

Evidence Base



West Dorset District
Local Development Framework

Strategic Housing Land Availability Assessment

This is a technical study to inform future
policy development it does not in itself
constitute planning policy



February 2011

Working for West Dorset

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FOREWORD

A Strategic Housing Land Availability Assessment is a technical study of the theoretical potential of sites in the district for future housing development. It is required for all local planning authorities under national policy. It will be used to inform future local planning policy but does not in itself constitute planning policy.

Planning applications are assessed according to the adopted development plan – currently the West Dorset District Local Plan 2006.

Some of the sites identified within this study are in general accordance with the local plan (for example they are within defined development boundaries). It should however be noted that the inclusion of a site in this Assessment does not mean that planning permission for housing will necessarily be granted. The suitability of all sites, and their capacity, will need to be tested by submitting planning applications for consideration on their individual merits.

There are other sites in this Assessment that would not be allowed under the existing local plan – for example those outside defined development boundaries. This Assessment provides information which will be taken into account in making decisions in future about the allocation of land for housing, through future planning document which will replace the current local plan. It does not however replace that allocation process. It will not identify every single site in the District with potential for housing, and it will identify options for development many of which will be ruled out during the process of developing policy and allocations in future planning documents. The role of the SHLAA is to identify land and potential issues but not to make judgments about whether it should be allocated for development. Consultation will take place with the local community during the preparation of the future planning documents, and anyone wishing to make representations about the suitability or otherwise of sites for development is encouraged to do so as part of that process.

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1 Introduction

- 1.1 This Strategic Housing Land Availability Assessment (SHLAA) review updates the October 2009 SHLAA published by West Dorset District Council in partnership with Weymouth and Portland Borough Council. For clarity and ease of use this document replaces the 2009 SHLAA but builds largely on the existing information, updating only where appropriate. Additionally some further work has been carried out on sites as part of the preparation of future planning documents and this is included within this report.
- 1.2 National government policy in Planning Policy Statement 3: Housing (PPS3) requires that Local Planning Authorities (LPAs) should identify and maintain a rolling five-year supply of deliverable land for housing and identify sufficient developable land for at least a 15 year period in their forthcoming planning documents.
- 1.3 PPS3 sets out that LPAs should be informed by a robust evidence base to aid the formulation of local planning policies and the determination of planning applications. This evidence should include a Strategic Housing Market Area (HMA) Assessment to assess local housing need and demand, and a Strategic Housing Land Availability Assessment (SHLAA) to identify and monitor current and future land availability for housing based on agreed HMA boundaries.
- 1.4 This Strategic Housing Land Availability Assessment (the Assessment) has been prepared in line with National Planning Policy Statement 3: Housing (PPS3) and the accompanying Strategic Housing Land Availability Assessments Practice Guidance (the Practice Guidance). Advice from the Planning Advisory Service's Note¹ (the PAS Note) has also been considered in the preparation of this Assessment.

¹ Strategic Housing Land Availability Assessment and Development Plan Document

Preparation (January 2008)

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- 1.5 Primarily, this Assessment has been undertaken as part of the comprehensive evidence base to support the replacement for the 2006 Adopted Local Plan.
- 1.6 The primary role of the Assessment is to:
- Identify sites with potential for housing
 - Assess their housing potential
 - Assess when they are likely to be developed
- 1.7 The core (minimum) requirements of the Assessment, as set out in the Practice Guidance, are to:
- Provide a list of sites, cross referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
 - Assess the deliverability/developability of each identified site (in terms of suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
 - Assess the potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
 - Identify constraints on the delivery of identified sites
 - Make recommendations on how these constraints could be overcome and when.
- 1.7 The Practice Guidance recommends that Assessments be undertaken within sub-regional Housing Market Areas (HMAs) following agreed methodologies. Strategic HMA work has identified that there are two HMAs operating within Bournemouth, Dorset and Poole, one in the west – the ‘Dorchester and Weymouth HMA’ – and one in the east – the ‘Bournemouth and Poole (B&P) HMA’.

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2 AIMS AND LIMITATIONS

- 2.1 This study has two main aims. Firstly, the provision of evidence of a robust, deliverable 5 year supply of housing land. Secondly, a demonstration of a potential land supply for 15 years and beyond.

MANAGING DELIVERY (5 YEAR SUPPLY)

- 2.2 This Assessment has informed, and will continue to inform, housing planning policy within the District. It will be used primarily to monitor and manage the supply of land for housing and the delivery of such housing. It will form the basis of the Council's housing trajectory, illustrating the Council's delivery of housing compared to the strategic housing requirement as set out in the existing Local Plan.
- 2.3 The Assessment will also be used to support the determination of planning applications within the District by providing the information required to effectively manage delivery of housing. Key to this management will be the demonstration of a five-year supply of land for housing, as required by PPS3.

CONTINUING PLAN PREPARATION (15 YEAR SUPPLY)

- 2.4 While this Assessment provides evidence that will be used in the production of future planning documents, it does not recommend the allocation of any specific land within the District; rather it will be used as part of the evidence to inform the allocation of such

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land. In particular, the consideration of 'suitability' of land in this Assessment will help to inform future planning documents, including the accompanying Sustainability Appraisal.

