

West Dorset, Weymouth and Portland Five-year housing land supply April 2019

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NOTE: Due to rounding, the calculations throughout this document may not calculate precisely.

1.0 Introduction

1.1 CONTEXT

1.1.1 In February 2019, the Government issued an updated National Planning Policy Framework (NPPF). The revised national policy maintains the requirement for local planning authorities to demonstrate a supply of specific deliverable sites on an annual basis. It does however introduce a number of measures aimed at increasing the supply of homes across the country. Measures include the standard approach to calculating the Local Housing Need requirement for each local planning authority area, the Housing Delivery Test and a revised definition of a deliverable site. It also includes a requirement for local planning authorities to produce an action plan if they show consistent patterns of under delivery¹.

1.2 THE HOUSING TARGET

1.2.1 National policy requires local planning authorities *“to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their Local Housing Need where the strategic policies are more than five years old”².*

1.2.2 Where a local plan containing strategic policies for the delivery of housing has been adopted within the past five years, the housing requirement within the plan can be used for the purpose of the five-year supply. Where the plan is more than five years old, the Local Housing Need figure should be used. This Local Housing Need figure is calculated using the standard methodology contained in the Planning Practice Guidance³ and is based on household projections and the local affordability ratio.

1.2.3 The local affordability ratio is a measure of the affordability of homes in an area and is based on median house prices and median earnings. The affordability of homes is linked to the supply of homes in an area and therefore reflects past rates of delivery. If delivery has been below demand, the affordability ratio will be higher resulting in a higher Local Housing Need target. For this reason, national policy indicates that past

¹ National Planning Policy Framework 2019, footnote 7, page 6

² National Planning Policy Framework 2019, paragraph 73, page 20

³ National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20190220

under-delivery in an area does not need to be considered separately to the affordability of homes⁴.

- 1.2.4 Where the delivery of homes has been below the strategic housing target since the base date of the adopted Local Plan, any shortfall will need to be made up within the five year supply period.
- 1.2.5 Where strategic policies for the delivery of housing in a local plan were adopted within the last five years, the Local Housing Need figure is capped at 40% above the adopted annual average housing requirement figure. Where the policies were adopted more than five years ago (at the point of making the calculation), the housing figure is capped at 40% above the lowest of either the average projected household growth over a 10 year period or the most recently adopted housing target in a local plan. The reason for the cap is to ensure that the Local Housing Need figure is as deliverable as possible and not significantly above the housing target currently being planned for.
- 1.2.6 As a joint plan has been adopted for West Dorset District and Weymouth & Portland Borough councils, a joint Local Housing Need figure and a single joint five-year supply figure will be calculated covering the whole plan area.

1.3 THE HOUSING DELIVERY TEST

- 1.3.1 In addition to the requirement to identify deliverable sites against the supply target, national policy requires a buffer to be applied to the target. The buffer should be:
 - a) *5% to ensure choice and competition in the market for land; or*
 - b) *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
 - c) *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁵.*
- 1.3.2 The delivery of housing within an area is measured through the annual application of the Housing Delivery Test. The result of the Housing Delivery Test is a percentage measurement of the net number of new homes delivered against the housing

⁴ National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-011-20190220

⁵ National Planning Policy Framework paragraph 73, MHCLG, February 2019

requirement over a rolling three year period⁶. The government have indicated that the results of the test will be published in November each year.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net new homes delivered over a 3 year period}}{\text{Total number of homes required over 3 year period}}$$

- 1.3.3 For the purposes of the Housing Delivery Test, the target for measuring the delivery of homes should be the Local Housing Need figure calculated using the standard methodology unless a plan target has been adopted within the previous five years. If a requirement has been adopted within the previous five-years, the Housing Delivery Test should be measured against the lower of either the plan target or the Local Housing Need figure.
- 1.3.4 Where delivery as measured by the Housing Delivery Test falls below the planned rate, the following penalties apply:
- Where delivery is below 95% of the planned rate, an action plan should be published setting out the actions being taken to increase delivery⁷.
 - Where delivery falls below 85% of the planned rate, a 20% buffer should be added to the housing land supply to ensure a realistic prospect of delivery against the housing requirement and an action plan should be published.
 - Where delivery falls below 75% of the planned rate, the presumption in favour of sustainable development will apply, a 20% buffer should be applied and an action plan should be published.
- 1.3.5 During the first three years⁸ of the application of the Housing Delivery Test, the delivery thresholds against which the presumption in favour of sustainable development applies are reduced. These transitional arrangements apply for the results published in
- November 2018 the presumption in favour of sustainable development will apply if delivery is 25% below the planned delivery rate,
 - November 2019 the presumption in favour of sustainable development will apply if delivery is 45% below the planned delivery rate, and

⁶ Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

⁷ National Planning Practice Guidance Paragraph: 004 Reference ID: 68-047-20190722

⁸ National Planning Policy Framework paragraph 215, MHCLG, February 2019

- November 2020 the presumption in favour of sustainable development will apply if delivery is 75% below the planned delivery rate,

1.3.6 Also, for the first three years of the application of the Housing Delivery Test, the target against which delivery will be assessed will be based on household projections unless the Local Plan target is lower⁹. For each of the years 2015-16, 2016-17 and 2017-18, the transitional arrangements indicate that the most up to date household projections should be used as indicated in Figure 1.1.

Figure 1.1: Transitional Arrangements for the Housing Delivery Test introduction

YEAR	HOUSEHOLD PROJECTIONS	PERIOD FOR ANNUALISED AVERAGE
2015/16	2012-based projections	years 2015 to 2025
2016/17	2012-based projections	years 2016 to 2026
2017/18	2014-based projections	years 2017 to 2027

1.4 DELIVERABLE SITES

1.4.1 The 2019 version of the NPPF altered the definition of a 'deliverable' site for the purpose of demonstrating a five-year supply from that established in the first version of the NPPF published in 2012.

Deliverable: *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.¹⁰*

1.4.2 This revised definition of a deliverable site essentially divides housing sites into two groups, those that are presumed deliverable unless clear evidence suggests otherwise,

⁹ Housing Delivery Measurement Rule Book, MHCLG, July 2018

¹⁰ National Planning Policy Framework Glossary, MHCLG, February 2019

and those which should only be presumed deliverable where there is clear evidence that homes will be delivered within five years.

- 1.4.3 A greater amount of evidence is therefore necessary to demonstrate the deliverability of sites that do not benefit from planning permission or that are major development.

1.5 IMPLICATIONS

- 1.5.1 If a local planning authority is unable to demonstrate a five-year supply of deliverable sites, relevant policies for the supply of housing are considered 'out of date' and the tests in paragraph 11 of the NPPF need to be applied, alongside relevant policies in the development plan when making planning decisions.
- 1.5.2 This document establishes the five-year supply requirement for the West Dorset, Weymouth and Portland Local Plan area having regard to the past rates of delivery since the start of the Local Plan period (i.e. since 2011). It then looks at the supply of housing against this requirement on the basis of the most up-to-date information on the completions and commitments as at April 2019 and having regard to the recent amendments to national planning policy.

2.0 Housing Supply Requirement

2.1 HOUSING TARGET

- 2.1.1 The West Dorset, Weymouth & Portland Joint Local Plan was adopted following the recommendation of the inspector in his report on the examination of the plan. It was adopted by Weymouth and Portland Borough Council on 15th October 2015 and by West Dorset District Council on 22nd October 2015. The Local Plan covers the 20 year period from 2011 to 2031 and was adopted less than five years ago. For the purposes of demonstrating a five-year supply, the local plan housing target should therefore be used as set out in national policy¹¹.
- 2.1.2 In his report¹², the local plan inspector considered the available evidence and concluded that 15,500 dwellings "*is a reasonable estimate of the amount of housing required during the plan period*". This strategic housing requirement figure applies across the Housing Market Area (the Plan area) and covers the period from 2011 to 2031. It forms the basis for the calculation of the five-year supply target for the plan area and equates to an annualised requirement of 775 new dwellings per annum or 3,875 over the five-year period.
- 2.1.3 The Local Plan becomes five years old in October 2020. From this date, the Local Housing Need figure will need to be used as a measure of housing delivery. The most recently published data at that point will be used to calculate the Local Housing Need figure, but the data published to date indicates a Local Housing Need figure within the range of 730 to 805 dwellings per annum. The councils are preparing a review of the adopted Local Plan to plan positively for the Local Housing Need figure.

