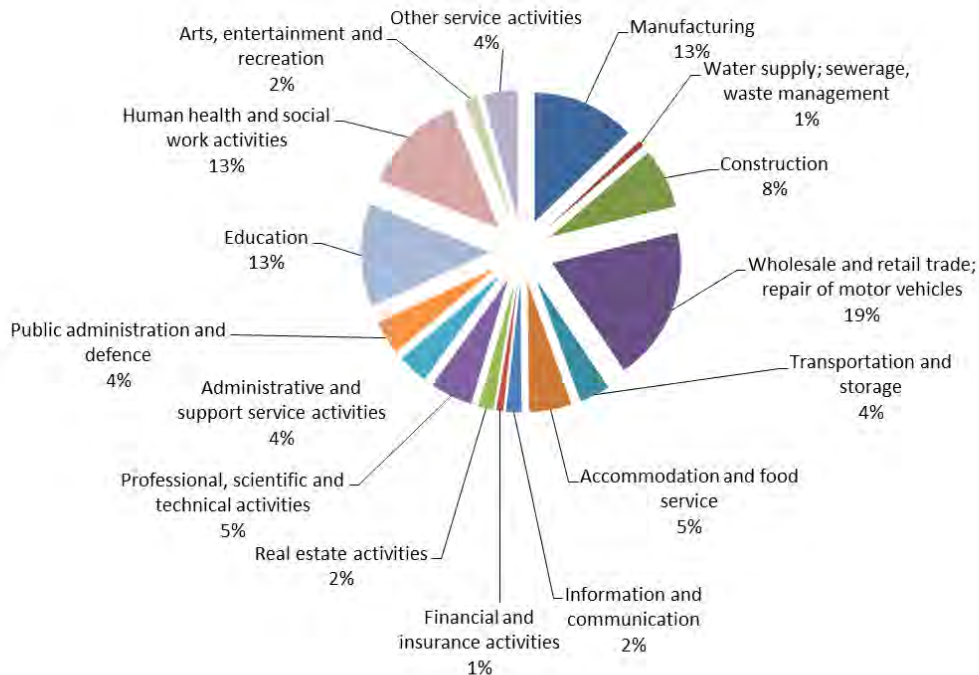
2.10 In 2016 the average weekly workplace based earnings were £483 in North Dorset, which is almost the same as in Dorset but 12% lower than the average in England. The residence based weekly average earnings were higher at £495, which is lower than the £502 in Dorset and £545 in England.

	North Dorset	Dorset	England
Population aged 16-64 claiming out-of-work benefits (March 2016)	0.6%	0.9%	1.8%
Population aged 16-64 with no qualifications (2015)	6.5%	4.9%	8.4%
Workplace based avg gross weekly FT earnings (2016)	£483	£482	£544
Residence based avg gross weekly FT earnings (2016)	£495	£502	£545

Source: Nomisweb.co.uk

2.11 The chart below shows the percentage of employees in North Dorset working in the different sectors of the economy in 2014. The sectors employing the largest proportion of people are: 19% in wholesale/retail trade & repair of motor vehicles, 13% in education, 13% in manufacturing, and 13% in human health & social work.

## North Dorset Employees by Sector (2015)



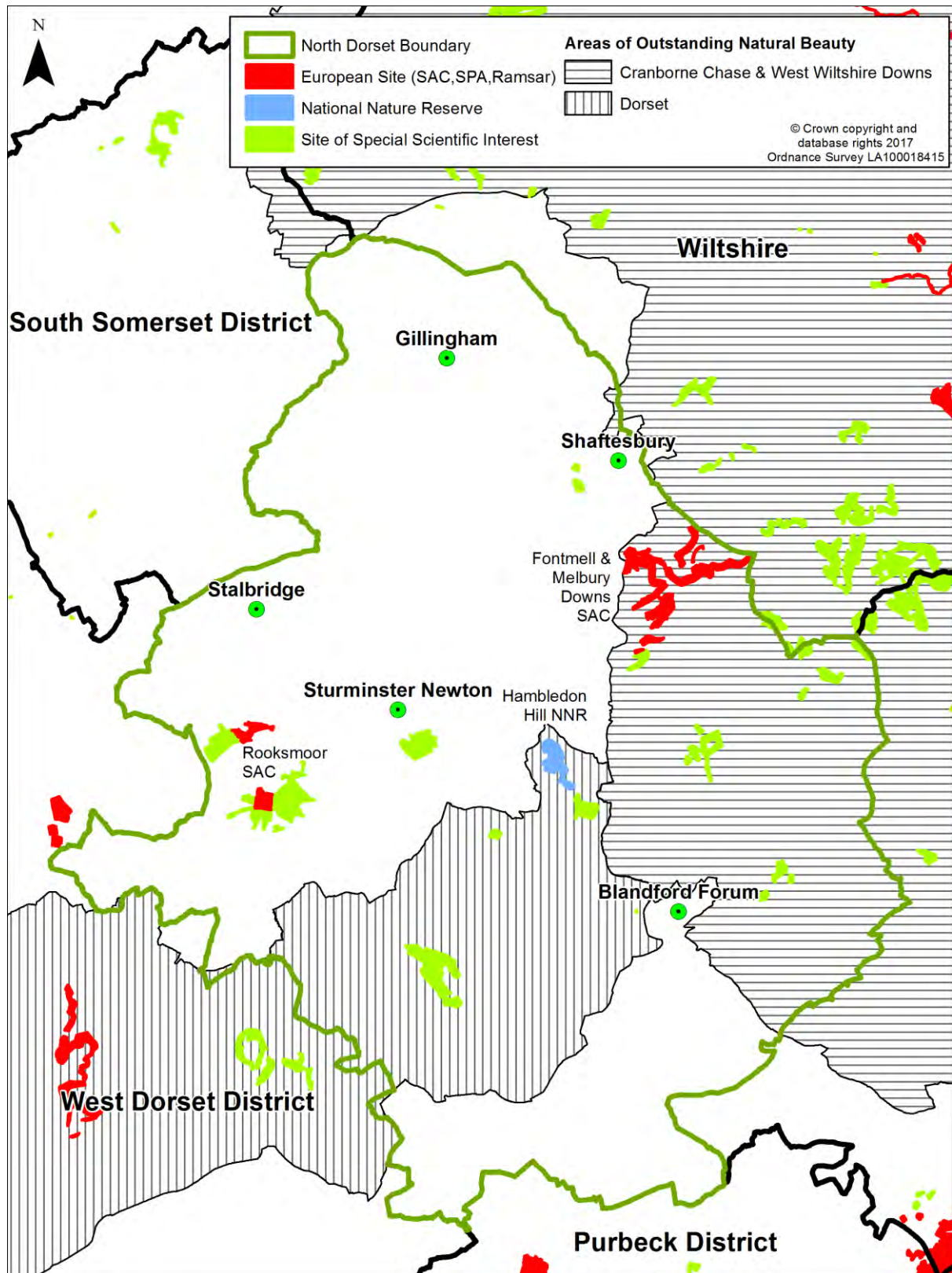
Source: Nomisweb.co.uk

## Environment

2.12 North Dorset has a large number of environmental designations. As well as Special Areas of Conservation (SAC), Sites of Nature Conservation Interest (SNCI), Sites of Special Scientific Interest (SSSI) and Local Nature Reserves (LNR), the district is also partly covered by two Areas of Outstanding Natural Beauty (AONB). As a result, environmental and conservation issues feature strongly. The map below shows some of the main environmental designations in the district, including SACs, National Nature Reserves, AONBs and SSSIs.

2.13 All local authorities are required to carry out a review and assessment of air quality in their area. The aim is to make sure that national air quality objectives are being met, if a review shows that objectives are not being met the local authority must declare an Air Quality Management Area (AQMA). The 2015 Air Quality Progress Report for North Dorset shows that there are no areas in the district which require an AQMA.

2.14 Three sites in North Dorset have attained Green Flag Awards. These are in Blandford (the Milldown and Stour Meadows) and Gillingham (Jubilee Fields).



## Transport

2.15 There is a high reliance on cars in the district, especially in the more rural areas, where access to public transport is not as widespread. North Dorset does not have a motorway and the majority of roads are small minor roads, with only four classified as A or trunk roads. Despite this, the amount of traffic using these routes is increasing.

<b>Availability of Cars or By Household In North Dorset Census 2011</b>				
No Car/Van	1 Car/Van	2 Cars/Van	3 Cars/Van	4 or More Cars/Van
12.0%	42.1%	33.5%	8.8%	3.6%
Source : Dorset County Council 2013				

2.16 As the table above shows 88% of households in North Dorset have access to at least one car or van and 12% do not have access to a car or van.

2.17 In the district 49,140 people are of working age, over 62% (30,600) of these people travel to work, 6% (2,832) work mainly at or from home and 32% (15,708) are not in employment.

2.18 The table below shows the breakdown of the method of travel to work in the district. The majority of people, at 71.6%, travel to work by a car or van and is followed by people who travel to work on foot at 16.5%.

<b>North Dorset Method of Travel To Work Census 2011</b>								
	Travel By Car or Van	Travel On Foot	Passenger in Car or Van	Travel By Public Transport	Travel By Bicycle	Other Method of Travel	Motorcycle, Scooter or Moped	Taxi
Number of people	21,916	5,047	1,504	870	713	240	243	67
Percentage	71.6%	16.5%	4.9%	2.8%	2.3%	0.8%	0.8%	0.2%
Source: Office for National Statistics 2013								

## Crime

2.19 As the table below shows the level of crime in North Dorset is relatively low. The total crime per 1000 people is lower than in Dorset as a whole, and that is significantly lower than the national average. Similarly, the rate of incidents of anti-social behaviour is below the average for Dorset. Comparable data for England and Wales is not available for anti-social behaviour.

	North Dorset	Dorset	England and Wales
<b>Total crime per 1,000 population (2015/16)</b>	34.2	40.8	67.8
<b>Total anti-social behaviour per 1,000 population (2015/16)</b>	16.2	21.7	-

Source: Dorset Police

## Health and Education

<b>Health Indicators</b>			
<b>Indicator</b>	<b>North Dorset</b>	<b>Dorset</b>	<b>England</b>
Life Expectancy At Birth Females 2012-2014	85.6	85.0	83.1
Life Expectancy At Birth Males 2012-2014	81.8	81.5	79.4
Proportion of People Who Considered Themselves To Be In Good or Very Good Health Census 2011	83	80.5	81.2
Proportion of People With A health problem or disability that limits their day-to-day activities Census 2011	17.5	20.1	17.9

Source: Office for National Statistics

2.20 The life expectancy of females and males in the district is 85.6 and 81.8 respectively. This is close to the life expectancy in Dorset and quite a lot higher than the average life expectancy in England.

<b>Education Indicators</b>			
<b>Indicators</b>	<b>North Dorset</b>	<b>Dorset</b>	<b>England</b>
All Pupils Gaining GCSE's Grade A-C 2014	57%	59%	53%

2.21 In 2014 57% of the resident pupils in North Dorset at key stage 4 achieved 5+ GCSE A\*-C grades including in English and maths. This is higher than the national average (53%).

## Deprivation

2.22 Indices of deprivation were updated in 2015. The aim of the indices is to illustrate levels of deprivation nationally. Lower level Super Output Areas are used to produce deprivation statistics; they are Census-based geographies with an average population of 1,500 people.

2.23 The Index of Multiple deprivation includes indices which cover the following domain areas: income, employment, health/disability, education/skills/training, barriers to housing/services, living environment and crime and aims to give a picture of overall deprivation.