STATUS OF SITES IDENTIFIED IN THE ASSESSMENT

- 2.5 The Assessment itself does not constitute or create policy; rather it is a technical document that will inform the development of planning objectives and policies and the implementation of such policies through relevant planning decisions. Not all of the sites submitted to the Council in the production of this Assessment were found to be suitable sites for development, therefore these sites in particular would be unlikely to be allocated for housing in the future.
- 2.6 This Assessment provides a robust indication of that land that is deliverable and developable within the District. **However, all planning applications, whether on land identified in this Assessment or not, will be subject to detailed planning consideration that may result in levels of housing provision above or below that reported in this Assessment.**

SITES ADJACENT TO DEFINED DEVELOPMENT BOUNDARIES

- 2.7 Some sites adjacent or related to the defined development boundaries of towns or villages may be included within this study. This does not, however, provide any certainty that these sites will come forward as a result of a change in policy. This study has made an assessment of the suitability of these sites should the policy that currently protects them change. The decision making process for the change of policy will be through the preparation of future planning documents. **This document should not be used as evidence that any particular greenfield site might be released in future, as it does not make the decisions about release of land. These decisions will be made through the formal planning process and subject to public consultation.**

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RURAL AFFORDABLE HOUSING SITES

- 2.8 As part of the SHLAA study, sites were put forward for 100% rural affordable housing outside areas with Defined Development Boundaries. Such sites can be allowed under the existing local plan policy for 'rural exceptions' affordable housing. These cannot be included in the housing land supply figures but sites have been assessed in order to give some indication of land with potential for 100% rural affordable housing.

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3 METHODOLOGY

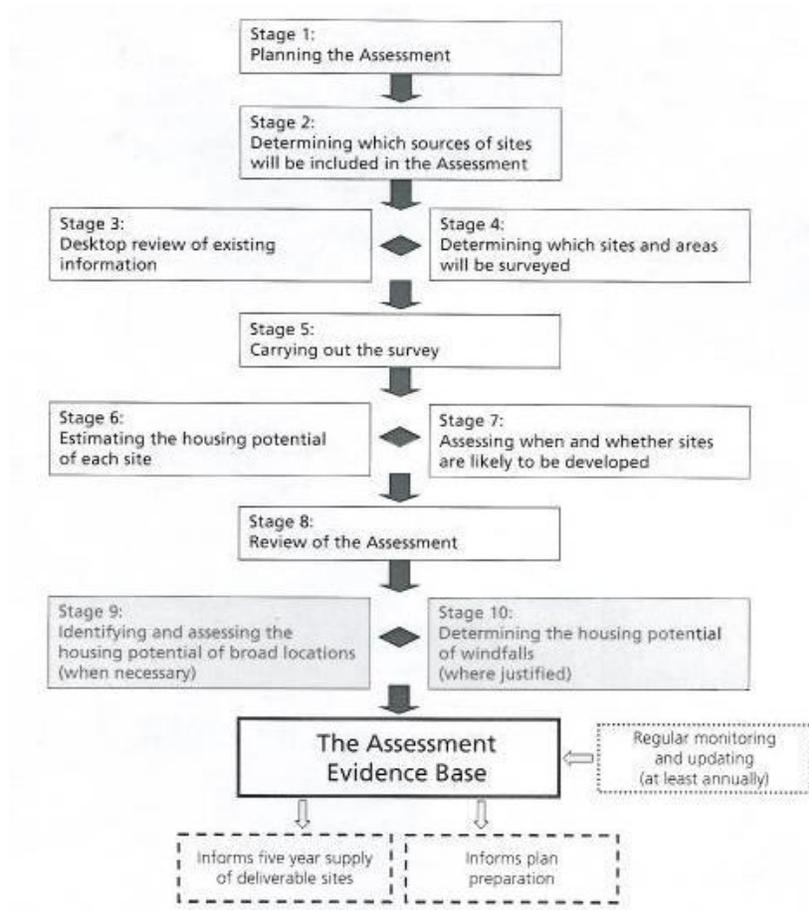
- 3.1 This Assessment for West Dorset has been produced following the Methodology prepared for the Weymouth and Portland and West Dorset HMA, by a 'HMA Partnership' of planning officers from each Local Authority (See Appendix A).
- 3.2 The Practice Guidance suggests 10 Stages to the Assessment (see Figure 1 below), two of which should only be undertaken where necessary (the identification of broad locations) or where justified (the inclusion of a windfall allowance). The Weymouth and Portland and West Dorset HMA Methodology follows this standard methodology, adding further detail to how the Stages will be completed and how sites will be assessed.



Map 1: Housing Market Area

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Figure 1: Stages of the Assessment



- 3.3 For the purposes for the 2007/08 SHLAA the threshold for sites assessed was 0.15ha. In the 2008/09 review the site threshold was lowered to 0ha in order to capture smaller sites within the existing Defined Development Boundaries. This lower threshold was also applied to sites in 2009/10 assessment.
- 3.4 The Practice Guidance states that where a Local Planning Authority follows the prescribed standard methodology, as is the case in this HMA, it will not be necessary to justify the methodology used in preparing the Assessment, including at the independent examination of Development Plan Documents.

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PARTNERSHIP APPROACH AND CONSULTATION

3.5 The Practice Guidance strongly recommends that Assessments are not prepared in isolation from key stakeholders. As a result, a number of key stakeholders, including house builders, social landlords, property agents and community groups, were invited to form a Panel, in an advisory role, to help guide the Assessment within the sub-region. The 2009/10 Panel was made up of the following stakeholders:

Betterment Properties Ltd

FH Cummings

Lomand Homes

Magna Housing Association

Synergy Housing Association

Pro Vision Planning

Hull Gregson & Hull

Environment Agency

Natural England

West Dorset District Council Member

Weymouth and Portland Borough Council Member

3.6 Prior to the production of 2007/08 Assessment, four Panel meetings were held, which were used initially to update the Stakeholder Panel on the progress of the Assessment and then to seek the Panel's views on the assessment of specific sites. In preparation of the 2008/09 SHLAA review a further three Panel meeting were held in order to assess the sites that had been submitted through the review. The 2009/10 assessment involved one Panel meeting. The views of the Panel were considered in full prior to the production of this Assessment.