2.2 PERFORMANCE AGAINST TARGET

- 2.2.1 The councils monitor the supply of housing on an annual basis. The completions since the start of the plan period are set out in Figure 2.1.
- 2.2.2 The annual housing target of 775 dwellings per annum would equate to a delivery of 6,200 dwellings over the eight year period since the start of the Local Plan period (2011). Actual delivery from the beginning of the plan period has been 4,880 additional dwellings. It is clear therefore that the delivery of housing has fallen behind the target rate in the Local Plan.

¹¹ National Planning Policy Framework paragraph 73, MHCLG, February 2019

¹² Report on the Examination into the West Dorset, Weymouth and Portland Joint Local Plan, Planning Inspectorate, 14 August 2015

Figure 2.1: Annual NET Housing completions since 2011

YEAR	WEYMOUTH & PORTLAND	WEST DORSET	TOTAL COMPLETIONS
2011/12	169	377	546
2012/13	205	364	569
2013/14	112	258	370
2014/15	148	251	399
2015/16	201	465	666
2016/17	169	603	772
2017/18	212	421	633
2018/19	289	636	925
Total	1,505	3,375	4,880

2.2.3 The cumulative shortfall in supply is set out in Figure 2.2 where it can be seen that an additional 1,320 dwellings should have been delivered over the eight-year period 2011/12 to 2018/19. This is a reduction in the shortfall from the previous year.

Figure 2.2: Cumulative completions against target

YEAR	CUMULATIVE TOTAL COMPLETIONS	CUMULATIVE TARGET	CUMULATIVE SHORTFALL / (SURPLUS) ¹³
2011/12	546	775	229
2012/13	1,115	1,550	435
2013/14	1,485	2,325	840
2014/15	1,884	3,100	1,216
2015/16	2,550	3,875	1,325
2016/17	3,322	4,650	1,328
2017/18	3,955	5,425	1,470
2018/19	4,880	6,200	1,320

¹³ Any cumulative surplus in dwelling completions are shown in brackets ()

National policy indicates that any shortfall in delivery from the base date of the adopted plan should be added to the annualised plan target for the next five year period¹⁴. The shortfall further increases the five-year supply requirement.

2.3 SUPPLY BUFFER

- 2.3.1 In addition to the requirement to provide for five years' worth of housing land and to make up any shortfall within the five-year period, there is a need to apply a buffer to this supply. The buffer is derived through the application of the Housing Delivery Test which assesses the delivery of homes against the housing requirement for the area. The Housing Delivery Test results are expected to be published every year in November by MHCLG based on data supplied by each local planning authority.

NEW HOMES DELIVERED

- 2.3.2 The net number of new homes delivered across the plan area as set out in Figure 2.1 has been established through the annual site survey process and published in the councils' Annual Monitoring Report. This information has been submitted to MHCLG who publish the data as live tables on Housing Supply¹⁵.
- 2.3.3 Although the two published datasets are derived from the same source, there are some discrepancies between them. The published MHCLG data indicates that an additional 75 dwellings have been delivered since the beginning of the plan period. Although this historic discrepancy would reduce the overall shortfall, in the interests of avoiding doubt, the lower completion figure has been used to establish the results of the Housing Delivery Test and in establishing the size of any shortfall.
- 2.3.4 In addition to the delivery of new homes, an allowance is made within the Housing Delivery Test for increases in communal accommodation. Within the plan area this is the first year communal accommodation has been recorded. In line with the Housing Delivery Test Measurement Rule Book 'student only accommodation' has been counted at a 2.5 persons¹⁶ per household whilst a ratio of 1.8¹⁶ is applied to 'other communal accommodation'. This is based on the national average datasets for these types of communal accommodation.
- 2.3.5 Using this calculation, a total of 14 care bed spaces were lost in West Dorset and 7 care bed spaces were gained, resulting in a net loss of 7 bed spaces. The loss equates to a

¹⁴ National Planning Practice Guidance paragraph 044 Reference ID: 68-044-20190722

¹⁵ Live tables on housing supply: net additional dwellings, MHCLG

¹⁶ Housing Delivery Test Measurement Rule Book, MHCLG, July 2018, Paragraph 10-11

net loss of 3.8 dwellings rounded to a net loss of 4 dwellings. This loss has been included within the 925 dwellings completions for this monitoring year.

- 2.3.6 Over the past three years, the councils’ records indicate that a total of 2,330 net additional homes have been delivered within the plan area.

NEW HOMES REQUIRED

- 2.3.7 The joint West Dorset, Weymouth & Portland Local Plan was adopted separately by each council in October 2015. The plan therefore becomes five years old in October 2020. For the purposes of the Housing Delivery Test, the lower of either the adopted plan target or the Local Housing Need figure should be used. However, the transitional arrangements for the Housing Delivery Test indicate that for the first three years, the annual average household projections over a 10-year period should be used in place of the Local Housing Need figure.
- 2.3.8 The adopted local plan housing target is for 775 new homes per annum. This equates to 2,325 new dwellings over a three year period. The transitional arrangements give a total requirement of 1,872 new dwellings over the three year period and therefore this represents the lower of the two housing requirements as set out in Figure 2.3.

Figure 2.3: Housing Requirement Figure

YEAR	ADOPTED LOCAL PLAN TARGET	TRANSITIONAL ARRANGEMENTS ¹⁷
2016/17	775	520
2017/18	775	577
2018/19	775	775
Total	2,325	1,872

- 2.3.9 The total number of new homes required over the three year period 2016/17 to 2018/19 is 1,872.

¹⁷ See Figure 1.1 and the Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

HOUSING DELIVERY TEST RESULT

- 2.3.10 To calculate the provisional results of the Housing Delivery Test, the number of new homes delivered is divided by the number of new homes required. This calculation indicates that the provisional Housing Delivery Test result for the West Dorset, Weymouth & Portland area is 124%. This result indicates that only a 5% buffer should be applied to the overall housing requirement and that there is no requirement to produce an action plan to address the causes of under-delivery.

$$\begin{aligned} \text{Housing Delivery Test Result (\%)} &= \frac{2,325}{1,872} \\ &= 124.2\% \end{aligned}$$

