

Appendix D – Minor Identified Sites with Development Potential

The potential supply from Minor Identified Sites is 1,783 units (net), of which the potential for 1,064 units was assessed in West Dorset, and 612 units in Weymouth and Portland. A 50% discount has been applied, giving a predicted supply of 892 units (net).

Of these units, 162 units are likely to be provided in the first five years (based on 892 units annualised over the 11 years period from 2017-28).

Source	Method of Assessment	Avoiding Double Counting
<p data-bbox="188 405 533 440">Minor Identified Sites (MIS)</p>  <p data-bbox="188 555 533 868">Sites of less than 0.15ha with development potential within the defined development boundaries, identified through urban capacity studies and local knowledge of redundant or underused land / buildings etc.</p>	<ul style="list-style-type: none"> <li data-bbox="613 405 1653 762">➤ Data on potential sites was collated from previous urban capacity studies and officer knowledge, and potential sites mapped for assessment where these were located entirely within defined development boundaries. Sites were automatically excluded or reduced if they were affected by significant planning constraints ie: <ul style="list-style-type: none"> <li data-bbox="707 555 1653 619">○ Site of national nature conservation or geological importance (SSSI) or higher, and sites within 400m of internationally protected heathland sites <li data-bbox="707 627 1032 655">○ Scheduled monuments <li data-bbox="707 663 1133 692">○ Flood Risk Zone 3 (undefended) <li data-bbox="707 700 1653 762">○ Land Instability Zone 4 (unsuitable because of land slipping and/or coastal erosion) <p data-bbox="658 770 1581 834">Sites with overly complex landownership were also excluded on deliverability grounds.</p> <p data-bbox="658 842 1615 906">Provisional yields from the earlier data was checked and if necessary adjusted in light of updated local knowledge.</p> <ul style="list-style-type: none"> <li data-bbox="613 946 1653 1417">➤ A 50% discount was then applied to take account of the expected lower take-up rate of these sites (given the lack of submitted landowner intention). The potential yield was then checked against two potential sources of evidence to establish whether this assumption was reasonable and sufficiently precautionary (see table D.1). These sources were: <ul style="list-style-type: none"> <li data-bbox="707 1129 1653 1265">○ Past yield rates from sites of less than 0.15ha which indicates an average delivery rate of approximately 155 net units per annum. This was then checked against the number of landowner submitted sites of less than 0.15ha <li data-bbox="707 1273 1653 1417">○ Consents given for new homes on residential gardens (see table D.1) to check that the source is not reliant on such sites (following the announcement of new powers to stop garden grabbing issues on 15 June 2010 and para 48 of the NPPF) 	<p data-bbox="1671 405 2020 868">All sites were mapped to check against possible duplication with each other and other sources of supply eg planning permission and submitted sites records. Where duplication or overlap occurred, the minor sites were either deleted or re-drawn to remove any overlap in those cases where the residual area still has development potential.</p> <p data-bbox="1671 916 2020 1378">Based on the discounted total yield, an annualised rate of delivery has been calculated for 2017/18 to the end of the plan period, which equates to 81dpa. In calculating the contribution towards the five year supply, only 2 years allowance has been included (for 2017/18 and 2018/19) to factor in the time required to obtain planning consent and build.</p>

Source	Method of Assessment	Avoiding Double Counting
	<ul style="list-style-type: none"> ○ Proportion of small sites (less than 0.15ha) put forward through the call for sites process ➤ The potential sites have been mapped by their mid point in [cross refer], but because these have not been submitted the publication of more detailed information on these sites has not been included in this public document, as it is considered to be potentially sensitive. 	

Table D.1 – Past yield rates from sites of less than 0.15ha, including an assessment of reliance on residential garden sites

Sites of less than 0.15ha have made a significant contribution to land supply in the district and borough. In the 15 year period (1998-2013) 2,336 units were completed from sites of less than 0.15ha. Data for 2013/14 monitoring year has not been included as the data on location was not in a format that could be checked (eg for whether the site was within the DDB) at the time of going to print.

The evidence suggests that an annual delivery of approximately 156 net units per annum would be a reasonable level of development from these small sites. Even during the last 5 years (a period of recession) annual delivery has been at a rate of 139 net units per annum

Year	Units completed (net)	Year	Units completed (net)	Year	Units completed (net)	Units in residential gardens
1998/99	205	2003/04	175	2008/09	180	30
1999/00	147	2004/05	160	2009/10	147	40
2000/11	105	2005/06	222	2010/11	124	22
2001/02	106	2006/07	138	2011/12	124	37
2002/03	192	2007/08	191	2012/13	120	34
15 YEAR TOTAL					2,336	

In June 2010 changes were made to national planning policy (PPS3: Housing) to delete reference to private residential gardens being considered as brownfield land, and to delete reference to minimum density requirements of 30dph. It was made clear in that statement that these changes were made specifically to give Local Authorities the opportunity to prevent overdevelopment of neighbourhoods and 'garden grabbing', and that it is for local authorities and communities to decide for themselves the best locations and types of development in their areas.

In March 2012 the NPPF (para 48) made clear that any allowance for windfall sites should not include sites from private residential gardens.

Although the allowance provided from minor identified sites is based on identified sites and does not include a generic allowance based on windfall trends, the resulting assumed rate of delivery can be checked to ensure that, although consent can be granted for development within residential gardens when this is considered appropriate by the local authority, delivery is not reliant on this source of sites. Data is available for 2008-2013, which indicates that consent for housing developments on residential land has fallen slightly since the changes to national policy (from 35dpa to 31dph), but has not in general exceeded 40dph.

Of the submitted sites that lie within development boundaries and are therefore included in the supply, 237 units are on sites of less than 0.15ha (equating to less than 17dpa over the residual plan period).

This shows that the average rate of development assumed from this source (81dpa) falls well short of the historic trend evidenced from this source even excluding historic rates of development on residential garden land and sites included through landowner / developer submissions.