3.7 The Panel's protocol is attached to this Report in Appendix B.

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STAKEHOLDER CONSULTATION

2007/08

3.8 The agreed Weymouth and Portland and West Dorset Methodology was largely prescribed by the Government Practice Guidance, which set out the standard methodology, but was refined locally, having been advised by a panel of representatives (the Stakeholder Panel), who met and endorsed the draft Methodology in November 2007 for wider consultation.

3.9 The wider consultation on the draft Methodology was undertaken in December and January 2007/08. Responses were invited from residents and stakeholders to the proposed methodology. West Dorset District Council wrote to landowners, agents, town and parish councils and other stakeholders to inform them of the Assessments being undertaken. These letters set out the Assessment process and invited stakeholders to comment on the methodology. Following this wider consultation the Methodology was finalised in February 2008. See Appendix A for the final Methodology. This consultation also asked for land to be submitted for consideration in the Assessment. Sites were requested over 0.15ha in the following settlements: ²

Dorchester, Bridport, Sherborne, Chickerell, Lyme Regis, Beaminster, Bishops Caundle, Bradford Abbas, Broadmayne and West Knighton, Broadwindsor, Buckland Newton, Burton Bradstock, Cerne Abbas, Charlton Down, Charminster, Charmouth, Crossways, Evershot, Littlemoor, Maiden Newton & Higher Frome Vauchurch, Mosterton, Piddletrenthide, Portesham, Puddletown, Salway Ash, Thornford, Trent, Winterbourne Abbas & Winterbourne Steepleton, Yetminster

Sites for 100% affordable housing were also to be considered within or adjoining the villages of:

² Based on those with defined development boundaries in the local plan, which have been assessed as those most sustainable and suitable for development

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- Abbotsbury, Bradford Peverell, Cattistock, Cheselbourne, Chetnole, Chideock, Corscombe, Dewlish, Drimpton, Frampton, Halstock, Langton Herring, Leigh, Litton Cheney, Loders, Longburton, Melcombe Bingham, Netherbury, Nether Compton, Osmington, Owermoigne, Piddlehinton, Puncknowle, Shipton Gorge, Stratton, Sydling St Nicholas, Symondsbury, Thorncombe, Toller Porcorum, Tolpuddle, Uploders, West Stafford, White Lackington and Winterborne St Martin.³ Other sustainable locations adjacent to settlements were also considered for 100% affordable housing.
- 3.10 The Methodology and submission forms were also uploaded onto Weymouth and Portland Council's website with a link on West Dorset's website. In West Dorset paper copies were also deposited in the Council Offices at Dorchester, Bridport and Sherborne and each of the District's libraries.
- 3.11 Advertisements were placed in the Dorset Echo, Bridport News, Lyme Regis News, Western Gazette and the Blackmore Vale Magazine. Additionally a Dorset-wide advertisement was placed in the Bournemouth Echo, the Advertiser series, the Stour and Avon Community Magazine, the New Milton Advertiser and the Town and Village Community Magazine during December 2008.
- 3.12 A press release was sent to the Dorset Echo and was used in an article published on 17th December 2007.
- 3.13 As a result of this consultation 212 sites were submitted to the Council.
- 3.14 In December 2007 all individuals with current residential planning permission were sent a letter and a form asking when their site would be coming forward. Out of a total of 351 planning permissions, 56 forms were returned.

2008/09

- 3.14 The minor change to the SHLAA methodology for the 2008/09 review (the removal of the site size threshold) was endorsed by the Panel in November 2008. In addition the

³ Based on the list of smaller villages identified in the local plan

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Panel agreed the principle of identifying windfall and concluded that this should be factored into the land supply figures.

- 3.15 Consultation on the SHLAA review was undertaken in December 2008-January 2009. West Dorset District Council and Weymouth and Portland Borough Council wrote to landowners, agents and town and parish councils to highlight the opportunity to submit further potential sites. Additionally, parties that had submitted sites that were included in the 2007/08 SHLAA were contacted to ensure that there were no changes in availability of these sites. There were no changes to the geographical requirements of sites in the 2008/09 review.
- 3.16 Advertisements were placed in the Dorset Echo, Bridport News, Lyme Regis News, Western Gazette and the Blackmore Vale Magazine. A press release was published in January 2009.
- 3.17 As a result of the consultation, 46 new SHLAA sites were submitted to West Dorset District Council and 8 resubmissions were received. Information was also received on 14 existing planning permissions.

2009/10

- 3.18 Consultation on the SHLAA review was undertaken in January - February 2010. West Dorset District Council and Weymouth and Portland Borough Council wrote to landowners, agents and town and parish councils to highlight the opportunity to submit further potential sites. There were no changes to the geographical requirements of sites.
- 3.19 Advertisements were placed in the Dorset Echo, Bridport News, Lyme Regis News, Western Gazette and the Blackmore Vale Magazine. A press release was published in January 2010.
- 3.20 As a result of the consultation, 44 new SHLAA sites were submitted to West Dorset District Council and 16 resubmissions were received. Information was also received on 14 existing planning permissions. In total 302 sites have been submitted to the Council as part of the SHLAA exercise to date.