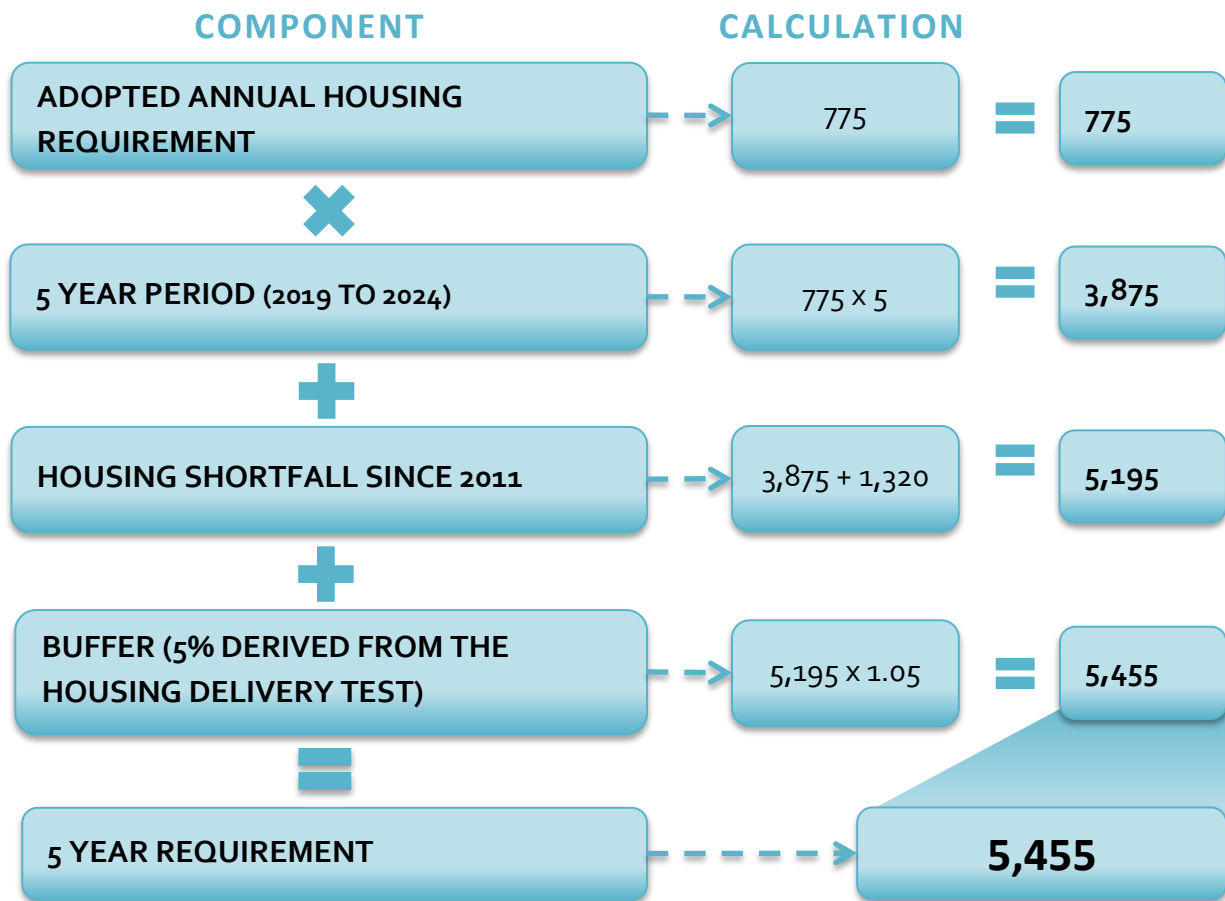
2.4 FACTORING IN THE SHORTFALL AND BUFFER

- 2.4.1 The calculation of the overall housing land supply requirement needs to take into account the overall plan target, any shortfall in provision from the beginning of the local plan period and the appropriate buffer based on the provisional results of the Housing Delivery Test.
- 2.4.2 Appeal decisions indicate that the buffer should apply to both the overall land supply requirement as well as any shortfall. This position was confirmed by the inspector in his report on the examination of the now adopted joint local plan.

2.5 THE FIVE-YEAR REQUIREMENT – APRIL 2019

- 2.5.1 Applying the above assumptions and using the completions data to 1st April 2019, enables the calculation of the five-year requirement for the period 2019 to 2024.
- 2.5.2 The analysis in Figure 2.4 indicates that the supply requirement for the five years from 2019 to 2024 was 5,455 dwellings. This is equivalent to 1,091 dwellings per annum over this five-year period.

Figure 2.4: Five Year Housing Requirement 2019-2024



2.5.3 The five-year supply requirement for the current five-year period (2019 to 2024) is 5,455 dwellings, equivalent to 1,091 dwellings for each of these five years. This is a reduction on the previous year due to the higher number of completions in the 2018/19 monitoring year (925 completions in comparison to the housing target of 775 per annum) which reduces the overall shortfall.

3.0 Supply Calculations

3.1 INTRODUCTION

- 3.1.1 In order to understand the supply of land available for residential development, it is necessary to look at a number of different categories. Potential sources of housing supply include extant planning permissions and allocations in the local plan. There are also sites identified as having development potential through the Strategic Housing Land Availability Assessment (SHLAA), sites on the brownfield register, sites with permission in principle and windfall sites that cannot specifically be identified but contribute significantly to the supply of housing.
- 3.1.2 In his report into the examination of the local plan, the inspector made reference to the sources of supply that he considered were appropriate for inclusion within the five-year supply. For each of these, the inspector made recommendations as to an appropriate level of discount that should be applied to each category. The inspector also concluded that it was appropriate to undertake a combined assessment of supply across both authority areas in accordance with the joint local plan.
- 3.1.3 Since the examination of the local plan, the revised NPPF has changed the definition of a deliverable site which has altered the way different types of sites are considered. For this reason, the supply of sites has been subject to a fundamental review for the purposes of this five-year supply report. The different sources of supply considered to be deliverable within five years include:
- minor sites (1 to 9 dwellings) that benefit from planning permission;
 - major sites (10 + dwellings) that benefit from planning permission;
 - sites allocated within the local plan;
 - a minor sites windfall allowance (1 to 9 dwellings)
 - specific large sites (10 + dwellings) identified as having development potential (e.g. through the SHLAA or the brownfield register);
 - sites allocated in Neighbourhood Plans; and
 - rural exception sites.
- 3.1.4 For each of these site categories, different criteria have been used to estimate delivery within five years and therefore the contribution towards the five-year supply. To these estimates discounts have been applied to allow for the inevitable uncertainties that exist in any estimate.

3.1.5 The recent appeal decision for Land South of Westleaze, Charminster (Appeal Reference: APP/D1265/W/18/3206269) clarified the evidence needed to demonstrate deliverability of a site and the messages in this decision have been incorporated into the evaluation of the supply.

3.2 MINOR SITES WITH EXTANT PLANNING PERMISSION

3.2.1 The definition of deliverable in the 2019 version of the NPPF states that "*Sites that are not major development... should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years*"

3.2.2 Across the plan area a large proportion (more than 30%) of the housing supply is made from small sites of less than 10 dwellings. Historically¹⁸, from the point of the grant of planning permission, 97% of these minor sites have been built within five years. It is of course impossible to identify which sites will not deliver within five years so to allow for this the total stock of minor sites with extant consent are discounted by 5%.

3.2.3 The approach adopted for minor sites with planning permission is considered robust and in accordance with the relevant parts of the definition of deliverable.

Figure 3.1: Five-year supply from minor sites with extant planning permission

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Minor sites with extant planning permission	778	778	739

3.3 MAJOR SITES WITH EXTANT PLANNING PERMISSION

3.3.1 For major sites with extant planning permission, the relevant parts of the NPPF 2019 definition of deliverable states that "*sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)*".

3.3.2 For sites of 10 dwellings or more that benefit from an extant detailed planning permission (either full or reserved matters) a case by case assessment has been made to assess how many new homes will be delivered within five years. This case by case analysis has included consideration of the number and type of units being delivered on

¹⁸ Based on records of completed residential development sites since the beginning of the plan period (i.e. 2011).

a site, the details of any infrastructure requirements, the discharge of conditions associated with the planning permission, whether a CIL commencement notice had been received, feedback from the developer as to their programme for developing the site and information from case officers for specific sites.

- 3.3.3 Major sites which benefit from outline permission were considered in a similar way to detailed consents having regard to recent appeal decisions. Progress towards gaining full consent, along with information from the developer about their programme for delivering the site including their anticipated housing trajectory. Information from the case officer working on the application along with the current planning status of the site was also considered including the discharge of any planning conditions.
- 3.3.4 For major sites with detailed planning permission and sites with outline permission the consideration of this information gave rise to an informed assessment of the proportion of units that are deliverable within five years. The resultant estimate of delivery was then discounted by 5% to allow for any uncertainty.
- 3.3.5 The approach to major sites that have either detailed or outline planning permission is considered to accord with the relevant parts of the definition of deliverable in the NPPF 2019.

Figure 3.2: Five-year supply from major sites with extant planning permission

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Major sites with extant planning permission	4,719	3,294	3,129

3.4 SITES ALLOCATED WITHIN THE LOCAL PLAN

- 3.4.1 The definition of deliverable in the NPPF 2019 states that sites allocated in the development plan *"should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."* For the sites allocated in the adopted local plan a similar set of evidence was considered to that for major sites with planning permission including information from the site developers and progress being made towards delivery. These considerations again gave rise to an assessed level of delivery for inclusion within the five-year supply. This estimate was then discounted by 10% to allow for all uncertainties. No allowance has been made for new allocations being considered through the emerging Dorset Council Local Plan.
- 3.4.2 The approach for sites allocated in the adopted development plan is considered to accord with the definition of deliverable in the 2019 NPPF.