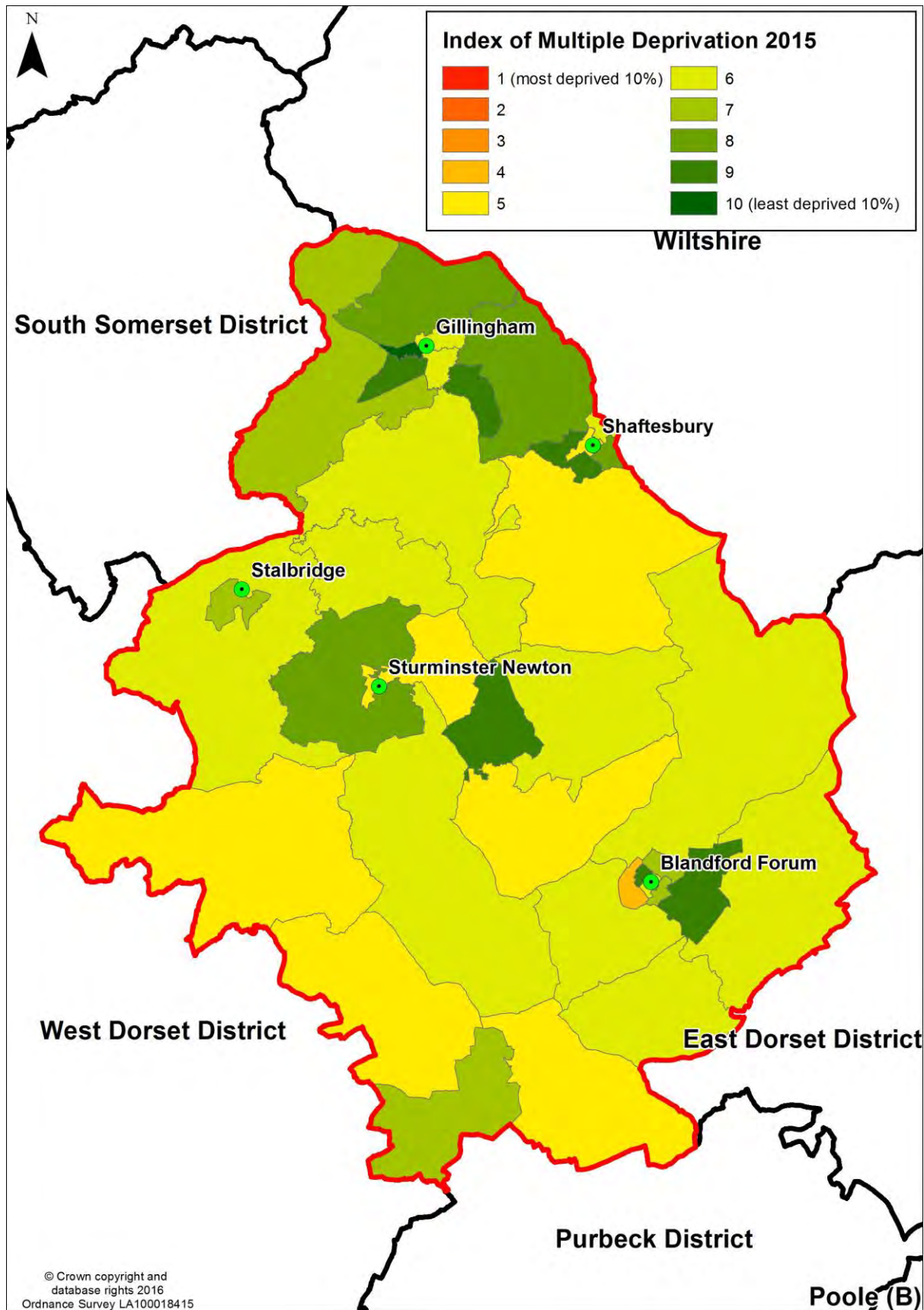
2.24 The table below shows the most deprived and the least deprived lower super output areas in North Dorset for the Index of Multiple Deprivation 2015. Blandford Old Town is the most deprived and Gillingham Coldharbour the least deprived.

<b>Most deprived areas in North Dorset</b>	<b>Decile (where 1 is 10% most deprived areas nationally)</b>
Blandford Old Town	4
Sturminster Newton Town	5
Shaftesbury Central	5
The Beacon	5
Milton Abbas & Hilton	5
Durweston & Stourpaine	5
Lydden Vale	5
The North Winterbornes	5

<b>Least deprived areas in North Dorset</b>	<b>Decile (where 10 is 10% least deprived areas nationally)</b>
Gillingham Coldharbour	10
Landgton Long	9
Shaftesbury Underhill	9
Gillingham Wyke	9
Blandford Damory Down	9
Gillingham Ham	9
Child Okeford & Shillingstone	9

2.25 A map illustrating the lower super output areas in North Dorset and their relative Index of Multiple Deprivation scores, is shown on the next page.





### 3.0 MONITORING OF LOCAL DEVELOPMENT SCHEME (LDS) IMPLEMENTATION

3.1 AMRs are required to include a section which discusses the implementation of the LDS. Local Authorities should refer to the milestones for the production of each Development Plan Document (DPD) and give an indication of progress on documents where preparation has started, making note of any adjustments to the timetables that are felt necessary.

3.2 The latest version of the Council's LDS was published in April 2016.

3.3 The Development Plan Documents (DPD) specified in the authority's LDS are:

- **North Dorset Local Plan.** The document will be all encompassing in respect of its content and therefore will set out the overall spatial strategy for North Dorset, strategic policies, including in respect of housing numbers, and detailed development management policies.
- **Dorset-wide Gypsy, Traveller and Travelling Showpeople.** Site Allocations Joint DPD. This DPD will be jointly prepared by Local Planning Authorities in the Dorset sub-region (i.e. Bournemouth, Dorset and Poole). It will allocate sufficient specific sites to meet the identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the sub-region.

#### Progress on Development Plan Documents

##### North Dorset Local Plan production milestones

Milestones	Dates
Publication	July 2017
Submission	January 2018
Adoption	November 2018

Source: North Dorset Local Development Scheme

3.4 The Council intends on consulting on an Issues and Options Consultation Document regarding the Local Plan Review during the summer of 2017. It is acknowledged, therefore, that there has been some slippage against the LDS timetable that is set out above. The LDS will be updated in due course with a revised timetable relating to the Local Plan Review.

3.5 The production of the Dorset Wide Joint Gypsy and Traveller Site Allocations DPD commenced with the consultation on the scoping report for the Sustainability Appraisal having been undertaken during September and October 2010. Consultation on issues and preferred site options both in North Dorset and across the County took place between November 2011 and February 2012. The results of that consultation have been summarised in a report. An updated assessment of the need for Gypsy and Traveller pitches was produced in October 2013 and consultation on additional sites identified in the earlier round of consultation,



including one in North Dorset, took place between 15 September and 24 October 2014.

3.6 The pre-submission consultation on the draft Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint DPD was scheduled for the end of 2015. However, since the further public consultation on the sites, the consultant's contract has ended. Furthermore, the Government published new Planning and Traveller policy in August 2015. This has left the DPD behind schedule as further work is being carried out in light of the publication of the new policy.

3.7 The Strategic Planning Policy Managers' Forum (SPPMF) and the Strategic Planning Forum are considering how the DPD should progress.

## 4.0 Neighbourhood Planning

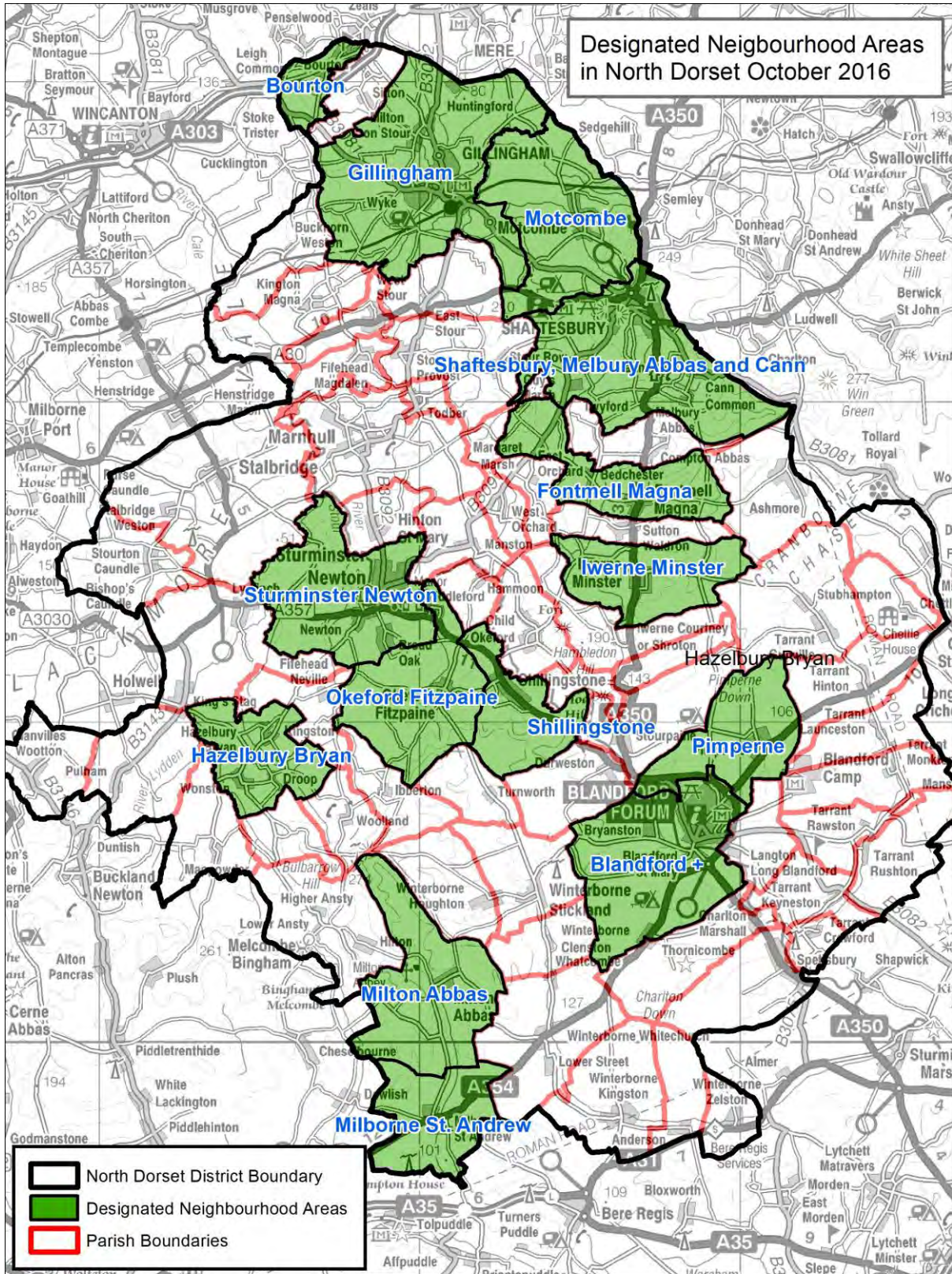
4.1 The Neighbourhood Planning (General) Regulations came into force in April 2012. Neighbourhood Development Plans (usually known as Neighbourhood Plans) are prepared by local communities. They are not DPDs, but when adopted will form part of the statutory development plan. In addition to an independent examination, these plans will also be subject to a local referendum.