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REVIEW OF PREVIOUSLY SUBMITTED SITES

- 3.21 A number of sites were resubmitted by landowners/developers to the SHLAA reviews in order to either inform the Council of a change in circumstance or query the decision the Council had made and present additional evidence. In a small number of cases the Council has reviewed its decision on sites in the light of new evidence and/or changes in circumstance.
- 3.22 The 2007/08 SHLAA set a threshold of 0.15ha below which sites submitted were not assessed. The 2008/09 SHLAA review removed this threshold so a letter was written to all parties that had submitted small sites in the previous year to inform them that these sites would be automatically assessed through the review unless the Council was informed that they were no longer available

EMPLOYMENT LAND

- 3.23 The Employment Land Review has recommended the release of a number of Local Plan employment allocations. This SHLAA review has undertaken an assessment on these sites for housing in order to establish what the best use, if any, would be for the future of these sites.

SHLAA TERMINOLOGY AND THE ASSESSMENT PROCESS

- 3.24 The SHLAA guidance has its own particular terminology with its use of 'deliverable' and 'developable'. If a site is assessed as suitable, available and achievable it is considered deliverable within 5 years. However where the site does not currently meet one of these three requirements, but it is considered that they could be met in the future, the site is considered developable.
- 3.25 This SHLAA review has made the assumption that no future planning documents that would allocate sites will be adopted until 2012-13. These documents will make the decisions about the settlement hierarchy and appropriate levels of growth for particular

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settlements and, without this information, sites promoted outside the current settlement boundaries cannot be assessed as being deliverable for residential development in the next 5 years. These sites have therefore been included in the 6-15 year supply and will be considered as potential housing sites in future planning documents. If subsequently development boundaries were amended to include these sites, the sites would then meet policy requirements and could then be included within the 5 years supply as deliverable sites. Sites that are not well related to the existing development boundary have been excluded from the supply as they would not meet the requirements of national policies for sustainable development. Other sites may have constraints that preclude them from development, for example where housing built on the site would expose the residents to unacceptable levels of flood risk. Insurmountable constraints such as this have excluded the sites from the land supply. In order to provide robust evidence of the potential constraints on sites the District Council has consulted a number of experts before making final decisions on sites submitted to the SHLAA, in addition to the stakeholders on the SHLAA Panel. These have included:

- Highways Agency
- Highways Authority
- Minerals Authority
- West Dorset District Council Landscape team
- West Dorset District Council Environmental Health
- West Dorset District Council Conservation team

3.26 When considering flood risk, the expected extents of flood zones taking account of the impact of climate change have been used. The intention is to minimise the risk from flooding for the lifetime of the proposed development, anticipated to be approximately 100 years for residential development. This Assessment has generally assumed that development will not be permitted in areas of flood risk, and has only made exceptions in areas where the benefits of development to the wider area are likely to outweigh the risk (for example town centre regeneration). In these cases, where potential sites are situated within flood risk areas, the Sequential Test (and

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Exception Test if appropriate) should be applied in accordance with Planning Policy Statement 25: Development and Flood Risk.

- 3.27 Sites that are considered to be suitable but fall within the AONB will be subject to detailed assessment at the time of allocation. The impact of their development on the AONB in terms of landscape and scale will be assessed and only on a satisfactory outcome will the sites be developed.

BROAD LOCATIONS

- 3.28 The following chapter covers potential housing targets in the light of the abolishment of the Regional Spatial Strategy. The Proposed Modifications of the RSS put forward two potential urban extensions in West Dorset, one to Dorchester and one to Weymouth. Land that has been submitted that falls into either of these broad locations has been judged as part of an area of search (for example North of Dorchester). The decisions on these areas of search are based on the Halcrow urban extensions study, completed for the council in 2008.

MINOR IDENTIFIED SITES

- 3.29 The 2007/08 SHLAA recommended that the SHLAA review should not apply a minimum size threshold within the Defined Development Boundary (DDB) areas of Dorchester, Sherborne, Bridport and Lyme Regis. This was intended to enable the SHLAA review to look at more previously developed sites, potentially raising the proportion of potential sites within the towns. The SHLAA updates have taken this one stage further and has looked at all sites within all of the DDB areas.
- 3.30 By definition it is difficult to predict when and where windfall sites will occur. Some of the larger windfall sites – for example vacant buildings previously used for non-residential uses – were identified in the 2007/08 SHLAA and additional sites have been identified in subsequent updates. The sites more problematic to identify are the small sites, for example, sub-division of housing and re-development of back gardens. It is also important to note that back gardens are no longer classified as brownfield land. These however continue to make up a significant proportion of the completions each year.

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Year	% of windfall development
05-06	50%
06-07	54%
07-08	69%
08-09	80%
09-10	59%

The Council does not propose specifically to identify each garden or individual property suitable for sub-division as this may cause unnecessary upset to the occupier of affected premises that may, at this time, not be considering development. Instead, in order to fully take account of this potential, the Council is using the following methodology to identify sites:-

- The urban character areas and conservation areas have been overlaid with mapped information on planning permissions from the last 10 years, pre-application enquiries, National Land Use Database (NLUD) sites and urban capacity sites.
- The types of housing being permitted and completed, e.g. corner plots, sub-division of houses, redevelopment of garages, etc. have been examined.
- Judgments have been made concerning the capacity of the urban character area, based on the land remaining and the type of development that had occurred in the past.
- As urban character areas have not been identified for the villages, these have been either taken as a whole or split into logical areas.
- A total capacity for each character area has been produced (see table below) – this has then been discounted by 50% to give a more realistic estimation of what will occur in the next 15 years.