Figure 3.3: Five-year supply from sites allocated in the Local Plan

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated within the Local Plan	3,543	653	588

3.5 MINOR SITES WINDFALL ALLOWANCE

- 3.5.1 A windfall site is a site not specifically identified in the development plan. National policy makes provision for such sites to be included in the supply of homes specifically noting that *"small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly"*¹⁹.
- 3.5.2 When including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be *"compelling evidence that they will provide a reliable source of supply..."* and that the allowance *"...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends"*²⁰.
- 3.5.3 A detailed analysis of windfall rates has been undertaken for the West Dorset and Weymouth & Portland plan area (as summarised in Appendix D). This analysis has been focused on those sites that fall within the minor category (i.e. sites of between 1 and 9 dwellings) with major (i.e. sites of 10 or more dwellings) being considered as a separate supply category.
- 3.5.4 Although the windfall rate and build-out rate are based on detailed assessment of past delivery, the numbers of windfall sites each year will most likely change. For this reason, a 10% discount has been applied to the estimates of windfall delivery within the five-year period. The final windfall allowance for each settlement is shown in Figure 3.4.
- 3.5.5 The approach to minor windfall sites is considered to be in accordance with national policy²¹.

¹⁹ National Planning Policy Framework paragraph 68, MHCLG, February 2019

²⁰ National Planning Policy Framework paragraph 70, MHCLG, February 2019

²¹ National Planning Policy Framework paragraphs 68 and 70, MHCLG, February 2019

Figure 3.4: Five-year windfall allowance for each settlement

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE: PROFILED WINDFALL DELIVERY RATE	DISCOUNTED WINDFALL ALLOWANCE
Beaminster	3	10	9
Bridport	12	34	31
Chickerell	5	17	15
Crossways	3	12	11
Dorchester	25	84	76
Lyme Regis	5	16	14
Sherborne	4	15	13
WDDC Rural	56	182	164
Weymouth	70	222	199
Portland	18	55	50
West Dorset and Weymouth & Portland	201	647	582

3.6 SPECIFIC LARGE SITES

- 3.6.1 The minor sites windfall allowance does not make any allowance for sites not identified in the development plan that fall within the definition of major development (i.e. sites of 10 or more dwellings).
- 3.6.2 As set out under minor sites windfall, when including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be *"compelling evidence that they will provide a reliable source of supply..."* and that the allowance *"...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends"*²².
- 3.6.3 Where specific major sites (10+ dwellings) have been identified that are expected to contribute to the housing land supply within five years, an allowance has been included. This approach was supported through recent appeal decisions. Sites have either been identified through the strategic housing land availability assessment, are

²² National Planning Policy Framework paragraph 70, MHCLG, February 2019

on the councils' brownfield registers, have permission in principle or are sites where planning permission is likely to be granted imminently. For each of these sites, there is clear evidence that housing completions will begin and homes will be delivered within the five-year period. Each site within this category was identified as having development potential at the 1st April cut-off date in line with the monitoring data that underpins this report.

- 3.6.4 The approach to major identified (windfall) sites is considered in accordance with the definition of deliverable in the 2019 NPPF.

Figure 3.5: Five-year supply from major identified sites

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Specific identified major sites	1,223	204	184

3.7 SITES ALLOCATED IN NEIGHBOURHOOD PLANS

- 3.7.1 Across the plan area there are seven neighbourhood plans that have been made part of the development plan. These plans make provision for about 54 new homes generally on minor sites. Although none of the sites have been developed as of yet, one site has been subject to a pre-application discussion with the intent of the applicant to develop the site within five years. This site has been included within the five-year supply. The supply from neighbourhood plan sites has been discounted by 10% akin to that for Local Plan allocations.

- 3.7.2 The approach to neighbourhood plan allocations is considered in accordance with the definition of deliverable as set out in the 2019 NPPF.

Figure 3.6: Five-year supply from neighbourhood plans

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated in Neighbourhood Plans	54	6	5

3.8 RURAL EXCEPTION SITES

- 3.8.1 In order for a rural exception site to deliver housing, a housing needs survey, grant funding and planning permission is needed. The Inspector for the adopted Local Plan

recommended only including those sites that benefit from grant funding within the five-year supply.

- 3.8.2 At present there are three rural exception schemes proposed which have funding secured, planning consent in place and where there are no fundamental barriers to their delivery. No discounting is applied to rural exception sites that have funding.

Figure 3.7: Five-year supply from rural exception sites

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Rural exception sites	44	44	44

3.9 SUPPLY POSITION AT APRIL 2019

- 3.9.1 The sources of supply set out in this report have been rigorously assessed against national policy including the definition of deliverable as set out in the NPPF. Due to the uncertainty in accurately predicting the delivery from the various sources of supply, discounts have been applied to each category.

Figure 3.8: Supply position as at 1st April 2019

SUPPLY CATEGORY	FIVE-YEAR SUPPLY ESTIMATE (EXCLUDING DISCOUNT)	DISCOUNTED FIVE-YEAR SUPPLY (2019 TO 2024)
Minor sites with planning permission	778	739
Major sites with extant planning permission	3,294	3,129
Sites allocated within the Local Plan	653	588
Minor sites windfall allowance	647	582
Specific large sites	204	184
Sites allocated in neighbourhood plans	6	5
Rural exception sites	44	44
TOTAL	5,626	5,271

- 3.9.2 The updated position using the most up-to-date information (with a base date of 1st April 2019) indicates that the councils have a supply equivalent to 5,271 dwellings.
- 3.9.3 The total number of extant permissions considered to be deliverable within five years has very slightly decreased since the last year. This shows the number of permissions being given has stayed fairly consistent since the previous monitoring year.
- 3.9.4 This consistent level of deliverable planning permissions is despite the tougher test set by the revised definition of 'deliverable' in national policy in the previous monitoring year.

Figure 3.9: Trend in total deliverable planning permissions

YEAR	DELIVERABLE PLANNING PERMISSIONS
Year to 1 st April 2014	2,856
Year to 1 st April 2015	3,470
Year to 1 st April 2016	3,604
Year to 1 st April 2017	3,853
Year to 1 st April 2018	4,083
Year to 1 st April 2019	4,072

- 3.9.5 The anticipated delivery of the joint Local Plan allocations has been based on on-going discussions with land owners and developers since the adoption of the local plan. It therefore takes into account difficulties in delivery on the allocated sites giving the most up to date position from the developer's perspective and factoring in consideration of the current planning status of each site.

4.0 Five-Year Supply Conclusion

4.1 FIVE-YEAR REQUIREMENT AGAINST SUPPLY

- 4.1.1 The requirement to maintain a supply of deliverable sites to cover the five year period is derived from national policy. For the joint Local Plan area and for the period 2019-2024, this supply requirement has been calculated as 5,455 dwellings as shown in Figure 2.4, equivalent to 1,091 dwellings per year. This is reduced from the previous year due to the implementation of the Housing Delivery Test which has reduced the buffer placed on the housing requirement from 20% to 5%. In addition, delivery for the 2018/19 year was above the annual target.
- 4.1.2 The supply of deliverable sites that can be counted as being part of the five-year supply for the 2019 to 2024 period is set out in Figure 3.8. After the application of the relevant discounts, the total number of deliverable sites is estimated at 5,271 dwellings. This supply calculation is based on the most up-to-date information available as at 1st April 2019.
- 4.1.3 For the period 2019 to 2024, the councils do not have sufficient supply to meet the five-year supply requirement as required by national policy. The councils can only demonstrate a supply of deliverable sites equivalent to 4.83 years as shown in Figure 4.1.
- 4.1.4 The revised position has taken into account the new monitoring information that has become available for the 2018/19 monitoring year. It shows a slight worsening of the situation from the previous year mainly due to the tougher deliverable site test now included within the National Planning Policy framework.
- 4.1.5 The shortfall in supply is marginal with the increase in deliverable planning permissions reflective of the councils' proactive management of delivery on sites. The council also recorded a completion level above the target in the monitoring period 2018/19 with 925 completions against the 775 per annum housing target. This is evidence of the proactive response from the council to addressing the supply of homes and the close working with developers.

