

Appendix H - Supply from Neighbourhood Plans

The potential supply from Neighbourhood Plans is 198 units (net).

No contribution is expected from this supply within the first five years.

Source	Method of Assessment	Avoiding Double Counting
<p>Neighbourhood Plans</p>  <p>An assumption of the likely number of homes delivered from Neighbourhood Plans on new sites outside current defined development boundaries</p>	<ul style="list-style-type: none">➤ The estimated yields are based on the knowledge of the planning link officers working with the various neighbourhood planning groups, for those areas who have expressed a firm interest as of April 2014 (see Table H.1). Due to the early stages of most of the plans the estimates given in the land supply from this category are relatively cautious. As a result, the potential yield estimates have then been reduced/discarded by 25% for those areas where the neighbourhood areas has been designated, as not all these plans may progress to referendum, and by 75% in the case of those parishes where there is definite interest but no area yet agreed.➤ The potential yield was then checked against potential deliverable sites supply identified through submitted sites (see Table H.2).	<p>Further reductions made to the estimates where neighbourhood plan sites are already known and listed as rural affordable housing.</p>

Table H.1: Neighbourhood Development Plans

Initial interest expressed	Neighbourhood/Parish	Area designated	Estimated yield from policy change over 10 years	Discount rate	Discounted Yield
Jan-13	Bridport area	May-14	40	-25%	30
Jun-11	Buckland Newton	Feb-13	20	-25%	15
Jun-12	Cam Vale (Longburton)	Jun-13	20	-25%	15
Nov-11	Cerne Valley	Feb-13	40	-25%	30
Nov-13	Charminster	interest expressed	70	-75%	17
Aug-13	Charmouth	consultation live	20	-75%	5
Aug-12	Holwell	Jun-14	20	-25%	15
Mar-12	Loders	Feb-13	10	-25%	7
Jul-12	Maiden Newton & Frome Vauchurch	interest expressed	20	-75%	[*+14]
Mar-12	Piddle Valley	Mar-13	20	-25%	13[*+2]
Jun-12	Portland	Nov-13	40	-25%	30
Mar-12	Puddletown	Feb-14	10	-25%	7
Jun-13	Stratton	interest expressed	10	-75%	2
Feb-14	Sydling St Nicholas	interest expressed	20	-75%	5
Apr-14	Upper Marshwood Vale	interest expressed	20	-75%	5
Apr-14	Warmwell	interest expressed	10	-75%	2
TOTAL			390		198

* supply identified as rural affordable housing therefore not included in this total

Table H.2: Sites with development potential (subject to policy change)

Site size	Total Sites	Potential Yield (units)
Up to 40 units	57	762
40 to 100 units	19	1,161
Over 100 units	12	4,276

Excluding sites of greater than 40 units (which may more feasibly be allocated through the local plan review) a total of 57 sites had been submitted providing a potential supply of 762 units. This indicates that it is likely that there will be sufficient sites available to provide the estimated yield from neighbourhood plans.