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Settlement	New Houses Total	New Flats Total	Total Dwellings Lost	Total New Dwellings	50% discount
Beaminster	91	57	1	147	74
Bishops Caundle	10	0	0	10	5
Bradford Abbas	39	0	1	38	19
Bridport	170	113	0	283	142
Bridport (Wych Hill)	1	0	0	1	1
Bridport West Bay	1	0	0	1	1
Bridport Wych Hill	7	0	0	7	4
Broadmayne & West Knighton	70	0	1	69	35
Broadwindsor	13	0	0	13	7
Buckland Newton	12	0	0	12	6
Burton Bradstock	23	0	1	22	11
Cerne Abbas	24	0	0	24	12
Charlton Down	14	0	0	14	7
Charminster	20	10	0	30	15
Charmouth	37	3	2	38	19
Chickerell	53	12	0	65	33
Crossways	28	10	0	38	19
Dorchester	114	335	21	428	214
Evershot	0	0	0	0	0
Littlemoor	14	0	0	14	7
Lyme Regis	118	40	1	157	79
Maiden Newton & Higher Frome Vauchurch	33	0	0	33	17
Mosterton	25	0	0	25	13
Piddletrenthide	5	0	0	5	3
Portesham	26	0	0	26	13
Puddletown	31	0	0	31	16
Salway Ash	1	0	0	1	1
Sherborne	126	123	16	233	117
Thornford	16	0	0	16	8
Trent	1	0	0	1	1
Winterbourne Abbas & Winterbourne Steepleton	24	0	0	24	12
Yetminster	18	0	0	18	9

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4 STRATEGIC HOUSING REQUIREMENT

STRUCTURE PLAN

- 4.1 The Bournemouth, Dorset and Poole Structure Plan identified a total housing requirement of 9,500 (gross), equivalent to 9,000 net of losses to other uses, in West Dorset between 1994 and 2011. This represented an annual average over the whole period of 529 dwellings. By 31 March 2010, 7,613 of these had been completed and 1,387 remained to be built. The residual average annual requirement for the remainder of the plan period, 2010-11, was therefore 1,387.

REGIONAL SPATIAL STRATEGY

- 4.2 The Government has announced its intention to abolish Regional Spatial Strategies and return decision making powers on housing and planning to local councils. The adopted RPG10 currently forms the RSS for this area but does not include district housing targets. A replacement RSS was in preparation but will not now be progressed to adoption. For information the Submission Draft of the RSS recommended target figures of 8,200 from 2006-2026 and the Proposed Modifications recommended 12,500 from 2006-2026.

LOCAL PLAN HOUSING TARGETS

- 4.3 The 2006 Adopted Local Plan based housing targets on the submission draft Regional Spatial Strategy figures of 410 dwellings per year. For the purposes of this SHLAA, and in the absence of further figures which will be formed in the production of new planning documents, the figure of 410 dwellings per year will be used.

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5. CHARACTERISTICS OF WEST DORSET HOUSING MARKET

BACKGROUND

- 5.1 West Dorset contains 47,648 households (2008 mid year estimate) with an average household size of 2.04 people. This is less than the Dorset average of 2.15 people. Most of the households are made up of either pensioners or married couples. Over two thirds of dwellings are owned outright, or with a mortgage or loan.
- 5.2 At the time of the last census in 2001, 4.6% of dwellings were second or holiday homes. The percentage of dwellings used as second or holiday homes is well above the Dorset average of 2.8% and second only to Purbeck within Dorset. This highlights the fact that West Dorset is a popular tourist area.
- 5.3 The fact that there is a high percentage of second homes limits the number of properties available on the housing market and is one of the contributory factors pushing house prices beyond the buying capacity of residents in the district. In 2007/08 the house price to salary ratio for West Dorset was 6.15. This is higher than the average for England of 4.7, but lower than the regional and Dorset averages.

DENSITIES

- 5.4 Over the past five monitoring years the densities of dwellings completed in West Dorset have been increasing. In 2009/10 76% of housing development met the density standards set in the local plan.

Year	% of housing development over 30dph
2005/06	43%
2006/07	45%

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2007/08	76%
2008/09	70%
2009/10	76%

EMPTY HOMES/LIVING ABOVE SHOPS

- 5.5 The Council's Empty Property Strategy (2007-2012) registered that in 2006 there were 455 long term empty properties in West Dorset. A detailed survey of these properties revealed that only 136 (30%) were genuinely empty – others were empty for a variety of reasons such as waiting for planning permission to be implemented. Since 2006 the number of long term empty properties has increased, to 544 in April 2009. No detailed survey of how many of these properties are genuinely empty has been carried out since 2006 but if the same proportion is assumed then there are likely to be approximately 163 empty properties in the District with the potential to return to the housing stock.
- 5.6 The Empty Property Strategy also calculated how much potential there was for conversion of space above shops into residential accommodation. This showed that Dorchester had potential for 24 additional dwellings, Bridport 5 and Sherborne 2 giving a total of 31 dwellings.