4.2 The table below lists the neighbourhood plans being produced in North Dorset by town and parish councils, the date when their neighbourhood plan areas were designated, and the status as of December 2016. The latest information can be found at

<https://www.dorsetforyou.com/neighbourhoodareaapplicationanddesignation/north>

<b>Town or parish</b>	<b>Designation date</b>	<b>Status at Dec 2016</b>
<b>Blandford+ (Blandford Forum, Blandford St Mary and Bryanston)</b>	February 2014	Submitted; independent examiner appointed
<b>Bourton</b>	December 2012	Submitted to NDDC in Dec 2016
<b>Fontmell Magna</b>	June 2016	Preparing draft plan
<b>Gillingham</b>	August 2012	Pre-submission consultation May-July 2016
<b>Hazelbury Bryan</b>	October 2016	Preparing draft plan
<b>Iwerne Minster</b>	June 2016	Preparing draft plan
<b>Milborne St Andrew</b>	June 2014	Preparing draft plan
<b>Milton Abbas</b>	September 2015	Preparing draft plan
<b>Motcombe</b>	February 2016	Preparing draft plan
<b>Okeford Fitzpaine</b>	April 2014	Pre-submission consultation Sept-Nov 2016
<b>Pimperne</b>	April 2014	Preparing draft plan
<b>Shaftesbury, Melbury Abbas and Cann</b>	September 2013	Preparing draft plan
<b>Shillingstone</b>	September 2013	Post examination, proceeding to referendum
<b>Sturminster Newton</b>	February 2014	Pre-submission consultation Nov 2016-Jan 2017

Designated Neighbourhood Areas  
in North Dorset October 2016



## **5.0 LOCAL PLAN INDICATORS**

5.1 The North Dorset Local Plan Part 1 was adopted in January 2016. The following section is split by the objectives in the Local Plan Part 1:-

- Objective 1 - Meeting the Challenge of Climate Change
- Objective 2 - Conserving and Enhancing the Historic and Natural Environment
- Objective 3 - Ensuring the Vitality of the Market Towns
- Objective 4 - Supporting Sustainable Rural Communities
- Objective 5 - Meeting the District's Housing Needs
- Objective 6 - Improving the Quality of Life

5.2 The complete list of indicators is in Figure 11.1 of the Local Plan Part 1 (pages 356-371). These indicators have been linked to the Sustainability Appraisal objectives to which they closely relate.

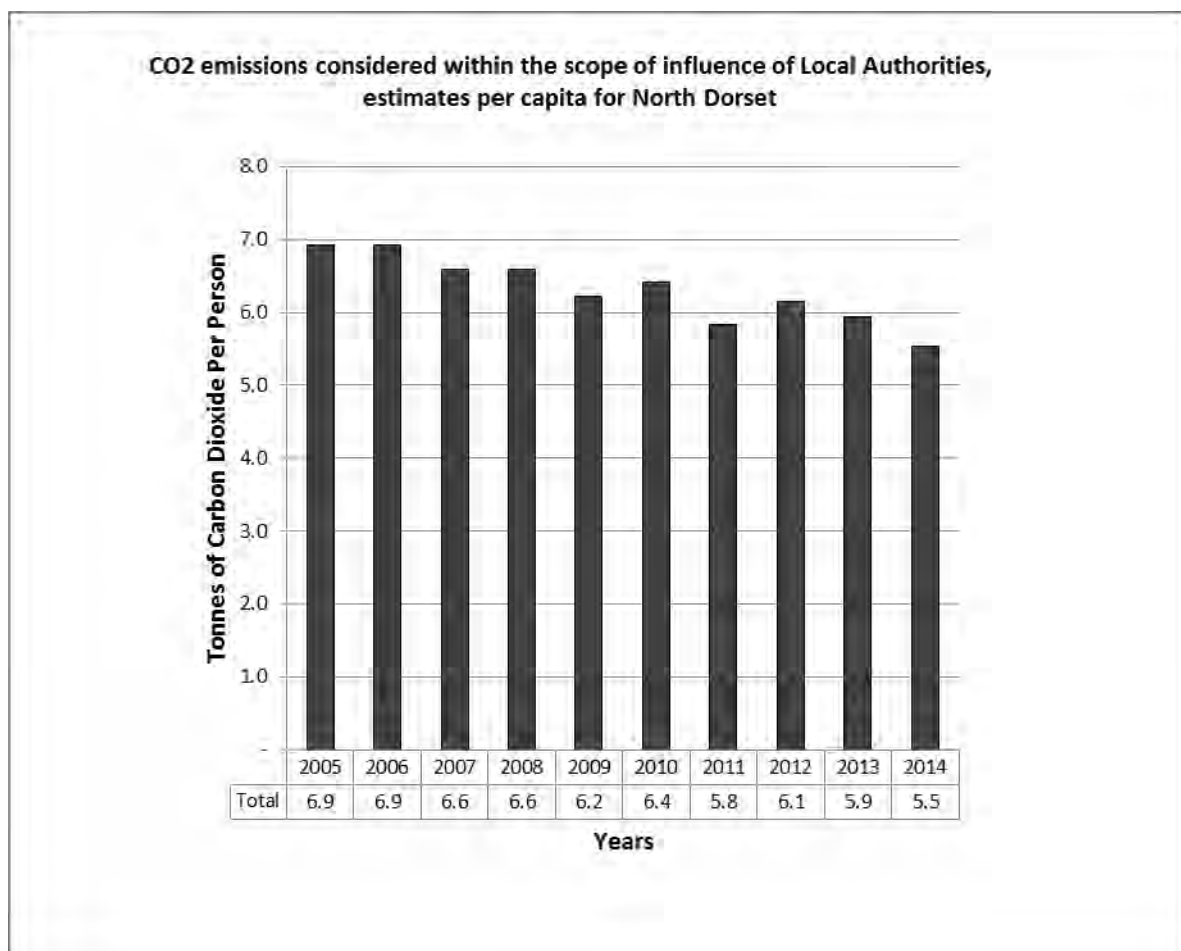


## Objective 1 - Meeting the Challenge of Climate Change

5.3 The objective is to address the causes and effects of climate change by:

- encouraging the use of sustainable construction techniques;
- encouraging the use of renewable energy technologies appropriate to the local area; and
- ensuring the wise use of natural resources, particularly previously developed land and water.

### Greenhouse gas emissions

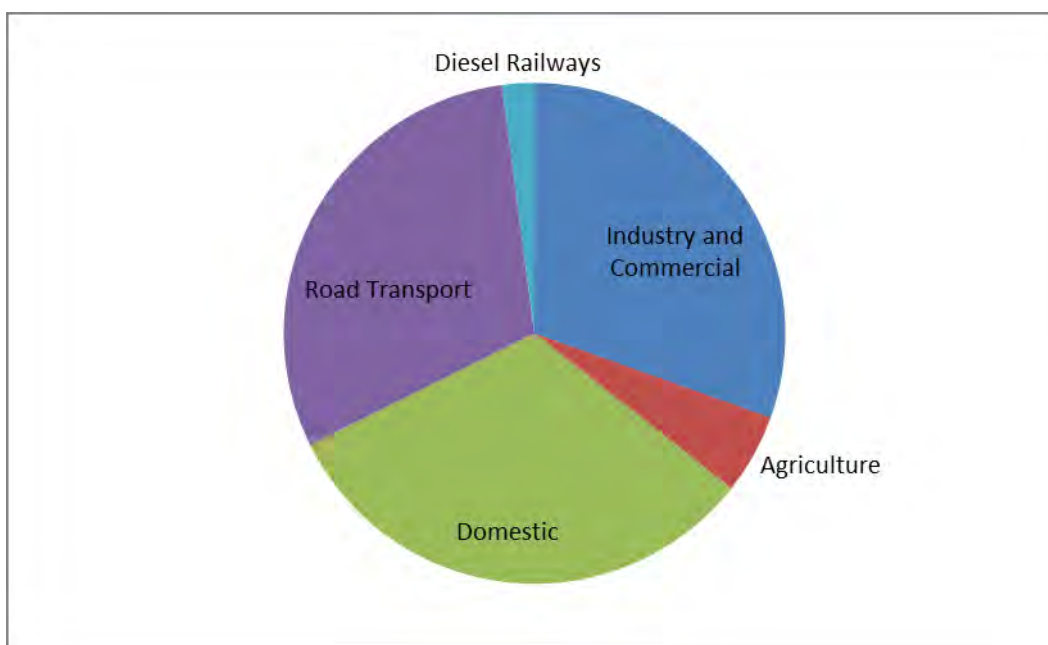


Source: The Department of Energy & Climate Change

5.4 The graph above shows data for carbon dioxide (CO<sub>2</sub>) emissions that are considered to be within the scope of influence of local authorities (as defined by the Government). The overall trend is that the carbon dioxide emissions per capita for North Dorset are reducing, despite annual fluctuations. In 2005 6.9 tonnes of carbon dioxide were emitted per person compared to 5.5 tonnes per person in 2014.

5.5 The following pie chart shows the CO<sub>2</sub> emissions for the district in 2014 split by sector. Industry and commercial users, domestic users, and road transport all emit

roughly the same, each at just under a third of the total. The remaining 7% of emissions came from diesel railways and agriculture.



Source: The Department of Energy & Climate Change

### Renewable energy generation by installed capacity and type

5.6 Green Alliance commissioned Regen SW to collect information on renewable energy installations across the country. The data showing the total number of heat and electricity renewable energy projects in North Dorset split by type of installation is shown in the table below. It is correct up to the end of March 2016. There were a total of 1,979 completed renewable energy projects in the district by 2016, with total capacity for 59.17 MW of electricity and 15.34 MW of heat generation. Between April 2015 and March 2016 they generated 66.6 GWh of electricity and 49.9 GWh of heat. This provided 22% of North Dorset's electricity needs and 10% of its gas needs.

	No of projects	MW elect capacity	MW heat capacity
Anaerobic digestion	3	1.92	2.21
Biomass	96	0	9.74
Heat pumps	284	0	3.15
Hydro	3	0.06	0
Wind	11	0.28	0
Solar PV	1,501	56.91	0
Solar thermal	81	0	0.24
<b>Total</b>	<b>1,979</b>	<b>59.17</b>	<b>15.34</b>

Source: Renewable Energy Locator and Green Alliance, 2016

## Number of planning applications approved contrary to Environment Agency (EA) advice

5.7 Between April 2015 and March 2016 the Environment Agency raised 7 objections to planning applications in North Dorset. Of these, only one was granted permission, and this was after the Environment Agency had withdrawn their objection. The table below lists the planning applications that the EA objected to.

Reference No	Description	EA objection	Result
2/2015/1208/FUL	Convert and extend existing shop to form 1 No. dwelling. Erect new shop and double garage / store (demolish shed, garage and walls).	Development next to a watercourse/flood defence	Refused
2/2014/0916/OUT	Develop land for residential purposes with associated infrastructure and open space. Form vehicular and pedestrian access.	Surface Water - FRA/FCA unsatisfactory	Refused & appeal dismissed
2/2015/0679/VARIA	Variation of Condition No. 5 of Outline Planning Permission No. 2/2013/1227 to increase the footprint of the proposed dwelling.	Unsatisfactory FRA/FCA Submitted	Withdrawn
2/2015/0958/FUL	Convert storage buildings to 1 No. dwelling.	Unsatisfactory FRA/FCA Submitted	Refused
2/2015/1411/FUL	Erect 2 No. dwellings and create new vehicular access.	Unsatisfactory FRA/FCA Submitted	Refused & appeal dismissed
2/2015/1326/FUL	Erect detached dwelling	Unsatisfactory FRA/FCA Submitted	Refused & appeal in progress
2/2015/1629/FUL	Install water turbine, chute and fish pass to existing weir and fix steel sheet to top of weir. Carry out associated works.	Unsatisfactory FRA/FCA Submitted	Approved; EA objection withdrawn

**Number and percentage of dwellings built on Previously Developed Land (PDL) between April 2015 and March 2016**

<b>Gross number of dwellings built</b>	234
<b>Gross number of dwellings built on PDL</b>	100
<b>Percentage built on PDL</b>	43%

Source: North Dorset District Council

5.8 Of the gross dwellings built in the monitoring period, 43% were on previously developed land. The amount of development on previously developed land has fallen over the last few years as larger greenfield sites like Land East of Shaftesbury are being built out.