Figure 4.1: Five-year supply calculation

SUPPLY REQUIREMENT		5,455
Annual Housing Requirement	775	775
Supply over Five Year Period (2019 to 2024)	775×5	3,875
Plus Housing Shortfall since 2011	$3,875 + 1,320$	5,195
Plus 5% buffer	$5,195 \times 1.05$	5,455
Annualised requirement	$5,455 \div 5$	1,091
DELIVERABLE SUPPLY (DISCOUNT APPLIED)		5,271
Minor sites with planning permission		739
Major sites with extant planning permission		3,129
Sites allocated within the Local Plan		588
Minor sites windfall allowance		582
Specific large sites		184
Sites allocated in neighbourhood plans		5
Rural exception sites		44
CALCULATION OF FIVE YEAR SUPPLY		
Deliverable Supply ÷ Annualised requirement	$5,271 \div 1,091$	4.83 years

Appendix A. Minor sites with extant permission

A.1 Minor sites (1 to 9 dwellings) which benefit from planning consent and are considered deliverable within five years.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land between East Farm & Bishops Close, Rosemary Ln	Abbotsbury	1
Rodden Barn Farm, Cheese Lane	Abbotsbury	3
Austral Farm	Alton Pancras	1
Court Farm, Great Head Lane	Batcombe	1
Court Farm, Stile Way	Batcombe	1
Harris Farm, Stile Way	Batcombe	1
Westleaze Farm, White Sheet Hill	Beaminster	1
Land at Woodlands, Bridport Road	Beaminster	1
17 Tunnel Road	Beaminster	1
3 Hogshill Street	Beaminster	1
Whatley Mill, Newtown	Beaminster	1
14 Higher Green	Beaminster	1
Saxon Maybank, East Farm access Lane from Underdown Hol.	Bradford Abbas	2
Ledras, Higher Westbury	Bradford Abbas	1
Bradford Peverell Farm, Giles Cross	Bradford Peverell	1
Pymore Mills	Bridport	1
Land East of 1 East Cliff, West Bay	Bridport	1
37 West Street	Bridport	1
Hillside, Allington Park	Bridport	1
11 Downes Street	Bridport	1
Agricultural Building East of New Street Lane	Bridport	1
Watton House Farm, Watton Lane - new dwelling	Bridport	1
Land adj. Brompton House, North Allington	Bridport	1
Watton House Farm, Watton Lane - barn conversion	Bridport	1
Land adj. to 146 West Bay Road	Bridport	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Site adjoining 17 Hardy Road	Bridport	1
Land East of 30 and 32 Lake Lane	Bridport	2
50 South Street	Bridport	3
101 West Bay Road	Bridport	4
Christian Science Society, Rax Lane	Bridport	5
James Building, North Mills Road	Bridport	6
Lilliput Buildings adjoining 40 St Michaels Lane	Bridport	9
5 Downes Street	Bridport	1
7 Downes Street	Bridport	1
Church Rise, Old Church Road	Bridport	4
Homestead Farm, Main Street, Bothenhampton	Bridport	1
Land rear of, Assembly Rooms, Gundry Lane	Bridport	5
Metz Farm Cottage, Higher Street (Site 1)	Bridport	2
Metz Farm Cottage, Higher Street (Site 2)	Bridport	1
Post Box House, West Road	Bridport	1
Riverside Court, South Walk	Bridport	2
Black Dog Inn, 50 Main Street	Broadmayne	2
Land at Knighton Lane	Broadmayne	2
14 Knighton Lane	Broadmayne	2
6 Chalky Road	Broadmayne	5
Olds Broadmayne, Main Street	Broadmayne	5
1 Bridge Cottages, Greenham Lane	Broadwindsor	1
Bridge Farm, Chard Road	Broadwindsor	1
Lower Knapp Farm, Holly Lane	Broadwindsor	1
Laymore Barn, Laymore, Winsham	Broadwindsor	1
Broadwindsor Craft Centre, Redlands Lane	Broadwindsor	5
Brockhampton Dairy Farm, Brockhampton (Site 1)	Buckland Newton	1
Brockhampton Fairy Farm, Brockhampton (Site 2)	Buckland Newton	4
1&2 The Offices, Stevens Walk	Buckland Newton	2

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Old Telephone Exchange, Barr Lane	Burton Bradstock	1
Anchor House, Shipton Lane	Burton Bradstock	1
Manor Farm, High Street	Burton Bradstock	3
Norburton Hall, Shipton Lane	Burton Bradstock	1
Gages, Shadrach	Burton Bradstock	1
Land adjacent Fairways, Station Road, West Bay	Burton Bradstock	4
Agri Building, East Keepers Cottage, Gainsborough	Castleton	1
Chantmarle Manor, Chantmarle	Cattistock	3
Chalmington Manor, Chantmarle Lane Junction	Cattistock	4
Land South of 5 Duck Street	Cerne Abbas	1
Francombe Farm, Acreman Street	Cerne Abbas	2
Beauvoir Court, Duck Street	Cerne Abbas	1
Windrush, 4 Wills Lane	Cerne Abbas	1
Willow Cottage, Land Adjacent to Cowden Farm	Charminster	1
Hill Barn Farm, Wolfeton Eweleaze Road	Charminster	1
Flat 44, Greenwood House, Sherren Avenue	Charminster	1
Land West of Brackendale, Axminster Road	Charmouth	1
2, Manor House, The Street	Charmouth	1
Droskyn, Lower Sea Lane	Charmouth	1
Little Croft, Meadow Way	Charmouth	1
13 Downside Close	Charmouth	1
Thistlegate House, Charmouth Bypass	Charmouth	1
Cove Cottage, Higher Sea Lane, Charmouth	Charmouth	1
Land at Brook Farm	Cheselbourne	1
Land adj. 423 Chickerell Road	Chickerell	1
Adj. 427 Chickerell Road	Chickerell	1
20 Australia Road	Chickerell	1
425, Chickerell Road (site 1)	Chickerell	1
425 Chickerell Road (Site 2)	Chickerell	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
28 Marshallsay Road	Chickerell	1
504 Chickerell Road	Chickerell	2
Land adj. Marquis of Granby, Chickerell Road	Chickerell	2
adj 478 Chickerell Road	Chickerell	3
Anvil Motors	Chickerell	4
Land adj. 502 Chickerell Road	Chickerell	4
Barn North of Fleet Lodge, Fleet Road	Chickerell	1
456a Chickerell Road	Chickerell	2
48 Lynch Lane	Chickerell	1
498 Chickerell Road	Chickerell	2
Foxholes Farm and Forge	Chickerell	1
Ponderosa UK Stud, Green Lane	Chickerell	3
Greenhills Chideock Hill	Chideock	1
Higher Drove Farm, Higher Chilfrome	Chilfrome	1
Trill Dairy Farm, Trill Lane	Clifton Maybank	1
New House Farm, Catsley Lane	Corscombe	1
Land adjacent to 6 Berrylands	Crossways	1
40 Dick O th Banks Road	Crossways	1
22 & 22A Dick O Th Banks Road	Crossways	2
Land adj. to 74 Prince of Wales Rd	Dorchester	1
1st Floor, Flat 34a High West Street	Dorchester	1
Ground Floor, Flat 34a High West Street	Dorchester	1
9 Plassey Close	Dorchester	1
38a High West Street	Dorchester	1
6 Weymouth Avenue	Dorchester	3
6 South Terrace, South Street	Dorchester	3
Land adjacent to 13-15 Castle Close	Dorchester	4
adj Hillfort House, Poundbury Road	Dorchester	4
Dorchester Arts Centre, The Grove	Dorchester	5