PREVIOUSLY DEVELOPED SITES

- 5.7 The amount of development on previously developed land has decreased in the last year. This is likely continue into the future with the reclassification of gardens as greenfield land. The national target for the percentage of new and converted dwellings on previously developed land is 60%, but there is a lower regional target of 50% for the South West, in recognition of the largely rural nature of much of the region.

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Year	% of previously developed land
2006-07	65.52%
2007-08	71.16%
2008-09	73.48%
2009-10	62.90%

5.8 The Council monitors the potential of previously developed sites in the District through the National Land Use Database (NLUD). The total potential in West Dorset from the 2008 database totals 66ha however the vast majority of this land is already subject to a planning permission or local plan allocation (and has therefore been considered in the assessment already) or is outside any defined development boundary. All other sites have been examined for potential and are included in the supply where appropriate.

DEVELOPMENT IN VILLAGES

5.9 The Panel raised the issue that development in West Dorset villages would potentially not be viable over a certain threshold due to the affordable housing requirement of 35% on sites of 3 or more dwellings. Research was carried out which identified that the following sites have come forward for 3 or more dwellings that have provided 35% affordable housing since July 2006:

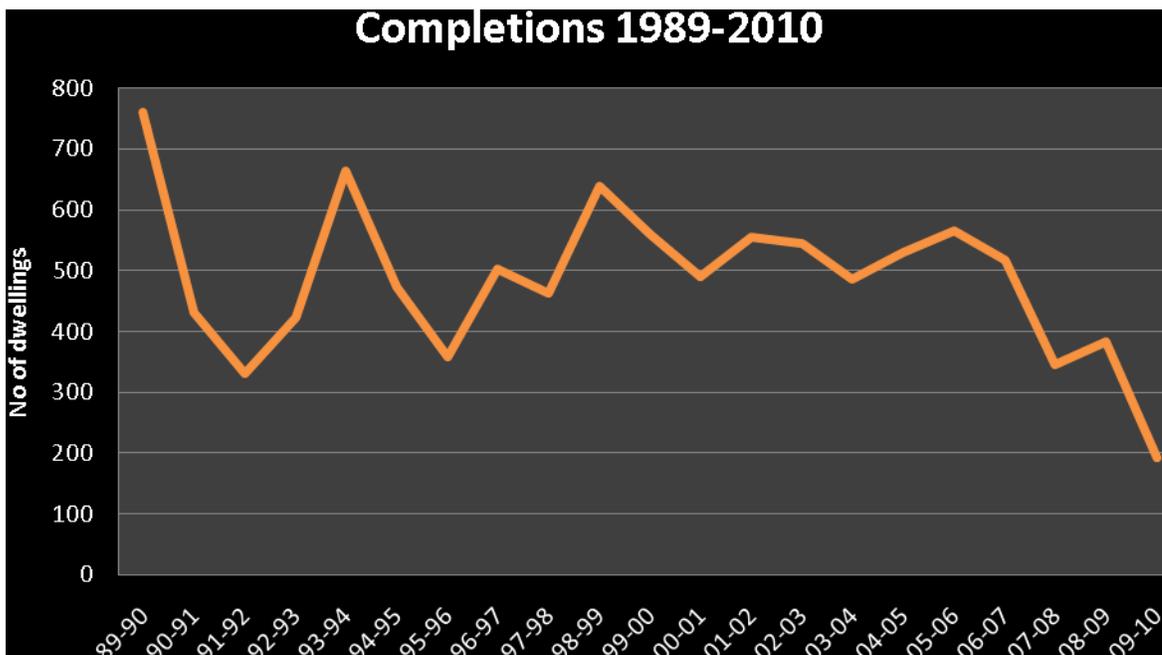
- Clay Lane, Beaminster (10 dwellings)
- Mill Street, Burton Bradstock (9 dwellings)
- Whistle Water, Long Burton (9 dwellings)
- Limetree Farm, Bishops Caundle (3 dwellings)

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- Owermoigne School, Owermoigne (5 dwellings)

This demonstrates that housing in villages, including proportions of affordable housing, can be achieved and has been in the recent past. Dorset-wide development viability research also shows that such small developments are viable.

COMPLETION RATES



5.10 The graph above shows completion rates in the last 21 years. It is evident that recent completions have been considerably lower than in the past due to market conditions. It is particularly difficult to estimate how long the current economic downturn will last and what effect this will have on the house building industry in the long term but it is assumed that over the next 15 years the situation will improve.

5.11 In addition to the economic climate, the pattern of development in West Dorset is changing through the implementation of policies in the West Dorset District Council Adopted Local Plan. This reduced the number of villages with Defined Development Boundaries by 34 to facilitate a more sustainable pattern of growth. There are still relatively high rates of completions outside the DDBs as projects approved before the

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adoption of the Local Plan are completed (Tolpuddle, Longburton). Future completions outside the DDBs will however be limited to rural exception sites and rural agricultural workers' dwellings and are unlikely to reach the rates seen in the past.

6 FINDINGS OF THE STUDY

- 6.1 The Assessment is required to identify specific, 'deliverable' sites for the first five years and to update this on an annual basis. For a site to be deemed 'deliverable' it must be available now, offer a suitable location for housing development now and have a reasonable prospect of housing being delivered on the site within five years from the date of the adoption of the plan. This means that it must be:
- Available – the site is available now
 - Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
 - Achievable – there is a reasonable prospect that housing will be delivered on the site within five years
- 6.2 Other specific sites, that cannot be defined as 'deliverable' within 1-5 years, can be considered to be 'developable' within 6-15 years, if they are in a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed at the point in time envisaged.
- 6.3 The Practice Guidance states that, where it is not possible to identify sufficient specific sites in the Assessment, it should provide the evidence base to support judgments around whether broad locations should be identified

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MANAGING DELIVERY - 5 YEAR SUPPLY

TARGET

- 6.4 The 5 year supply target has been looked taken from the targets set in the 2006 Adopted Local Plan. These figures were based on the Regional Spatial Strategy submission figures of 8,200 dwellings from 2006-2026.