## Objective 2 - Conserving and Enhancing the Historic and Natural Environment

5.9 The objective is to conserve and enhance the environment of North Dorset by:

- ensuring that North Dorset's wildlife, landscape and cultural heritage are protected and well managed;
- encouraging design that maintains the quality of the district's built and natural environment; and
- ensuring that the district's residents are able to enjoy their homes and public places without undue disturbance or intrusion from neighbouring uses.

### Change in areas recognised for their biodiversity importance

5.10 The Dorset Environmental Records Centre (DERC) provides the data for changes in areas of biodiversity importance. In previous years they provided data based on an August to August time frame, going forward DERC are consolidating all their datasets and will provide data on an April to March time frame.

### Annual net gain of Tree Preservation Orders

5.11 Sixteen new TPOs were made in the monitoring period 1 April 2015 to 31 March 2016. There are now 504 TPOs in North Dorset.

### Heritage Assets of Historic or Architectural Importance

5.12 There are over 2,500 entries in the List of Buildings of Special Architectural or Historical Importance in North Dorset. The conservation team produced an updated list of buildings at risk in 2013<sup>1</sup>. This showed that there were 71 buildings at risk in North Dorset.

5.13 The table below shows the buildings at risk broken down by type. At 56% more than half of the buildings at risk are agricultural, 24% are domestic buildings, 10% are retail buildings and the remaining 10% is made up of ecclesiastical buildings and other types of building.

Buildings at risk - North Dorset update 2013					
	Type of Building				
Number of Buildings	Agricultural	Domestic	Retail	Ecclesiastical	Other
	40	17	7	2	5

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<sup>1</sup> [www.dorsetforyou.com/listedbuildings/north](http://www.dorsetforyou.com/listedbuildings/north)

5.14 Every year Historic England publishes a list of those sites most at risk of being lost through neglect, decay or inappropriate development. There are 54 heritage assets on the national at risk list in the district. The table below shows them listed by type.

<b>Type of asset</b>	<b>Number</b>
<b>Scheduled monument</b>	47
<b>Conservation area</b>	3
<b>Listed building</b>	4

### Objective 3 - Ensuring the Vitality of the Market Towns

5.15 The objective is to support the role and function of the market towns of Blandford Forum (and Blandford St. Mary), Gillingham, Shaftesbury and Sturminster Newton as the main service centres for the district by:

- making them the main focus in the district for housing development, including affordable housing;
- enhancing their employment and training opportunities, particularly through the provision of sufficient employment land, to meet the growing needs of the towns and their hinterlands;
- focusing an improved range of retail, cultural and leisure uses within the town centres;
- improving health, education and community services to meet the needs of the towns and their rural hinterlands;
- improving sustainable transport links and accessibility within the towns; between the towns and the villages in their rural hinterlands; and, through improved linkages with strategic transport networks;
- securing the delivery of mixed use regeneration on previously developed land in accessible locations;
- ensuring that housing development is delivered in step with employment opportunities, community facilities and infrastructure; and
- taking account of the effects of any interaction between the towns themselves and with the large towns and cities in neighbouring districts.

#### Employment floorspace completed – sqm and percentage on PDL

	B1(a)	B1(c)	B2	B8	% on PDL
<b>Blandford Forum</b>	0	0	631	0	100%
<b>Gillingham</b>	214	821	430	131	27%
<b>Shaftesbury</b>	1184	189	0	836	100%
<b>Stalbridge</b>	354	55	0	0	100%
<b>Sturminster Newton</b>	0	0	0	0	-
<b>Other</b>	83	572	0	0	0%
<b>Total</b>	<b>1835</b>	<b>1637</b>	<b>1061</b>	<b>967</b>	<b>67%</b>

5.16 The table above shows the amount of completed employment development in the district between April 2015 and March 2016. Of the completed floorspace, 67% was on previously developed land.

### Amount of completed employment land by type in the market towns (hectares)

5.17 A total of 1.96 hectares of employment land was completed in the four main towns. Gillingham and Shaftesbury had the largest amounts of development, with 1.25 hectares and 0.62 hectares respectively.

	B1(a)	B1(c)	B2	B8	Mixed	Total
<b>Blandford Forum</b>			0.09			0.09
<b>Gillingham</b>			0.29		0.96	1.25
<b>Shaftesbury</b>	0.08	0.25		0.29		0.62
<b>Sturminster Newton</b>						0
<b>Total</b>	0.08	0.25	0.38	0.29	0.96	1.96

### Amount of employment land available by type

5.18 The table below shows the amount of available employment land in the district for the four main towns. This is land which has planning permission or which is allocated in the Local Plan for employment use. In 2016 there is a total of 31.96 hectares of land available for employment use.

5.19 Gillingham has the largest amount of available employment land, with 14.89 hectares of land, equivalent to 47% of the total.

5.20 The other three towns have similar amounts of available employment land. Blandford has 5.1 hectares (16%), Sturminster has 5.33 hectares (17%) and Shaftesbury has 6.64 hectares (21%).

	Hectares
Blandford Forum	5.1
Gillingham	14.89
Shaftesbury	6.64
Sturminster Newton	5.33
Total	31.96

## Amount of housing development in Blandford, Gillingham, Shaftesbury and Sturminster

5.21 As the table below shows there were 140 net dwelling completions in the four towns. Shaftesbury had the largest amount with 61%, followed by Blandford with 32%, Gillingham with 6% and Sturminster had the smallest amount with less than 1%. Of the total completions in the towns 21% were for affordable homes. There were 17 affordable completions in Shaftesbury and 13 in Blandford.

	Net dwelling completions	Affordable Housing Completions	Net dwelling commitments as at 1 April 2016	Affordable Commitments as at 1 April 2016
<b>Blandford Forum</b>	45	13	283	89
<b>Gillingham</b>	9	0	128	49
<b>Shaftesbury</b>	85	17	95	0
<b>Sturminster Newton</b>	1	0	23	5
<b>Total</b>	<b>140</b>	<b>30</b>	<b>529</b>	<b>143</b>

5.22 There are 529 net dwelling commitments in the four towns and the largest proportion of these are in Blandford (53%). There are 143 net affordable dwelling commitments, which is about 27% of the total commitment.

## Town Centre Retail Data

5.23 A town centre retail survey of the four main towns was carried out in January 2015. Data was collected about the number of vacant shops and the number of charity shops within the primary and secondary shopping frontages of each town.

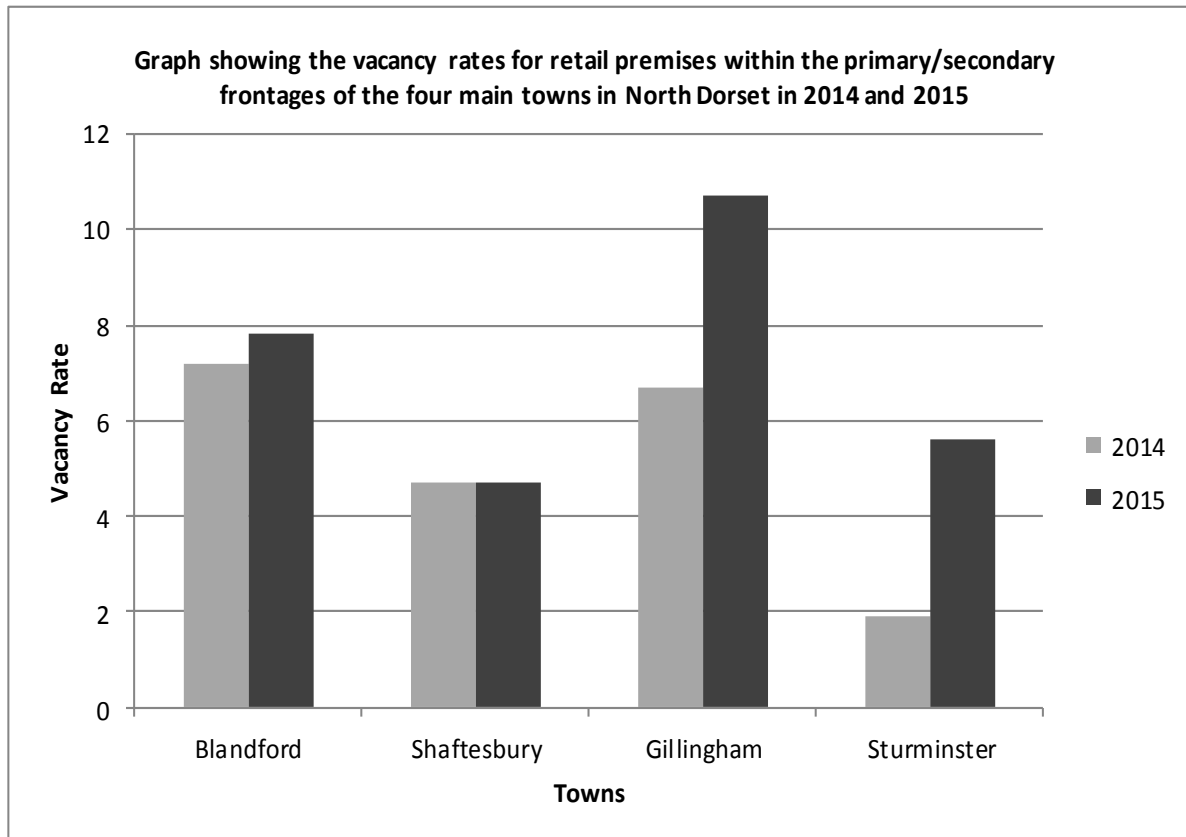
	Total Shops	Vacant	Vacancy Rate	Charity	Percentage Charity
<b>Blandford</b>	167	13	7.8	7	4.2
<b>Gillingham</b>	75	8	10.7	5	6.7
<b>Shaftesbury</b>	85	4	4.7	6	7.1
<b>Sturminster</b>	54	3	5.6	2	3.7

Source: North Dorset District Council 2015

5.24 At the time of the survey in January 2015 Gillingham had the highest vacancy rate at 10.7, with 8 vacant shop premises. Blandford had the second highest rate at 7.8 followed by Sturminster with a rate of 5.6 and then Shaftesbury which with 4 vacant shop premises had the lowest rate at 4.7.

5.25 As a proportion of the total number of shops in each town Shaftesbury had the largest percentage of charity shops with 7.1%, followed by Gillingham with 6.7%, Blandford with 4.2% and Sturminster had the smallest with only 3.7%.

5.26 The chart below shows the change in the vacancy rates in the four main towns from 2014 to 2015. Apart from Shaftesbury, all the towns have seen an increase in the number of vacant shop premises. Gillingham and Sturminster have experienced the largest changes.



Source: North Dorset District Council 2015

## Objective 4 - Supporting Sustainable Rural Communities

5.27 The objective is to enable a network of sustainable smaller rural communities where local services and employment opportunities enable day-to-day needs to be met locally by:

- adopting a general policy of restraint outside the district's four main towns, whilst also enabling essential rural needs to be met;
- focusing on meeting local (rather than strategic) needs in Stalbridge and the district's villages;
- enabling individual rural communities to plan to meet their own local needs, especially through neighbourhood planning; and
- securing the retention, enhancement and future viability of local community facilities and local services.

### Amount of employment development in Stalbridge and the villages

	B1(a)	B1(c)	B2	B8	Mixed	Total
<b>Stalbridge</b>	0.04	0.01				0.05
<b>Villages</b>		0.18			0.12	0.3
<b>Total</b>	0.04	0.19	0	0	0.12	0.35

5.28 A total of 0.3 hectares of employment land was completed in the rural areas and 0.05 in Stalbridge.

### Amount of employment land available by type in Stalbridge and the villages

	Hectares
<b>Stalbridge</b>	0.7
<b>Villages</b>	1.45
<b>Total</b>	2.15

5.29 There is 2.15 hectares of land available for employment use, 1.45 hectares in the rural areas and 0.7 hectares in Stalbridge.