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Flax Factory, St Georges Road	Dorchester	8
14 High West Street	Dorchester	1
Connaught House, 22 Cornwall Road	Dorchester	1
58 Icen Way	Dorchester	1
Engineers House, Barrack Road	Dorchester	2
89 South Court Avenue	Dorchester	1
2b and 2c Salisbury Street	Dorchester	2
7 North Square	Dorchester	1
Former Storage Land and building between, 20a-21 Glyde Path Road	Dorchester	1
3 -4 Holloway Road	Dorchester	2
5 North Square	Dorchester	1
29-31 Damers Road	Dorchester	8
the Oasthouse, St Georges Road	Dorchester	3
Land North of Community House, Barrack Road	Dorchester	9
28 High West Street	Dorchester	1
20a Glyde Path Road	Dorchester	2
Top o Town House, Bridport Road	Dorchester	9
Girt Farm, Girt Lane (Site 1)	Evershot	1
Girt Farm, Girt Lane (Site 2)	Evershot	1
Lower Butterwick Farm, Boys Hill	Folke	1
Folke Manor Farm (Site 1)	Folke	1
Folke Manor Farm (Site 1)	Folke	1
Barn at Caphays House, Caphays Drove, Caundle Marsh	Folke	1
The Granary, Folke Manor Farm	Folke	1
Land East of Sunnyside, Crewkerne Road, Higher Frome Vauchurch	Frome Vauchurch	1
Lynchett Chase Barn, Tollerfor Lane, Higher Frome Vauchurch	Frome Vauchurch	1
Thatched Cottage, Frome Vauchurch	Frome Vauchurch	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Mansdale, Main Road	Godmanstone	1
Red House Farm, Seven Ash Common	Holnest	1
Westborne, Fosters Hill	Holwell	1
Caundle Court, Holt Lane	Holwell/Bishop's Caundle	1
Westcombe Farm, Hooke Road	Hooke	1
The Grooms Cottage, Langton Herring Road	Langton Herring	1
Land adj. Whitmore Coppice, Langton Herring Road	Langton Herring	1
Threegates Farm, Three Gates	Leigh	2
Agricultural Store, Alton Mead Lane	Leigh	1
Land East of Drovers Cottage, Chetnole Road	Leigh	3
Former stables at Bridehead, Littlebredy	Littlebredy	1
Charity Farm, Main Street	Litton Cheney	7
Barn Adjacent Orchard Bungalow	Loders	1
Home Farmhouse, Uploders	Loders	1
Red Brick Barn, Lower Kingston Russell Farm	Long Bredy	1
Middle Farm	Long Bredy	1
Tall Trees, Street Lane (grooms accommodation)	Longburton	1
Longburton Farm	Longburton	5
Garden Flat and Flat 1a, St Michaels House, Pound St	Lyme Regis	-1
30 Broad Street	Lyme Regis	1
1, High Cliff House, Sidmouth Road	Lyme Regis	1
Shutters, Clappentail Lane	Lyme Regis	1
Plot 6, Pine Ridge	Lyme Regis	1
Adjacent 7 Cobb Road	Lyme Regis	1
Harbour Heights, Cobb Road	Lyme Regis	1
The Bay Apartments, Marine Parade	Lyme Regis	1
Land at Lower Ware Farm, Ware Lane	Lyme Regis	1
Rhode Barton Farm, Rhode Barton, Charmouth Road	Lyme Regis	1
Site at 14-15 Marine Parade	Lyme Regis	2

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Shire House, Sidmouth Road	Lyme Regis	4
Woodbury Down, Phase 1 (Appeal Site)	Lyme Regis	6
Three Cups Hotel 17 Broad Street	Lyme Regis	9
Beau Sejour, View Road	Lyme Regis	5
53 and 54 Broad Street	Lyme Regis	1
4 Silver Street	Lyme Regis	1
Carols, Westhill Road	Lyme Regis	1
53 Broad Street	Lyme Regis	2
Flat 1, Skagen Lodge, View Road	Lyme Regis	1
Albany Guest House, Charmouth Road	Lyme Regis	1
The Nags Head, Silver Street	Lyme Regis	1
The Vicarage, Westhill Road	Lyme Regis	1
Uplyme Business Park, Uplyme Road	Lyme Regis	1
76 Dorchester Road	Maiden Newton	1
46 Dorchester Road	Maiden Newton	1
5 Cattistock Road	Maiden Newton	1
Chapel House, Dorchester Road	Maiden Newton	2
Land West of Cattistock Road	Maiden Newton	9
Shamrock Cottage	Marshwood	1
Bridles Farm, Middlemarsh	Minterne Magna	1
Land SE of Windsor Lodge, Chedington Lane	Mosterton	1
The Mill House, Main Road (Site 1)	Mosterton	1
The Mill House, Main Road (Site 2)	Mosterton	3
Churchill Farm (Redevelopment)	Mosterton	1
Churchill Farm (new build)	Mosterton	7
Ratleigh Wood Poultry Unit, Ratleigh Lane	Nether Compton	1
Redundant Buildings, North Farriers Cottage, The Folly	Nether Compton	2
1 The Forge Crooked Oak Hill	Netherbury	1
Eweleaze Farm, Main Road	Osmington	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Mulberry House, Roman Road	Osmington	1
Osmington Hill Farm, Main Road	Osmington	1
Sevengates, Western Street	Over Compton	1
Holly Farm, Moreton Road	Owermoigne	1
Muston Farm, Muston Manor Farm Lane (Site 1)	Piddlehinton	6
Muston Farm, Muston Manor Farm Lane (Site 2)	Piddlehinton	1
Bourne Farm	Piddlehinton	2
Little Puddle Farm, Little Puddle Farm Lane (Site 1)	Piddlehinton	4
Little Puddle Farm, Little Puddle Farm Lane (Site 2)	Piddlehinton	1
Farm buildings, North of Lambert Cottage	Piddletrenthide	1
The Forge, Main Street	Piddletrenthide	1
Green Services, White Lackington	Piddletrenthide	3
36 Front Street	Portesham	1
Plot 3, North Mead Farm, Front Street	Portesham	1
Olds of Portesham, Bramdon Lane	Portesham	1
Land adj. 9 Bramdon Close	Portesham	1
Possum House, 1 Bramdon Lane	Portesham	2
10 Winters Lane	Portesham	2
Land to east of 35, Park Road	Portland	1
Land adjacent to 33, Park Road	Portland	1
8a Sweethill Road	Portland	1
Land North of 36a - 36b Easton Street	Portland	1
1 Shortlands Tophill	Portland	1
Land rear of 132-144 Wakeham	Portland	2
72, Easton Street	Portland	2
North Portland Working Mens Club, East Street	Portland	3
Between 12 & 14 Woolcombe Road, Weston	Portland	3
Royal Victoria Lodge, Victoria Square	Portland	4
Maritime House, West Way, Southwell Bus. Park	Portland	4

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land a North End Perryfield Work, Pennsylvania Rd	Portland	6
Land at Verne Common Road	Portland	8
Enterprise House, West Way, Southwell Business Park	Portland	8
1a The Courtyard, Southwell Business Park	Portland	1
30 Westcliff Road	Portland	1
44 Fortuneswell	Portland	1
6 Delhi Lane	Portland	1
88 Fortuneswell	Portland	1
92 Verne Common Road	Portland	1
Land in use as builders yard, 6 High Street, Fortuneswell	Portland	2
Land West of, Branscombe Close	Portland	2
Land between, 68-78 Reap Lane	Portland	3
115 Fortuneswell	Portland	3
Land Southwest of, 31 Reap Lane	Portland	4
Land Rear of, 82b-82d Wakeham	Portland	5
Land East of 151 Weston Street	Portland	6
Kings House, Kings Lane	Powerstock	1
Fossil Barn, The Batch	Poyntington	1
West Down Farm, Corton Denham	Poyntington	1
West Down Farm, Corton Denham	Poyntington	1
Manor Buildings, Manor Farm	Puddletown	1
Land South of 17 to 27 High Street	Puddletown	7
Land adjacent Blandford Road	Puddletown	2
Northbrook Farm, Northbrook	Puddletown	2
Coombe Barn, White Hill	Puddletown	2
Camelot House, Three Lanes End	Puddletown	5
Long House, West Bexington	Puncknowle	1
83 Acreman Street	Sherborne	1
Pretors Office, Long Street	Sherborne	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
1A Newland	Sherborne	1
Land adj 9, Pageant Drive	Sherborne	2
Land adj, Quarr Park Lane, Bristol Road	Sherborne	2
5 Hound Street	Sherborne	1
Barton Farm, Yeovil Road	Sherborne	5
Ludbourne Hall Retirement Home, South Street	Sherborne	6
Land adj Aldhelmsted East, Sherbone Girls School	Sherborne	9
Land adjoining 28 Kings Road	Sherborne	6
Georgian House, Greenhill	Sherborne	1
4 Wynnes Rise	Sherborne	1
18 Cheap Street	Sherborne	3
Swan Yard, Cheap Street	Sherborne	5
Innsacre Farmhouse (2), Shipton Road	Shipton Gorge	1
1, Peas Hill	Shipton Gorge	1
Adj. Cairnhill, Shipton Lane	Shipton Gorge	1
Bridge Farmhouse, Picket Lane	South Perrott	1
Barn East of Slyers Lane, Waterston	Stinsford	1
The Reading Room, Village Street	Stoke Abbott	1
Land adj. to 7 and 8, Furbers Paddock	Stratton	1
3b Dorchester Road	Sydling St Nicholas	1
Land South of 4 Dorchester Road	Sydling St Nicholas	1
Lower Eype Farm, Eype	Symondsburry	1
The Loft, Shutes Farm, Shutes Lane	Symondsburry	1
West Farm, Main Road	Tolpuddle	4
Former Village Hall, Warmwell Road	Warmwell	1
52, Williams Avenue	Weymouth	1
20 Derwent Road	Weymouth	1
Land at White Horse Cottage, White Horse Lane	Weymouth	1
7 Lennox Street	Weymouth	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
29 Grafton Avenue	Weymouth	1
9a Coburg Place	Weymouth	1
14, Southdown Road	Weymouth	1
Corradee Stud, Nottingham Lane	Weymouth	1
Rock Hotel. 41 Abbotsbury Road	Weymouth	1
7 Broadlands Road	Weymouth	1
98B Wyke Road	Weymouth	1
829 Dorchester Road	Weymouth	1
111 Portland Road Wyke Regis	Weymouth	1
9b Franklin Road	Weymouth	1
The Orchard, Nottingham Lane	Weymouth	1
8 Jordan Way, Littlemoor	Weymouth	1
12 Abbotsbury Road	Weymouth	1
28 Hereford Road	Weymouth	1
2 Reed View Close, Southill	Weymouth	1
7, Elwell Street	Weymouth	1
41 East Street	Weymouth	1
167 Preston Road	Weymouth	1
55 Rodwell Road	Weymouth	1
716 Dorchester Road	Weymouth	1
508 Dorchester Road	Weymouth	1
26 Stavordale Road	Weymouth	1
1A Lower St Edmund Street	Weymouth	2
1 Wooperton Street	Weymouth	2
Land at 95 Wyke Road	Weymouth	2
123 The Esplanade	Weymouth	2
87 Abbotsbury Road	Weymouth	2
80 The Esplanade	Weymouth	3
93 Chickerell Road	Weymouth	3