	Total
Target 2006-2016	4100
Completions 1st April 2006 - 31st March 2007	517
Completions 1st April 2007 - 31st March 2008	345
Completions 1st April 2008 - 31st March 2009	383
Completions 1st April 2009 - 31st March 2010	204
	1449
Total (1st April 2006 – 31st March 2010)	1449
Remaining figures 2010-2016	2650
Target 2010-2015	2209
	442 Per year

SUPPLY

PLANNING PERMISSIONS OVER 10 DWELLINGS

- 6.5 For planning permissions over 10 dwellings a more detailed examination of the suitability, availability and achievability of individual sites was conducted to provide a more realistic timetable for the delivery of these sites. Some developer comments were returned for these large sites and opinions were gathered at the Panel meeting regarding lead-in times and realistic annual completions. A 10% discount was applied to them for a realistic delivery rate and to take account of lapsed permissions. Taking these comments into account, it is anticipated that 1,467 dwellings can be delivered in the next 5 years from these larger sites. The trajectory for the Poundbury is set out in the Poundbury Development Brief.

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PLANNING PERMISSION UNDER 10 DWELLINGS

6.6 Smaller planning permissions are taken as a whole with a 10% discount applied to them for a realistic delivery rate and to take account of lapsed permissions. This results in a 5 year provision of 348 net dwellings and a grand total of 1,815 total net dwellings with planning permission deliverable in 5 years. Those sites with outstanding planning permissions are clearly the most likely to be delivered within the current five year period and therefore form a considerable part of the Council's demonstration of a five-year supply of land for housing.

REVIEW OF EXISTING HOUSING ALLOCATIONS

6.7 Local plan allocations (that have not yet gained planning permission) will also deliver much of the strategic housing requirement up to 2014 and beyond to 2020. The Council's housing trajectory indicates that 455 dwellings will be completed on allocated sites up to 31st March 2015. This leaves a further 1,338 dwellings to be included within the 6-15 year period. The 5-year supply is updated on an annual basis and the Council is confident that this level of development can be delivered.

SUBMITTED DELIVERABLE SITES

6.8 Additionally, 14 of the sites submitted to the Council as part of this Assessment were concluded to be deliverable by 31st March 2015. There was found to be deliverable land - suitable, available and achievable - for 176 dwellings.

SUMMARY

6.9 In total this equates to a 5 year supply of 2,446 net dwellings that can be defined as deliverable in terms that they are suitable, available and achievable. All sites are detailed in Appendix C.

Supply	
Completions 2010-2015 (estimated)	
Allocations Trajectory (2010-2015)	455
Permissions >=10 dwellings	1467
Remaining permissions <10 dwellings	348
Deliverable (within 5 years) SHLAA sites	176

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	Total	2446	
Total Completions 2010-2015		2446	
Total above/below target		+237	5.53 years supply

PLAN PREPARATION - 15 YEAR SUPPLY

6.10 The study also looks at land potential over a 15-year period. This involves sites both inside and outside policy restrictions that have either been submitted to the Council or identified through the search of identified sources (see methodology Section 2).

TARGET

6.11 The 15 year strategic requirement has been based on the Local Plan target of 410 per annum but this will be subject to change when more details are available about the new planning system, and as policy is revised.

WEST DORSET	
RSS REQUIREMENT 2006-2026	8,200
COMPLETIONS 2006-2010	1449
15 YEAR REQUIREMENT	6329

IDENTIFICATION OF SITES

6.12 The identification of a range of sites from different sources is discussed in the methodology and includes sources such as previous urban capacity studies, Empty

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Property Registers, Register of Surplus Public Sector Land, refused planning permissions, National Land Use Database (NLUD), Ordnance Survey Maps and aerial photographs as well as sites submitted by landowners as a result of consultation. From this wide range of sources potentially appropriate sites were identified. Each was mapped on the GIS base and linked to an Access database which stored information about the site and assessment of its potential for housing.

- 6.13 Development on a number of the sites assessed would be contrary to existing and emerging policies, for example greenfield development in Flood Risk Zone 3, or development that would harm the landscape or townscape of the area. Where alternative more deliverable (suitable, available and achievable) land could be found to meet the strategic housing requirement for the District, the Council would be unlikely to support the release of these less suitable sites in the future, and they have therefore been assessed as unsuitable for residential development.
- 6.14 Each site with potential is considered in detail in Appendix C (included sites). For each site, consideration of its particular characteristics, assessment of the local market and owner expectations, where known, were combined to provide a likely yield for the site and, in line with the practice guidance, this yield was indicated in one of three time periods. When estimating the potential density of these sites, as well as the sites from other sources, the figures produced are purely indicative and should be used as an estimate only.
- 6.15 Where sites have been identified as having potential and either individually or collectively (if adjacent to each other) exceed 2ha, then only 66% of the site has been predicted to come forward for housing as it would be expected, for sites this size, that some element of mixed use, community facilities and open space would also be provided on the site.
- 6.16 As explained previously a number of sites identified through the study are outside the current development boundaries. These sites are not deliverable (i.e. within the next 5 years) because of policy restrictions and therefore will not be counted in the 5 year land supply. These sites serve to provide a range of options for the Council to consider

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through its Core Strategy and Site Specific Allocations DPDs. It may be the case that none of the sites identified around some of the villages comes forward if the village development boundaries stay the same or are removed. These sites will then be removed from any future of the SHLAA.