## Amount of housing development in Stalbridge, the villages and countryside

5.30 In the monitoring period there were 80 dwellings completions, all of which were in the villages and none in Stalbridge. There were 19 affordable dwelling completions. There are 243 net dwellings commitments at the end of the monitoring period, with 227 dwellings (93%) in the villages / countryside. There are 16 dwelling commitments in Stalbridge.

	<b>Net dwelling completions</b>	<b>Affordable Housing Completions</b>	<b>Net dwelling commitments as at 1 April 2016</b>	<b>Affordable Commitments as at 1 April 2016</b>
<b>Stalbridge</b>	0	0	16	9
<b>Villages and countryside</b>	80	19	227	36
<b>Total</b>	<b>80</b>	<b>19</b>	<b>243</b>	<b>38</b>

## Rural Exceptions Sites and Rural Dwellings Granted Permission with Residential Occupancy Conditions

5.31 There were no rural exception sites completed in the monitoring period.

5.32 In the monitoring period there were 3 completions for dwellings with a residential occupancy condition for agricultural workers dwellings. There was also one scheme completed for the conversion of an agricultural building into a dwelling.

5.33 Over the twelve month period planning permission was granted for 8 agricultural workers dwellings. Permission was also granted for three separate schemes to convert agricultural buildings into dwellings.



## **Objective 5 - Meeting the District's Housing Needs**

5.34 The objective is to deliver more housing, including more affordable housing that better meets the diverse needs of the district by:

- meeting the vast majority of overall district housing needs by focusing provision at the district's four main towns;
- focusing provision elsewhere on meeting local housing needs, especially the need for affordable housing;
- ensuring that all new dwellings contribute to overcoming the affordable housing shortfall;
- ensuring that the type, design and mix of housing reflects housing needs in up to-date assessments;
- ensuring that housing is designed to support the changing needs of its occupants and users; and
- ensuring that sufficient, sustainably-located sites are provided to meet the needs of gypsies, travellers and travelling show people in the district.

5.35 The monitoring year for housing data covers the period from 1 April to 31 March each year. A dwelling is described as a self-contained unit of accommodation. It can be a house, bungalow or flat of any size from one bedroom to four or more bedrooms.

### **Housing plan period and targets**

5.36 The housing target in the adopted Local Plan Part 1 is for 285 dwellings per annum, giving a housing target over the whole plan period from 2011 to 2031 of 5,700 net dwellings.

### **Net additional dwellings – previous, current and future**

5.37 In the monitoring period from 1 April 2015 to 31 March 2016 there was a net gain of 220 dwellings in North Dorset. The following table shows how the gain of 220 was calculated.

<b>Total new build completions</b>	+203
<b>Dwelling conversions (net change)</b>	+2
<b>Agricultural buildings to dwellings</b>	+3
<b>Other buildings to dwellings</b>	+23
<b>Dwellings to non-dwellings</b>	-1
<b>Dwelling demolitions</b>	-10
<b>Net change in housing stock</b>	+220

5.38 The table below shows the net number of housing completions over the first five years of the plan period. Since the start of the plan period in 2011 there has been 1,144 net completions.

<b>Year</b>	<b>Net completions</b>
<b>2011/12</b>	375
<b>2012/13</b>	144
<b>2013/14</b>	227
<b>2014/15</b>	178
<b>2015/16</b>	220
<b>Total</b>	1,144

5.39 The next table compares the total number of houses delivered over the last 5 years against the housing target in the Local Plan Part 1. There has been 281 fewer dwellings than the target of 1,425 dwellings.

<b>Annual housing target</b>	285
<b>Housing requirement to date (285x5)</b>	1,425
<b>Total completions to date (2011/15)</b>	1,144
<b>Deficit against LP target to date (1425-1144)</b>	281

### **Deliverable housing land supply**

5.40 North Dorset has a deliverable housing land supply of 2,251 net dwellings – a full list of the supply is provided in Appendix 1. This includes sites with planning permission, allocated sites and other sites assessed as part of the Strategic Housing Land Availability Assessment as being deliverable within the next five years. The table below shows that the supply of 2,251 exceeds the NPPF requirement for a 5-year deliverable housing land supply. The annualised requirement of 358 takes into account the past performance against the housing target and also applies a buffer of 5% as advised by NPPF.

<b>LP housing target over 5 years</b>	1,425
<b>Plus deficit to date (+281)</b>	1,706
<b>+5% buffer</b>	1,791
<b>Annualised housing requirement (÷5)</b>	358
<b>Current supply of deliverable housing land</b>	2,251
<b>Number of years supply (2251/358)</b>	6.3 years

5.41 Taking into account past completions and the latest status of the remaining housing land, the housing trajectory for the Local Plan Part 1 has been updated and shows the expected level of housing supply up to the end of the plan period in 2031. A copy of the trajectory is included in Appendix 2.

5.42 The deliverable supply of 2,251 dwellings contains a number of adjustments for additional sources of housing supply. These include a windfall allowance, adjustment for occupational/agricultural dwellings and an adjustment for the additional dwellings likely to come forward as a result of changes to the General Permitted Development Order (GPDO).

5.43 A small windfall allowance of 40 net dwellings per annum has been included in the housing supply and is based on the previous level of housing development which has been achieved on windfall sites. There is an adjustment for the likely number of

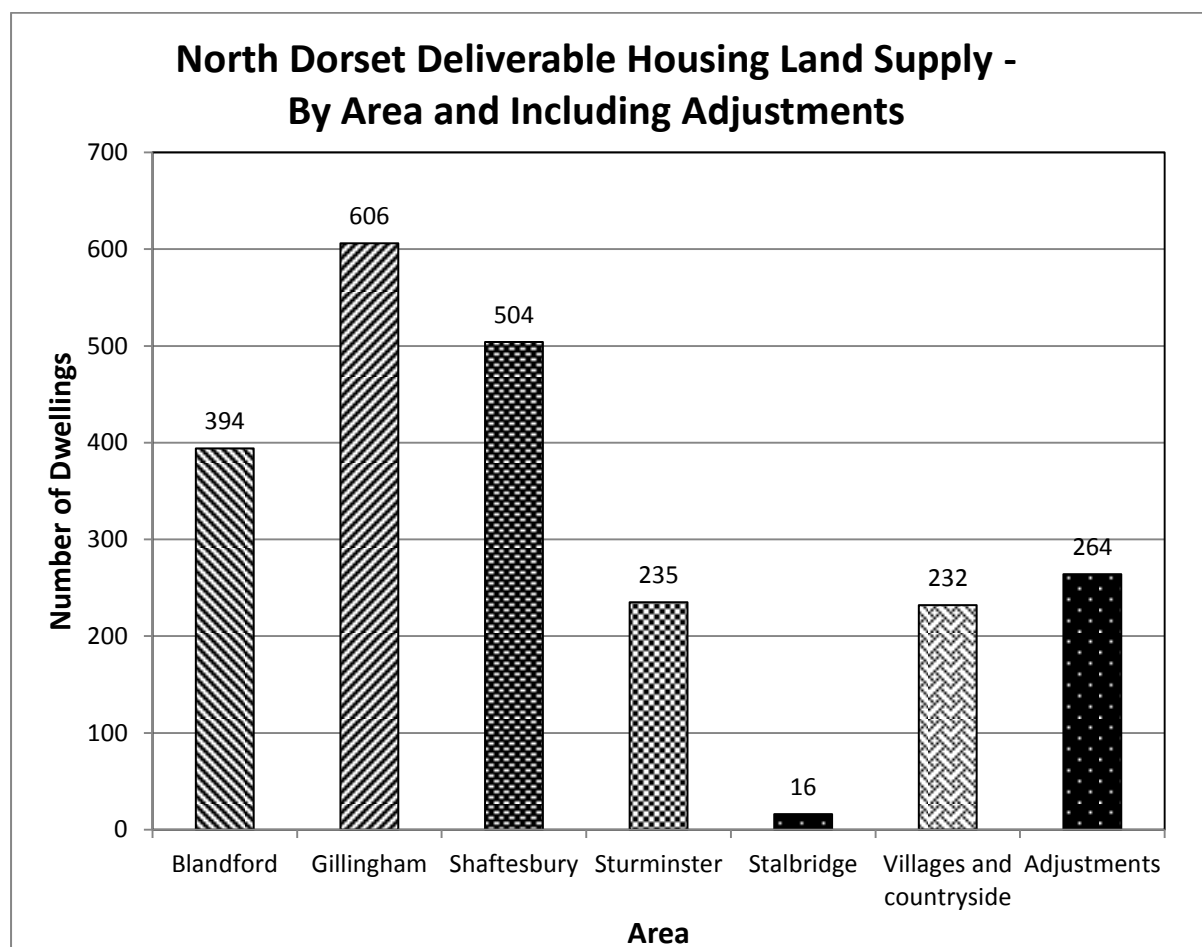
occupational/agricultural dwellings which will be completed over the next five years. This is based on the number completed in previous years and takes into account the extant permissions.

5.44 Following changes to the GPDO, an allowance has also been made for the number of dwellings likely to contribute to the housing land supply from change of use office to dwellings and change of use of agricultural buildings to dwellings. This is based on the number of approved planning permissions since the changes were introduced.

5.45 The windfall allowance and other adjustments included in the housing trajectory will be updated annually based on the past performance, looking at the number of completions and number of dwellings approved through planning applications.

5.46 The graph below shows the deliverable housing land supply split by town, rural area and adjustments. Gillingham with 27% and Shaftesbury with 22% have the largest proportions of housing land supply.

5.47 Blandford has the next largest amount with 18%. Sturminster, the rural areas and the adjustments have very similar proportions, with about 11%. Stalbridge has the smallest amount with less than 1% of the deliverable housing supply.



## Gross affordable housing completions

5.48 The affordable completions are broken down into social rent homes, affordable rent homes and intermediate homes. Social rent homes are owned by local authorities or registered social landlords and rent levels are set nationally. Affordable rent and intermediate homes are those provided at prices or rents above the levels of social rent but below market prices or rents; this includes shared equity properties.

### Affordable Homes Completions between April 2015 and March 2016

	Social rent	Affordable rent	Shared ownership	Intermediate homes	Total
<b>Blandford Forum</b>		8	5		13
<b>Gillingham</b>					0
<b>Shaftesbury</b>	12		5		17
<b>Sturminster Newton</b>					0
<b>Stalbridge</b>					0
<b>Villages</b>	11	4	3	1	19
<b>District total</b>	<b>23</b>	<b>12</b>	<b>13</b>	<b>1</b>	<b>49</b>

5.49 A total of 49 gross affordable dwellings were completed in the monitoring period April 2015 to March 2016. These are broken down into 23 social rent, 12 affordable rent, 13 shared ownership and 1 intermediate rent homes.

5.50 For comparison, the following table shows delivery of affordable housing for previous years across the district.

Affordable Housing Built in North Dorset 2003/4 to 2014/15 Split By Settlement												
	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
<b>Blandford</b>	49	29	0	5	2	45	5	48	42	5	37	18
<b>Gillingham</b>	20	16	74	14	0	0	11	0	0	0	0	0
<b>Shaftesbury</b>	0	3	9	0	0	0	17	55	86	48	71	41
<b>Sturminster</b>	0	0	15	7	0	16	0	41	0	0	0	0
<b>Stalbridge</b>	0	0	0	0	0	10	0	4	0	0	2	0
<b>Rural Area</b>	11	24	20	10	23	0	8	6	0	9	10	9
<b>District Total</b>	80	72	118	36	25	71	56	154	128	62	120	68

Source : North Dorset District Council 2015

## Net additional pitches for gypsies and travellers

5.51 There were no new gypsy or traveller pitches provided in the twelve month period. The new site at Shaftesbury is fully open and all 8 pitches are full and there is a waiting list to use the site. A temporary transit site was provided again to cover the period of the steam fair, 13 caravans used the site this year. The 12 pitch gypsy site at Thornicombe is also full.