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Adj 23 Old Castle Road	Weymouth	3
2-4 Coburg Pl, St Thomas St, 106a St Mary	Weymouth	3
1 The Grove, Dorchester Road	Weymouth	5
2 Glendinning Avenue	Weymouth	4
60a St Thomas Street	Weymouth	4
87 Dorchester Road	Weymouth	4
81 Dorchester Road	Weymouth	4
Land adjacent to 13 and 14 Turton Street	Weymouth	5
20 St Thomas Street, 87-88 St Mary Street	Weymouth	5
29 St Mary Street	Weymouth	5
51, Bowleaze Coveaway	Weymouth	6
19, Carlton Road South	Weymouth	6
66, Preston Road	Weymouth	6
Southdown Bungalow, Kingsbere Road	Weymouth	6
2 Stavordale Road	Weymouth	7
20 Holland Road, Westham	Weymouth	1
51, Commercial Road	Weymouth	8
The New Inn PH, 498 Littlemoor Road	Weymouth	9
103 St Mary Street	Weymouth	2
112 Weymouth Bay Avenue	Weymouth	1
11a St Thomas Street	Weymouth	2
123 High Street, Wyke Regis	Weymouth	-1
13A Roundhayes Close	Weymouth	1
19 Belle Vue Road	Weymouth	1
20A Somerset Road	Weymouth	1
21 Westham Road	Weymouth	1
239 Chickerell Road	Weymouth	1
24 Lennox Street	Weymouth	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
25 Belle Vue Road	Weymouth	-2
26 Stavordale Road	Weymouth	1
27-28 St Mary Street	Weymouth	3
32 Chapel Lane	Weymouth	2
35 Carlton Road South	Weymouth	1
35b Spa Road	Weymouth	1
42 Coombe Valley Road	Weymouth	1
425 Dorchester Road	Weymouth	1
4a Old Parish Lane	Weymouth	1
506 Dorchester Road	Weymouth	1
6 King Street	Weymouth	-1
6 White Horse Drive	Weymouth	3
67 St Mary Street	Weymouth	1
7 Longcroft Road	Weymouth	1
87 Abbotsbury Road	Weymouth	2
88 Wyke Road	Weymouth	1
9 Custom House Quay	Weymouth	5
93 Dorchester Road	Weymouth	4
Garage East of 12 Castle Hill Road	Weymouth	1
Harrys Amusements, 87-89 the Esplanade	Weymouth	3
Land Adjacent 201 Chickerell Road	Weymouth	3
Land Adjacent to 7 Netherton Road	Weymouth	1
The Weymouth Nursing Home, 21-23 Glendinning Avenue	Weymouth	6
land between 18 and 22, stottingway street	Weymouth	3
land rear of, 17-18 cleves close	Weymouth	1
wellworthy sports and social club, dumbarton road	Weymouth	5
Land adj. 27 Old Castle Road	Weymouth	1
Long Orchard Farm, Lower Lane	Whitchurch Canonicorum	1
Dedley Farm, Ryall Road, Ryall	Whitchurch Canonicorum	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Seaward, Verriotts Lane, Morcombelake	Whitchurch Canonicorum	1
Dewflock Farm	Whitchurch Canonicorum	3
Rew Manor Farm, North Rew Lane	Winterborne St Martin	1
Land adjacent East Lodge, Main Street	Winterborne St Martin	1
Washing Pool House, Hill View	Winterborne St Martin	2
The Pottery, Main Street	Winterborne St Martin	1
Adj. Boxenhedge Farm, Coombe Road	Winterbourne Steepleton	1
Stubbs Farmhouse, Monkton Wyld Lane	Wootton Fitzpaine	1
Land at Cross Farm, High Street	Yetminster	1
Winterhayes Farm, Chetnole Road	Yetminster	1
		84

Appendix B. Major sites with extant planning permission

B.1 Major sites (10 + dwellings) which benefit from planning consent and are considered deliverable within five years.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
7-13, Hogshill Street	Beaminster	9
Clipper Teas, Broadwindsor Road Industrial Estate	Beaminster	38
Land north of Broadwindsor Road	Beaminster	120
Adjacent Bridport Community Hospital	Bridport	34
Land adj. Watton Park, Watton	Bridport	33
Bridport Co-housing 2	Bridport	19
Manor Farm, Caundle Street, Bishops Caundle	Bishops Caundle	24
South of Fullers, Bridport Road, Broadwindsor	Broadwindsor	22
Land at Charminster Farm, 2 Wanchard Lane	Charminster	9
Land at Charminster Farm, 2 Wanchard Lane (Phase 2)	Charminster	52
Putton Lane Area (Phase 2)	Chickerell	29
Value House Stores, Mandeville Road	Chickerell	37
Chickerell Urban Extension North	Chickerell	55
Adj. Oaklands Park, Warmwell Road	Crossways	49
Frome Valley Road	Crossways	140
Former Eldridge Pope Brewery, Weymouth Avenue Phase 2	Dorchester	29
Former Eldridge Pope Brewery, Weymouth Avenue Phase 3	Dorchester	215
North East Quadrant, Poundbury Phases 3 and 4	Dorchester	170
Crown Gate, Sectors 3.46/47/48, Northern Quadrant, Poundbury	Dorchester	76
Poundbury, North and South Action Areas	Dorchester	335
Site West of Corston Street, Bridport Road, Poundbury	Dorchester	15
Watson Petroleum site, London Road	Dorchester	44
Land adj. Holwell Nursery School, Crouch Lane	Holwell	14
Council Depot A352 Street Lane to A3030	Longburton	20
Land Adj. To Windsor Close	Mosterton	27

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land at Whites Meadow	Mosterton	10
173-181 Brandy Row	Portland	10
Castle Court Site, Osprey Quay	Portland	21
Disused Quarry Works Stockyard, Bottom Coombe	Portland	62
Perryfield Works, Pennsylvania Road, Easton	Portland	11
Portland Lodge Hotel, Easton Lane	Portland	24
Redundant Buildings, Broadcroft Quarry, Bumpers Lane	Portland	71
The Hardy Complex, Castle Road	Portland	157
Underhill Community Junior School, Killicks Hill	Portland	20
Southwell School	Portland	58
Land North West of Three Lanes Way	Puddletown	41
Barton Farm (Phase 3)	Sherborne	82
Barton Farm (Phase 4)	Sherborne	66
Land North of Bradford Road	Sherborne	8
Land at Bradford Road, Sherborne Girls	Sherborne	36
The Sherborne Hotel, Horsecastles Lane	Sherborne	119
Land north of Pound Road	Thornford	35
104E St Mary Street	Weymouth	14
Avon Lea Nursing Home, 66 Dorchester Road	Weymouth	2
Thornlow Preparatory School, Connaught Road	Weymouth	10
Sunnybank Home. 4-6 Wyke Road	Weymouth	-7
Commercial Premises at Waverley Road	Weymouth	10
The Lupins Business Centre, 1-3 Greenhill	Weymouth	3
Brewers Quay, Hope Square	Weymouth	45
Brewery Reach, Car Park, Newtons Road	Weymouth	18
Curtis Fields, Phase 1B	Weymouth	56
Ferrybridge Inn Portland Road	Weymouth	29
Field South of Nottingham Lane	Weymouth	2
Former QinetiQ Site, Bincelaves	Weymouth	92