BROAD LOCATIONS

6.17 Sites that were judged to fall into the areas for potential urban extensions were assessed as broad locations. In the case of the Weymouth urban extension 3 different areas are being considered (Chickerell, Southill and Littlemoor) and public and stakeholder consultation has taken place to decide which area or areas would be best suited for development. It is not the purpose of the SHLAA exercise to make this decision therefore all 3 areas are included within the broad location and the decision will be made through the Core Strategy.

In the case of the potential urban extension to Dorchester, the results of the Urban Extensions Study, which was carried out on behalf of the Council by consultants, indicated that major infrastructure investment would be required to deliver such development, and it could not currently be regarded as deliverable. These sites are therefore concluded as being not currently deliverable or developable.

MINOR IDENTIFIED SITES

6.18 As discussed in the methodology section the minor identified sites allowance has been calculated on an area by area basis. In line with Government guidance these windfall figures will not be used in the first 5 years of land supply and will only be used in years 6-15. A potential of 920 dwellings is predicted to come forward from this source.

6.19 Adding this total to the small SHLAA sites within the defined development boundaries gives a total of 120 dwellings per annum of small sites in the final 10 years of the 15 year period. It is expected that minor identified sites for the next 5 years will have already benefited from planning permission or will be included in the 5 year supply of SHLAA sites. This rate is similar to the windfall estimate in the Local Plan of 109 dwellings per

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annum. Historic rates of windfall completion are higher than this estimate and have delivered, on average, 235 dwellings per annum over the last 5 years. It is important to note, however, that 106 dwellings per annum of this total were outside of the main towns and contained a high proportion of developments in settlements that no longer have defined development boundaries. Depending on the approach taken in future policy this figure may need to be re-examined before final housing targets are calculated.

RURAL AFFORDABLE HOUSING SITES

- 6.20 A total of 47 sites have been submitted to the Council for consideration for rural affordable housing. These sites were visited and assessed by planning officers and several sites were judged to be suitable for some development. As the delivery of these sites is dependent on local need it would not be appropriate to conclude theoretical capacities for these sites. Information on these sites can be found in Appendix F.
- 6.21 Should these sites be judged as having potential for this purpose it must be clear that this is dependent on a supporting housing needs survey and will still need to gain planning permission. This will not be a route to gaining planning permission for open market housing as these sites are only permitted as an exception to policy, in order to meet specific local affordable housing needs. As mentioned earlier the numbers for these sites will not be included in the 15 year land supply.
- 6.22 In most cases sites identified for open market housing outside the villages will also be suitable for rural affordable housing. It is hoped that, given that the study is reviewed on a regular basis, this may facilitate the delivery of rural affordable housing sites.

SUPPLY

- 6.23 The remaining 15 year requirement, taking off completions from 2006-2010, is 6,329 dwellings.

Supply	0-5	6-10	11-15	TOTAL
Planning Permissions	1815			1815

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Local Plan Allocations	455	738	500	1693
SHLAA Sites	176	3035	1894	5105
SHLAA Sites (smaller villages)		389	60	449
Minor Identified Sites			920	920
Broad Locations		1000	1000	2000
TOTAL	2446	5162	4374	11982

6.24 The figures above demonstrate that West Dorset District has a significant supply of land. This supply however includes 449 units on sites adjoining small villages, the delivery of which will be subject to future policy decisions about whether these are sustainable locations for further development. Additionally it includes a number of large sites as options for development at some locations (such as Sherborne and Crossways). This provides for a choice to be made through future policy development, but it is not likely that all of these options would be developed. It is very unlikely that completions on an urban extension to Weymouth will commence until after the 5 year period (i.e. 2015) and completion rates are likely to total 100 dwellings per year. Development could take place at any location but it unlikely that development in any area (i.e. the Chickerell area or the Littlemoor area) would reach more than 100 dwellings per year therefore the total number of potential dwellings would be 2,000 in the 10 year period. Allowing for a proportion of minor identified sites development in the 11-15 year period of the plan allows for choices to be made between the sites put forward.

CONCLUSIONS

6.25 West Dorset District Council has a 5 year supply of deliverable sites. In terms of the 15 year supply of developable sites the District has a significant over supply, including a minor identified sites allowance, which provide the options for future greenfield sites in the future planning documents. Although there is land available, and potentially suitable, for an urban extension to Dorchester this is not achievable and therefore is not developable.

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- 6.26 The Council will continue to promote the bringing forward of brownfield sites over greenfield where appropriate and it is fully expected that the 5 year supply will continue to be met through a majority of brownfield sites.

7 REVIEWING AND UPDATING THE ASSESSMENT

- 7.1 West Dorset's Annual Monitoring Report (AMR) is published every year prior to 31st December, with data based on the period 1st April to 31st March. Whilst there is no requirement to review the Assessment on an annual basis, the Council is required to demonstrate a five-year supply of land for housing, which will be reported in the AMR.
- 7.2 The supply of land within the District will be managed in a way so as to ensure that there is a continuous five-year supply of specific deliverable sites to deliver the strategic housing requirement over the next five years of the housing trajectory.



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