## Self-Build and Custom Housebuilding Register

5.52 Local councils are required to set-up and maintain a register of individuals and groups who are interested in building their own home. If you would like to register your interest in building a home in North Dorset, you can complete the on-line application form available at <https://www.dorsetforyou.gov.uk/article/423034/Self-Build-and-Custom-Housebuilding-Register>

5.53 Self-build and custom housebuilding registers provide information on demand for this type of housing. The North Dorset register began on 1 April 2016. As of 1 November 2016, 37 individuals have registered an interest and zero groups have registered an interest for North Dorset.

5.54 The general locations in North Dorset that people have expressed an interest in are:

<b>Location</b>	<b>Number of expressions of interest</b>
<b>Blandford Forum</b>	24
<b>Sturminster Newton &amp; Stalbridge</b>	21
<b>Gillingham</b>	18
<b>Shaftesbury</b>	17
<b>Iwerne Minster</b>	1
<b>Child Okeford</b>	1

## **Objective 6 - Improving the Quality of Life**

5.55 The objective is to improve the quality of life of North Dorset's residents, particularly the older population and the young, by:

- encouraging the provision of viable community, leisure and cultural facilities both in the main towns and rural communities;
- retaining the current range of healthcare and education services and ensuring that additional healthcare and education facilities are provided in accessible locations;
- ensuring that a network of multi-functional Green Infrastructure including sport and recreation facilities, open and natural space, is provided across the district;
- securing an integrated approach to private and public transport (including parking provision and management), which improves accessibility to services; and
- ensuring that development makes a positive contribution to enhancing existing and providing new transport infrastructure.

### **Percentage of open space managed to Green Flag standard**

5.56 The Senior Countryside Ranger for the district is a Green Flag assessor and the Council will be managing all fourteen of its sites to this standard, under the service level agreement with the Ranger Service.

5.57 The rangers manage over 51 hectares of countryside sites. The Milldown and Stour Meadows in Blandford have achieved a Green Flag award, as has Jubilee Fields in Gillingham.

### **Progress on the development of local nature reserves**

5.58 In 2004 the Council agreed to monitor progress on the development of Local Nature Reserves (LNR) against the target suggested by Natural England, of one hectare per 1000 population. This was considered a good measure of improved accessibility for the community, improving nature interest and encouraging more people to visit such facilities

5.59 The first two LNR's at Woolland Hill and Butts Pond are now well established. The Milldown and Castle Hill have also been designated as LNR's. These four sites contribute 37% of the suggested target for the district.

## Appendix 1 – 5 Year Housing Land Supply 2016

Reference	Location	Status	5-year supply
<b>Blandford Forum &amp; St Mary</b>			
2/2004/0764	Land Rear of The Stour Inn	Started	1
2/2003/0250	Telstar Garage, Bryanston Street and rear of 23 Salisbury	Started	2
2/2011/1138/PLNG	73, Salisbury Street, Blandford Forum, Dorset, DT11 7PY	Started	1
2/2012/0181/PLNG	First Floor, 45, East Street, Blandford Forum, Dorset, DT11 7DX	Started	2
2/2012/0781/PLNG	Rear 6, Market Place, Blandford Forum, Dorset, DT11 7EE	Planning permission	1
2/2013/0437/PLNG	8, Oakfield Street, Blandford Forum, Dorset, DT11 7EX	Planning permission	1
2/2013/0559/PLNG	Dorset County Council Highways Depot, Wimborne Road, Blandford Forum, Dorset	Planning permission	19
2/2013/0474/PLNG	13-15, Market Place, Blandford Forum, Dorset, DT11 7AF	Planning permission	4
2/2014/0611/FUL	Victoria House, Victoria Road, Blandford Forum, Dorset ,DT11 7JP	Started	1
2/2014/1415/FUL	10 Damory Street, Blandford Forum, Dorset, DT11 7ET	Planning permission	2
2/2014/1221/FUL	55 East Street, Blandford Forum, Dorset, DT11 7DX	Planning permission	1
2/2014/1584/FUL	19, 21 And 23 Victoria Road, Blandford Forum, Dorset ,DT11 7JR	Started	2
2/2014/1642/P3JPA	First Floor Offices ,Bartletts Country Stores ,Shaftesbury Lane ,Blandford Forum, Dorset, DT11 7EG	Planning permission	1
2/2014/1677/FUL	Development Site At 9 And 10, Oakfield Street, Blandford Forum, Dorset	Started	10
2/2014/1692/FUL	Lyndon Cottage, Bournemouth Road, Blandford St Mary ,Dorset ,DT11 9LW	Planning permission	1
2/2014/1636/REM	Former Milldown Primary School, The Milldown, Blandford Forum, Dorset	Started	29
2/2015/0831/FUL	The Railway Hotel Oakfield Street Blandford Forum Dorset DT11 7EX	Planning permission	5
2/2015/0795/FUL	2 Park Place Whitecliff Mill Street Blandford Forum Dorset DT11 7BP	Planning permission	1
2/2015/0975/FUL	2 Chestnut Grove Blandford Forum Dorset DT11 7DE	Planning permission	1
2/2015/1322/FUL	Barwood House Milldown Road Blandford Forum Dorset DT11 7DE	Started	1
2/2015/1747/FUL	Nyali Shaftesbury Lane Blandford Forum Dorset DT11 7FD	Planning permission	2
2/2015/1269/OUT	Hall & Woodhouse, Bournemouth Road, BLANDFORD ST MARY	P.P. subject to S.106	75
2/2015/0813/FUL	Dorchester Hill	P.P. subject to S.106	61
2/2015/1935/OUT	Land Adj A350/A354 Junction (St Mary's Hill)	Planning permission	90
2/06/0541	Lower Bryanston Farm	Pre-app enquiry	80
<b>Blandford total</b>			<b>394</b>
<b>Gillingham</b>			
2/2012/1165/PLNG	Former Bakery, Hardings Lane, Gillingham, Dorset	Started	4
2/2013/1089/PLNG	Land at 9, Common Mead Lane, Gillingham, Dorset, SP8 4RE	Started	1
2/2013/1382/PLNG	Sandley House, Gillingham, Dorset ,SP8 5DU	Planning permission	1
2/2014/0757/OUT	Waverley, Wavering Lane West ,Gillingham, Dorset, SP8 4NR	Planning permission	1
2/2014/0448/PLNG	Springfield ,Gillingham, Dorset ,SP8 4HD	Planning permission	1
2/2014/1363/FUL	Land To The Rear Of, Fairey Crescent ,Gillingham, Dorset, SP8 4PE	Planning permission	2
2/2014/1273/FUL	Paws Claws & Jaws, High Street, Gillingham ,Dorset ,SP8 4AA	Planning permission	2
2/2014/1620/FUL	Garage Block Rear Of 15 Addison Close Gillingham Dorset	Planning permission	4
2/2014/1632/FUL	Garage Block West Of 57 Hyde Road Gillingham Dorset	Planning permission	2
2/2014/1631/FUL	Garage Block Rear Of 11 And 12 Matthews Place Gillingham Dorset	Planning permission	2
2/2014/1619/FUL	Garage Block To The Rear Of Lodbourne Terrace Gillingham Dorset	Planning permission	1
2/2014/1628/FUL	Garage Block East Of 1 Hyde Road And Garage Block South Of 73 And 74 Hyde Road Gillingham Dorset	Planning permission	3
2/2014/1630/FUL	Garage Block To The Rear Of 31 Hyde Road Gillingham Dorset	Planning permission	3
2/2014/1629/FUL	Garage Block Rear Of 11 Hyde Road Gillingham Dorset	Planning permission	2
2/2014/1383/FUL	Higher Langham Farm Moor Lane Langham Dorset	Planning permission	3

Reference	Location	Status	5-year supply
2/2015/0682/FUL	Victoria House Cemetery Road Gillingham Dorset SP8 4AZ	Planning permission	2
2/2015/0805/REM	Land West Of Shearstones Wavering Lane East Gillingham Dorset	Started	1
2/2015/1009/FUL	Greenane Langham Lane Gillingham Dorset SP8 5NY	Planning permission	2
2/2015/1056/FUL	Stone House High Street Gillingham Dorset SP8 4AN	Planning permission	1
2/2015/0650/FUL	Land At E 383126 N 129045 Lawn Cross Farm Bay Road To Dorset County Boundary - Lane Gillingham	Started	1
2/20/0560	Gillingham extra care facility St Martins & Site Adjacent	SHLAA site	60
2/20/0381	Land adj Victoriana & Dorset Army cadet Force Building	SHLAA site	6
2/20/0221	St Martins Clinic	SHLAA site	8
2/20/0033	Linden Lea	SHLAA site	2
2/20/0032	MDH Motors Garage on corner	SHLAA site	3
2/20/0562	Station Road Regeneration area	LP1 growth area	20
2/20/0561	Lockwood Farm	Pre-app enquiry	30
2/2016/0149/OUT	Land at Bay	P.P. subject to S.106	50
2/20/0372	Land at Park Farm	Allocation	60
2/2014/0968/OUT	Land To The East Of Lodden Lakes, New Road, Gillingham	Outline Permission	90
2/20/0544	Land adjacent Lodden Lakes (Phase 2)	Allocation	128
2/20/0368	Land at Ham Farm	Allocation	110
<b>Gillingham total</b>			<b>606</b>
<b>Shaftesbury</b>			
2/2002/0425	Land adj 101 St James	Started	2
2/2011/0330/PLNG & 2/2015/0860/FUL	The Farmhouse, Well Lane, Shaftesbury, Dorset, SP7 8LN	Started	1
2/2012/1090/PLNG	2, Bell Street, Shaftesbury, Dorset, SP7 8AR	Started	1
2/2014/0032/PLNG	96, Sweetmans Road, Shaftesbury, Dorset, SP7 8EH	Planning permission	1
2/2013/1338/PLNG	17, Bell Street, Shaftesbury, Dorset, SP7 8AR	Planning permission	1
2/2015/0979/FUL	Former Workshop Mustons Lane Shaftesbury Dorset	Planning permission	1
2/2015/0774/FUL	Chubbs Flats Salisbury Street Shaftesbury Dorset	Planning permission	4
2/2015/0425/FUL	Land On The North West Side Of 6 Paddock Close Shaftesbury Dorset SP7 8DD	Planning permission	4
2/2015/1001/FUL	46 Salisbury Street Shaftesbury Dorset SP7 8EJ	Planning permission	1
2/2015/1350/FUL	Minster House The Commons Shaftesbury Dorset SP7 8JU	Started	1
2/2015/1238/FUL	12-24 Coppice Street Shaftesbury Dorset SP7 8PD	Planning permission	32
2/45/0507	Land To The SE of Wincombe Lane (Hopkins Land)	Allocation	17
2/2014/1350/FUL	Adj Wincombe Business Park	Planning permission	130
2/2012/0310/PLNG & 2/2013/0852/PLNG	Land East of Shafestbury Parcel 5	Started	41
2/2016/0658/PAEIA	Land East of Shaftesbury Parcels 6 and 7	App submitted	97
2/2015/0598/OUT	Land west of Littledown	P.P. subject to S.106	170
<b>Shaftesbury total</b>			<b>504</b>
<b>Sturminster Newton</b>			
2/2011/0905/PLNG	Part Garden Of 9 And 10, Alder Close, Sturminster Newton, Dorset, DT10 1AJ	Started	2
2/2011/0980/PLNG	Land Adjacent To Elderway, Glue Hill, Sturminster Newton, Dorset, DT10 2DJ	Started	1
2/2013/0354/PLNG	Land At Bonslea House, White Lane Close, Sturminster Newton, Dorset	Started	1
2/2013/1189/PLNG	28 Green Close Sturminster Newton Dorset DT10 1BJ	Planning permission	1
2/2015/0161/FUL	Six Trees Bath Road Sturminster Newton Dorset DT10 1EB	Started	1
2/2015/1945/FUL	Rock Dene Glue Hill Sturminster Newton Dorset DT10 2DJ	Started	2