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land at Wey Valley	Weymouth	120
Lines Field, Land to South of Louviers Road	Weymouth	114
Louviers Road, Littlemoor (Destiny Fields)	Weymouth	7
South of Louviers Road	Weymouth	25
The Old Rectory, Lorton Lane	Weymouth	16
WEY10: Markham and Little Francis	Weymouth	179
8 to 10 Dorchester Road	Weymouth	14
South of Valley Cottages (Little Chef)	Winterborne Abbas	13
Land adj. Folly Farm, Thornford Road	Yetminster	85

Appendix C. Sites allocated within the Local Plan

C.1 Sites allocated in the adopted West Dorset, Weymouth & Portland joint Local Plan that are considered deliverable within five years.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land at Crossways	Crossways	40
Land off Allington Avenue	Dorchester	38
Land South of St Georges Rd	Dorchester	74
St Michaels Trading Estate	Bridport	96
Chickerell Urban Extension East	Chickerell	260
School Hill, Chickerell	Chickerell	15
LITT1: Littlemoor Urban Extension	Weymouth	130

Appendix D. Minor sites windfall allowance

- D.1 The contribution that minor windfall sites make to the supply was assessed by looking at the actual delivery of new homes on sites of 1 to 9 dwellings over the previous five-year period (i.e. from 2014/15 to 2018/19) on a settlement by settlement basis. This analysis identified a fairly consistent rate of windfall delivery for most settlements.
- D.2 The windfall rates outlined in Figure D1 were applied using the build-out rates for minor sites. The build-out rates were established by looking at the date when planning permission was granted and assessing the number of years before each site was completed. For example, a site granted permission in 2015 and built in 2017 took two years to complete.

Figure D1: Windfall rates – dwellings

AREA	2014/15	2015/16	2016/17	2017/18	2018/19	FIVE-YEAR AVERAGE
Beaminster	1	5	5	2	3	3
Bridport	10	12	8	13	17	12
Chickerell	5	6	0	6	6	5
Crossways	0	4	3	6	4	3
Dorchester	16	34	17	23	33	25
Lyme Regis	5	3	8	7	4	5
Sherborne	3	10	3	4	2	4
WDDC rural	32	55	68	71	52	56
Weymouth	46	59	73	95	76	70
Portland	17	14	6	29	22	18
West Dorset and Weymouth & Portland	135	202	191	256	219	201

- D.3 The percentage of all minor sites built likely to be built in any particular year was then calculated to give the build-out profile for minor sites as detailed in Figure D2. For Dorchester, typically 19% of all minor sites granted permission within one year, would be completed within that same year. By the end of the next year a further 31.6% would

have been completed leading to a cumulative total of 50.6% of all minor sites completed and so on with 100% of minor sites on average being completed by year 7.

- D.4 When applying the windfall and build-out rates, the total number of units expected to be completed each year can be estimated. Within each year, an additional supply of sites would be granted permission on top of those already granted permission in the preceding year further adding to the number of sites being completed each year. Figure D3 shows the estimated completions for Dorchester through the application of the windfall rate and the build-out rate.

Figure D2: Cumulative build-out rate for minor sites

YEARS TO COMPLETE FROM GRANT OF PERMISSION	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Beaminster	13.8%	58.6%	79.3%	93.1%	96.6%	96.6%	96.6%	96.6%	96.6%	96.6%	100.0%
Bridport	19.0%	39.2%	57.0%	81.0%	89.9%	93.7%	96.2%	97.5%	97.5%	100.0%	100.0%
Chickerell	5.0%	50.0%	90.0%	95.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Crossways	46.2%	76.9%	84.6%	92.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Dorchester	19.0%	50.6%	78.5%	92.4%	96.2%	97.5%	98.7%	100.0%	100.0%	100.0%	100.0%
Lyme Regis	22.5%	52.5%	67.5%	77.5%	95.0%	97.5%	97.5%	97.5%	97.5%	97.5%	97.5%
WDDC Rural	23.5%	49.8%	73.3%	86.0%	91.7%	94.6%	96.2%	97.1%	97.5%	97.8%	98.1%
Sherborne	25.0%	61.1%	91.7%	94.4%	97.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Weymouth	14.9%	47.2%	73.6%	87.1%	93.7%	97.0%	98.7%	99.0%	99.3%	99.3%	99.7%
Portland	19.0%	48.1%	65.8%	82.3%	91.1%	93.7%	97.5%	98.7%	100.0%	100.0%	100.0%
West Dorset and Weymouth & Portland	19.4%	49.2%	73.0%	86.6%	93.3%	96.0%	97.6%	98.3%	98.6%	98.9%	99.2%

Figure D3: Estimated windfall delivery for a typical five-year period – Dorchester

YEAR OF GRANT OF PERMISSION	SUPPLY IN YEAR 1	SUPPLY IN YEAR 2	SUPPLY IN YEAR 3	SUPPLY IN YEAR 4	SUPPLY IN YEAR 5	TOTAL IN 5 YEARS
Year 0	19.0%	31.6%	27.9%	13.9%	3.8%	96.2%
Year 1		19.0%	31.6%	27.9%	13.9%	92.4%
Year 2			19.0%	31.6%	27.7%	78.5%
Year 3				19.0%	31.6%	50.6%
Year 4					19.0%	19.0%
Cumulative Total	19.0%	50.6%	78.5%	92.4%	96.2%	
Dorchester windfall rate = 25 dwellings per annum						
Profiled windfall delivery (dwellings)						
Year 0	5	8	7	3	1	24
Year 1		5	8	7	3	23
Year 2			5	8	5	20
Year 3				5	8	13
Year 4					5	5
Total windfall allowance	5	13	20	23	24	84

- D.5 Although the above windfall allowance and build-out rates are based on detailed assessment of past delivery, the numbers of windfall sites each year will most likely change. For this reason, a 10% discount has been applied to the estimates of windfall delivery within the five-year period. The final windfall allowance for each settlement is shown in Figure D4.
- D.6 In the future windfall rates for each settlement will be based on the five-year rolling average of completed new dwellings for each area. This approach will ensure that the allowance reflects as closely as possible actual delivery rates, allowing for fluctuations in the supply that may occur over time.

Figure D4: Five-year windfall allowance for each settlement

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE: PROFILED WINDFALL DELIVERY RATE	DISCOUNTED WINDFALL ALLOWANCE
Beaminster	3	10	9
Bridport	12	34	31
Chickerell	5	17	15
Crossways	3	12	11
Dorchester	25	84	76
Lyme Regis	5	16	14
Sherborne	4	15	13
WDDC Rural	56	182	164
Weymouth	70	222	199
Portland	18	55	50
West Dorset and Weymouth & Portland	201	647	582

Appendix E. Specific large windfall sites

E.1 Specific larger sites (10+ dwellings) that are considered deliverable within five years.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land at Charminster Farm, 2 Wanchard Lane (Phase 3 and 4)	Charminster	95
Putton Lane (Surgery site)	Chickerell	7
Royal Manor School	Portland	60
Garage Compound north of McCreery Road	Sherborne	15
Land at Littlefield	Sherborne	10
Land at Beverley Road	Weymouth	16
Marchesi House, Southill	Weymouth	1

Appendix F. Sites allocated in neighbourhood plans

F.1 Sites allocated in made neighbourhood plans that are considered deliverable within five years.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
North of Brookfield	Buckland Newton	6

Appendix G. Rural exception sites

G.1 Rural exception sites that are considered deliverable within five years.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land Adjacent Holwell Nursery School, Crouch Lane	Holwell	14
Land north of Flaxfield Rise	Beaminster	30