Reference	Location	Status	5-year supply
2/2009/0152/PLNG	Clarkes Yard, Bath Road, STURMINSTER NEWTON	Planning permission	15
2/2003/0859	Former livestock market site & railway gardens	Planning permission	27
2/54/0561	William Barnes School	SHLAA site	20
2/54/0003	North of the Livestock Market	Alloc & LP1	60
2/54/0410	Land North of Northfields	LP1 growth area	60
2/54/0459	Land east of the former Creamery (off Elm Close)	LP1 growth area	45
<b>Sturminster Newton total</b>			<b>235</b>
<b>Stalbridge</b>			
2/2012/0834/PLNG	Williams Nursery, Station Road, Stalbridge, Sturminster Newton, Dorset, DT10 2RQ	Started	6
2/2014/1217/FUL	Sunny View ,Stalbridge Close, Stalbridge, Dorset	Started	1
2/2015/0924/COU	Unit 2 Gibbs Marsh Farm Landshire Lane To West Mill Lane Stalbridge Dorset DT10 2RU	Started	1
2/2015/1183/FUL	Priors Down Track To Priors Down Stalbridge Dorset DT10 2RS	Started	1
2/2013/0732/PLNG	Land north of Pond Walk (Barrow Hill)	Planning permission	7
<b>Stalbridge total</b>			<b>16</b>
<b>Villages and countryside</b>			
2/2016/0610/REM	Bourton Mill, Factory Hill, Bourton, Dorset	Planning permission	35
2/2014/0755/OUT	Rugby Cottage, Church Track, Bourton, Dorset, SP8 5BW	Planning permission	10
2/2013/0387/PLNG	Land adjacent to Forge Garage, BOURTON	Planning permission	1
2/2015/0512/FUL	Glencote New Road Bourton Dorset SP8 5BJ	Started	1
2/2015/0651/FUL	River View Bridge Street Bourton Dorset SP8 5BA	Planning permission	1
2/2015/0546/FUL	Land At Os7727 Templecombe Lane Buckhorn Weston Dorset	Started	1
2/2015/0953/FUL	Hawks Barn Long Lane Cann Dorset SP7 0BJ	Planning permission	1
2/2012/1292/PLNG	Land At E 389964 N 103863, Church Lane, Charlton Marshall, Dorset	Started	8
2/2015/0360/FUL	315 Bournemouth Road Charlton Marshall Dorset DT11 9NQ	Planning permission	1
2/2015/0375/FUL	2 River Lane Charlton Marshall Dorset DT11 9NZ	Planning permission	1
2/2015/0011/FUL	Field View Farm Fishey Lane East Orchard Dorset SP7 0LQ	Started	1
2/2014/0593/FUL	Lintern Farm, Lintern Lane, East Stour, Dorset	Planning permission	1
2/2010/0963/PLNG	Part garden of Hillside, Hunger Hill, East Stour, Gillingham, Dorset, SP8 5JS	Started	1
2/2014/1544/PMBPA	Summerleaze Farm, Front Street, East Stour, Dorset, SP8 5LQ	Planning permission	1
2/2015/1599/FUL	Hillcrest Back Street East Stour Dorset SP8 5LD	Started	1
2/2012/1049/PLNG	Green Farm, Marnhull Road, Margaret Marsh, Shaftesbury, Dorset, SP7 0AZ	Started	1
2/2014/0464/PLNG	Home Mead Cottage ,8, North Street, Fontmell Magna, Shaftesbury ,Dorset ,SP7 0NS	Started	1
2/2013/1064/PLNG	The Methodist Chapel, Stock Hill Lane, Glanvilles Wootton, Sherborne, Dorset, DT9 5QF	Planning permission	1
2/2009/0606/PLNG	Land at Broad Oaks Farm, The Common, HAZELBURY BRYAN	Started	1
2/2009/0531/PLNG	Olive House, Wonston, HAZELBURY BRYAN	Started	1
2/2014/1599/P3IAPA	The Old Cow Shed ,Star Farm, Pleck Hil I, Wonston, Hazelbury Bryan ,Dorset ,DT10 2EG	Planning permission	1
2/2008/0791 & 2/2012/0361/PLNG	Church Farm, Main Street, IWERNE COURTNEY	Started	3
2/2015/0976/FUL	Orchard House Post Office Road Iwerne Minster Dorset DT11 8LW	Started	3
2/2011/0123	Chapel Cottage Nyland	Started	1
2/2015/0224/PMBPA	Agricultural Building East Of Elm View Chapel Hill Kington Magna Dorset	Planning permission	1
2/2015/0794/FUL	Former Hagsplay Ltd Office Site Holwell Road Kings Stag Dorset DT10 2BA	Started	2
2/2014/1388/PMBPA	Plumber Farm, Haydon Downs Farm To Salkeld Bridge - Road, Plumber, Dorset, DT10 2AG	Planning permission	1
2/2014/0247/PLNG	Land On The South Side Of, Burton Street, Marnhull, Dorset	Planning permission	13
2/2014/1135/FUL &	New Street Dairy, New Street, Marnhull, Dorset, DT10 1PX	Planning permission	4

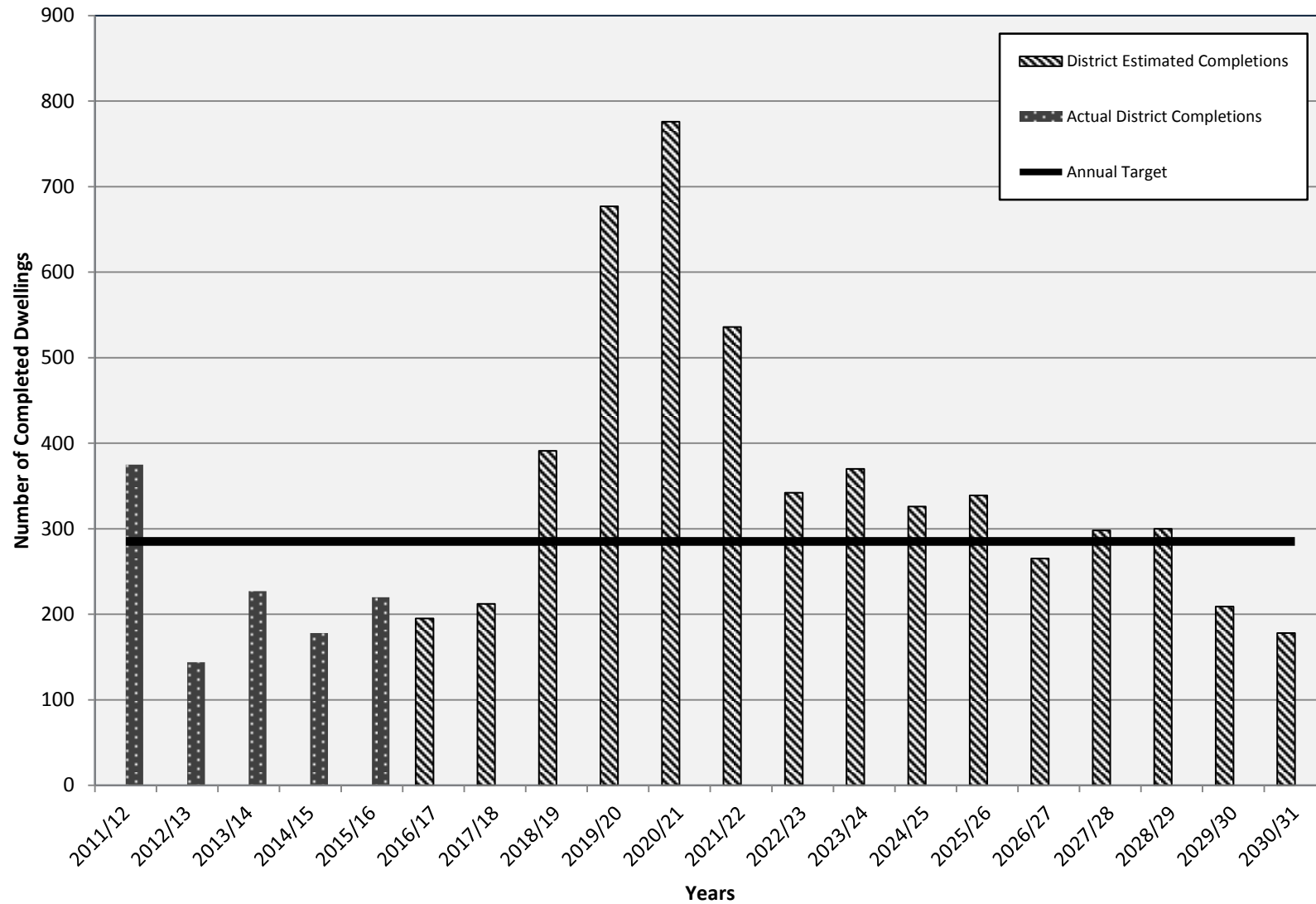
Reference	Location	Status	5-year supply
2/2015/1316/FUL			
2/2013/0895/PLNG	Guys Automobile Engineers ,Phillips Hill, Marnhull, Sturminster Newton, Dorset, DT10 1NU	Planning permission	3
2/2015/1420/FUL	Land At E 378916 N 119142 Corner Close Marnhull Dorset	Planning permission	3
2/2015/0522/REM	Land Adjacent Joyces New Street Marnhull Dorset	Started	2
2/2011/1238/PLNG	Joanna-clare, Burton Street, Marnhull, Sturminster Newton, Dorset, DT10 1JJ	Started	1
2/2014/0243	Land Corner Close, Corner Close ,Marnhull,Dorset	Planning permission	1
2/2012/0771/PLNG	Longonot, Crown Road, Marnhull, Sturminster Newton, Dorset, DT10 1LN	Started	1
2/2014/0471/PLNG	Popes Farm Bungalow, New Street, Marnhull ,Sturminster Newton, Dorset ,DT10 1NU	Planning permission	1
2/2014/1681/FUL	Buildings South Of Popes Farm Bungalow New Street To Common Lane - Lane Marnhull Dorset	Started	1
2/2015/1067/FUL	Peters Finger New Street Marnhull Dorset DT10 1PX	Started	1
2/2015/0756/FUL	Banbury House Burton Street Marnhull Dorset DT10 1PS	Planning permission	1
2/2015/1382/FUL	Land At St (e) 378920 (n) 119092 Salisbury Street Marnhull Dorset	Planning permission	1
2/2015/1182/FUL	Wyngate Pilwell Marnhull Dorset DT10 1LE	Planning permission	1
2/2009/0206/PLNG	Goulds Farm, Little England, MILBORNE ST ANDREW	Started	5
2/2012/0621/PLNG	Bramble Cottage, Chapel Street, Milborne St Andrew, Blandford Forum ,Dorset, DT11 0JP	Planning permission	2
2/2015/1073/FUL	Land At E 380375 N 97264 Manor Farm Lane Milborne St Andrew Dorset	Planning permission	1
2/2014/1437/FUL	Building Between Hambro Arms And The Old Chapel,Pond Head To Whitechurch Road,Milton Abbas,Dorset	Planning permission	1
2/2011/0195/PLNG	Dar Es Salaam, Shorts Green Lane, Motcombe, Shaftesbury, Dorset, SP7 9PA	Started	1
2/2014/1029/OUT	Le Chanterelle, Sherborne Causeway, Shaftesbury, Dorset ,SP7 9PX	Planning permission	1
2/2014/0499/PLNG	Paddock Way, The Street, Motcombe, Shaftesbury, Dorset ,SP7 9PD	Started	1
2/2015/0269/FUL	Land at Motcombe, Leigh Court, Shorts Green Lane, Motcombe, Dorset	Planning permission	1
2/2012/1498/PLNG	Former Faccenda Factory, Higher Street, Okeford Fitzpaine, Blandford Forum, Dorset, DT11 0RQ	Started	13
2/2014/0294/PLNG	Former Faccenda Factory Higher Street Okeford Fitzpaine Blandford Forum Dorset DT11 0RQ	Started	12
2/2012/1359/PLNG	Land At E 380587 N 111109, Castle Avenue, Okeford Fitzpaine, Dorset	Started	1
2/2013/0853/PLNG	Land At N 380710 E 110730 ,Back Lane, Okeford Fitzpaine, Dorset	Planning permission	1
2/2011/1265/PLNG	Land At Okeford Hill (e) 380999 (n) 110235, Back Lane, Okeford Fitzpaine, Dorset	Started	1
2/2013/0131/PLNG	Part Garden of Stresa House, Lower Street, Okeford Fitzpaine, Blandford Forum, Dorset, DT11 0RN	Planning permission	1
2/2009/0521/PLNG	Pennys Place, Angers Lane, Fiddleford, OKEFORD FITZPAINE	Started	1
2/2014/0064/PLNG	10 St Peters Close, Pimperne, Blandford Forum, Dorset, DT11 8UZ	Planning permission	1
2/2014/1610/OUT	Shepherds Way, Portman Road, Pimperne, Dorset, DT11 8UJ	Planning permission	1
2/2015/1365/REM	Land At 50 Salisbury Road Pimperne Dorset	Started	1
2/2011/0969/PLNG	Woodbury, 10, Chapel Lane, Pimperne, Blandford Forum, Dorset, DT11 8TZ	Started	1
2/2013/1231/PLNG	D J Motor Sales, Cookswell, Shillingstone, Blandford Forum, Dorset, DT11 0QZ	Planning permission	7
2/2013/1325/PLNG	Westleigh, Blandford Road, Shillingstone, Blandford Forum, Dorset ,DT11 0SF	Planning permission	3
2/2015/0671/FUL	Townsend Farm Blandford Road Shillingstone Dorset DT11 0SG	Started	2
2/2013/1042	Former Weighbridge Office, Lime Kiln House Shillingstone	Planning permission	1
2/2015/1000/FUL	Eastbrook Farm White Pit Shillingstone Dorset DT11 0SZ	Planning permission	1
2/2015/1745/FUL	2 Wessex Avenue Shillingstone Dorset DT11 0TG	Planning permission	1
2/2015/1880/FUL	12 Wessex Avenue Shillingstone Dorset DT11 0TG	Started	1
2/2015/0393/FUL	Stour House Blandford Road Shillingstone Dorset DT11 0SF	Planning permission	1
2/2013/0074/PLNG	Land At Furze Hill, Silton, Bourton, Dorset.	Planning permission	1
2/2015/1693/FUL	Barn At E 378705 N 129436 Waterloo Lane Silton Dorset	Planning permission	1
2/2015/0415/FUL	The Outlook High Street Spetisbury Dorset DT11 9DT	Started	6
2/2015/0585/REM	Land At Beech Close Beech Close Spetisbury Dorset	Started	2
2/2004/0329	Part garden of Suvia Bay, High Street, SPETISBURY	Started	1
2/2013/1261/PLNG	Village Hall ,Orchard Close, Stourpaine ,Blandford Forum, Dorset	Started	9
2/2002/0034	Land at 'Churchills', Manor Road, STOURPAINE	Started	1

Reference	Location	Status	5-year supply
2/2015/0438/FUL	Barn At Bushes Farm Bushes Farm To Bushes Road - Track Stourpaine Dorset	Started	1
2/2014/0230/PLNG	Tarrant Crawford Farm ,Tarrant Crawford, Blandford Forum, Dorset, DT11 9HY	Planning permission	1
2/2014/0854/OUT	Redlands Garage, Red Lane ,Todber ,Dorset, DT10 1HT	Planning permission	2
2/2013/0992/PLNG	Units 1 & 2, Church Close Business Park, Church Close, Todber, Sturminster Newton, Dorset, DT10 1JH	Started	2
2/2012/0567/PLNG	Mansfield Farm, West Orchard, Shaftesbury, Dorset, SP7 0LJ	Planning permission	1
2/2012/1015/PLNG	Blackthorn House, Water Lane, Winterborne Houghton, Blandford Forum, Dorset, DT11 0PF	Planning permission	1
2/2015/0791/FUL	Scats Country Stores, North Street, Winterborne Kingston, Blandford Forum, Dorset, DT11 9AZ	Planning permission	18
2/2015/0657/FUL	Land Opposite The Old Farmhouse Chalky Path Winterborne Stickland Dorset	Started	1
2/2015/0719/FUL	The Old Farmhouse Chalky Path Winterborne Stickland Dorset DT11 0NS	Planning permission	1
2/2013/0857/PLNG	The Clock House Winterborne Whitechurch Blandford Forum Dorset DT11 0PB	Planning permission	1
2/2013/1370/PLNG	Whitcombe Drove Farm, Hazelbury Bryan, Blandford Forum, Dorset, DT11 0HE	Planning permission	1
2/2015/0969/FUL	Land At Oak Farm E 376651 N 107363 Access To Dairy House Farm Woolland Dorset	Planning permission	1
<b>Villages and countryside total</b>			<b>232</b>
<b>Adjustments</b>			
	Occupational dwellings		7
	Office to residential		12
	Agricultural to residential		46
	Windfall allowance		140
	Identified in Neighbourhood Plans		59
<b>Adjustments total</b>			<b>264</b>
<b>Total Five Year Supply of Housing 2016</b>			<b>2251</b>

## Appendix 2 – Housing Trajectory Updated 2016

Settlement	Source	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	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total Plan period	
		Completed					5-year supply																
<b>Blandford</b>	Permissions	103	35	71	22	45	33	29	17	30	54	35	35	35	0	0	0	0	0	0	0	0	544
	Infill sites						0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	15
	Greenfield sites:																						
	Land Adj A350/A354 Junction						0	0	0	40	50	60	60	60	60	50	40	40	40	0	0	0	500
	Dorchester Hill						0	0	25	25	11	0	0	0	0	0	0	20	45	0	0	0	126
	Lower Bryanston Farm						0	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	80
	<b>Total</b>	<b>103</b>	<b>35</b>	<b>71</b>	<b>22</b>	<b>45</b>	<b>33</b>	<b>29</b>	<b>42</b>	<b>135</b>	<b>155</b>	<b>110</b>	<b>95</b>	<b>95</b>	<b>60</b>	<b>50</b>	<b>40</b>	<b>60</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>1265</b>	
<b>Gillingham</b>	Permissions	15	9	7	6	9	10	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85
	Infill sites						0	0	35	25	39	38	30	40	40	30	20	0	0	0	0	0	297
	Greenfield sites:																						
	Lockwood Farm						0	0	0	15	15	6	0	0	0	0	0	0	0	0	0	0	36
	Land at Bay						0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	50
	Land East Of Lodden Lakes						0	0	20	50	20	0	0	0	0	0	0	0	0	0	0	0	90
	Land adjacent Lodden Lakes						0	0	40	60	28	0	0	0	0	0	0	0	0	0	0	0	128
	Land at Park Farm						0	0	0	20	40	70	70	70	70	70	70	70	50	50	37	0	687
	Land at Ham Farm						0	0	0	40	70	70	70	70	70	70	70	70	27	0	0	0	627
	Land at Newhouse Farm						0	0	0	0	0	0	0	0	0	0	0	30	70	90	78	0	268
	<b>Total</b>	<b>15</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>9</b>	<b>10</b>	<b>29</b>	<b>95</b>	<b>235</b>	<b>237</b>	<b>184</b>	<b>170</b>	<b>180</b>	<b>180</b>	<b>170</b>	<b>160</b>	<b>170</b>	<b>147</b>	<b>140</b>	<b>115</b>	<b>2268</b>	
<b>Shaftesbury</b>	Permissions	220	62	119	122	85	7	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	657
	Infill sites						0	0	0	0	0	7	0	0	0	7	0	0	0	0	0	0	14
	Greenfield sites:																						
	Adjacent Wincombe Business Park						0	0	30	50	50	44	0	0	0	0	0	0	0	0	0	0	174
	Land off Littledown						0	0	50	60	60	0	0	0	0	0	0	0	0	0	0	0	170
	Land SE of Wincombe Lane (Hopkins Land)						0	0	17	0	0	40	0	0	0	0	0	0	0	0	0	0	57
	Land East of Shaftesbury Parcel 5						41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41
	Land East of Shaftesbury Parcels 6 & 7						0	10	20	40	27	0	0	0	0	0	0	0	0	0	0	0	97
	<b>Total</b>	<b>220</b>	<b>62</b>	<b>119</b>	<b>122</b>	<b>85</b>	<b>48</b>	<b>52</b>	<b>117</b>	<b>150</b>	<b>137</b>	<b>91</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1210</b>
<b>Sturminster Newton</b>	Permissions	11	5	1	1	1	8	0	27	0	15	0	0	0	0	0	0	0	0	0	0	0	69
	Infill sites						0	0	0	0	20	0	1	20	20	20	0	0	0	0	0	0	81
	Greenfield sites:																						
	North of the Livestock Market						0	0	0	20	40	40	0	0	0	0	0	0	0	0	0	0	100
	Land off Elm Close						0	0	0	25	20	0	0	0	0	0	0	0	0	0	0	0	45
	Land north of Northfields						0	0	0	20	40	40	0	0	0	0	0	0	0	0	0	0	100
	<b>Total</b>	<b>11</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>0</b>	<b>27</b>	<b>65</b>	<b>135</b>	<b>80</b>	<b>1</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>395</b>
<b>Stalbridge + villages</b>	Permissions	26	33	29	27	80	90	72	56	20	10	0	0	0	0	13	0	0	0	0	0	0	456
	Infill sites						0	0	0	0	0	7	12	17	8	11	7	10	10	11	5	0	98
	Greenfield sites																						
	none						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Total</b>	<b>26</b>	<b>33</b>	<b>29</b>	<b>27</b>	<b>80</b>	<b>90</b>	<b>72</b>	<b>56</b>	<b>20</b>	<b>10</b>	<b>7</b>	<b>12</b>	<b>17</b>	<b>8</b>	<b>24</b>	<b>7</b>	<b>10</b>	<b>10</b>	<b>11</b>	<b>5</b>	<b>554</b>	
<b>District Total no adjustments</b>		<b>375</b>	<b>144</b>	<b>227</b>	<b>178</b>	<b>220</b>	<b>189</b>	<b>182</b>	<b>337</b>	<b>605</b>	<b>674</b>	<b>472</b>	<b>278</b>	<b>312</b>	<b>268</b>	<b>271</b>	<b>207</b>	<b>240</b>	<b>242</b>	<b>151</b>	<b>120</b>	<b>5692</b>	
<b>Adjustments</b>	Adjust per year																						
	Occupational dwellings	4					0	0	0	3	4	4	4	4	4	4	4	4	4	4	4	4	47
	Office to residential	4					0	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	52
	Agricultural to residential	10					6	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	146
	Identified in Neighbourhood Plans						0	0	0	15	44	6	6	0	0	10	0	0	0	0	0	0	81
	Windfall Allowance	40					0	20	40	40	40	40	40	40	40	40	40	40	40	40	40	40	540
<b>District Total including adjustments</b>		<b>375</b>	<b>144</b>	<b>227</b>	<b>178</b>	<b>220</b>	<b>195</b>	<b>212</b>	<b>391</b>	<b>677</b>	<b>776</b>	<b>536</b>	<b>342</b>	<b>370</b>	<b>326</b>	<b>339</b>	<b>265</b>	<b>298</b>	<b>300</b>	<b>209</b>	<b>178</b>	<b>6558</b>	

**Graph Showing the Housing Trajectory for North Dorset Updated in 2016**





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Planning Policy  
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