

West Dorset, Weymouth and Portland Five-year housing land supply 2014/15

PUBLISHED DECEMBER 2015

Contents

1	Introduction.....	2
2	Housing Supply Requirement.....	3
2.1	Local Plan Housing Target.....	3
2.2	Performance against Target.....	3
2.3	Buffer.....	4
2.4	Factoring in the Shortfall and Buffer.....	5
2.5	The Five-year supply position – April 2014.....	5
2.6	The Five-year supply position – April 2015.....	6
2.7	Conclusions.....	7
3	Supply Calculations.....	8
3.2	Recommendations from the Inspector’s Report.....	8
3.3	Inspector’s Conclusions at April 2014.....	9
3.4	Five-Year Supply Calculation 2014 to 2019.....	10
3.5	Updated position at April 2015.....	10
3.6	Five-Year Supply Calculation 2015 to 2020.....	11
4	Conclusions.....	12
4.2	Five-year requirement against Supply.....	12
	Appendix A: Extant Permissions.....	14
	Appendix B: Local Plan allocations.....	22

1 Introduction

- 1.1.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with a minimum additional buffer of 5% to ensure choice and competition in the market for land¹.
- 1.1.2 To be considered 'deliverable' these sites 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 and in particular that development of the site is viable.
- 1.1.3 Where the delivery of sites has been below the housing target, the shortfall will need to be made-up within the five year supply period. Where there has been a record of persistent under delivery against the target, the buffer to enable choice and competition in the market for land should be increased to 20%.
- 1.1.4 If the local planning authority is unable to demonstrate a five-year supply of deliverable sites, the policies for the delivery of housing are considered 'out of date' and the presumption in favour of sustainable development, as set out in the NPPF, applies.
- 1.1.5 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 (ie since 2011). It then looks at the supply of housing against this requirement on the basis of the most up-to-date information, the completions and commitments data as at April 2015.
- 1.1.6 The calculation of supply of housing sites has been based on the recommendations made by the Local Plan Inspector in his report dated 14th August 2015. The Inspector highlighted which sources of supply he considered appropriate to include in the supply and the level of discount that should be applied to these sources.
- 1.1.7 In his report, the Inspector concluded that the councils could demonstrate a five-year supply of deliverable site based on the available information at that time (ie the 2014 completions and commitments data). A summary of this approach is also included in this report.

¹ National Planning Policy Framework paragraph 47, DCLG, March 2012

2 Housing Supply Requirement

2.1 LOCAL PLAN 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.
- 2.1.2 In his report, 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 dwellings per annum or 3,875 over the five-year period.

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.

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
Total	634	1,250	1,884

- 2.2.2 The annual housing target of 775 dwellings per annum would equate to a delivery of 3,100 dwellings over the four year period. It is clear therefore that the delivery of housing has fallen behind the target rate in the Local Plan.
- 2.2.3 The cumulative shortfall in supply is set out in Figure 2.2 where it can be seen that an additional 840 dwellings should have been delivered over the period 2011/12 to

2013/14 and an additional 1,216 dwellings should have been delivered over the four-year period 2011/12 to 2014/15.

Figure 2.2: Cumulative completions against target

YEAR	CUMULATIVE TOTAL COMPLETIONS	CUMULATIVE TARGET	CUMULATIVE SHORTFALL/(SURPLUS) ²
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

- 2.2.4 The presumption generally is that any shortfall in the supply of housing should be made up within the five-year period in line with the ‘Sedgefield’ approach³. However the ‘Liverpool’ method has also been accepted in certain circumstances. The ‘Sedgefield’ approach has been used for the calculation of the Councils five-year supply in this report, in line with the Inspector’s comments.

2.3 SUPPLY BUFFER

- 2.3.1 In addition to the need to provide for five years worth of housing land and to make up any shortfall within the five-year period, there is a requirement to apply a buffer to this supply. National policy states that the land supply requirement should include “an additional buffer of 5% to ensure choice and competition in the market for land”.
- 2.3.2 Although the 5% buffer is the default position in national policy, where there has been a record of persistent under delivery, a buffer of 20% should be applied. It is reasonable to assume that persistent under delivery would be where in three out of the last five years delivery has been significantly below the target rate set in the Local Plan.
- 2.3.3 On the basis of past performance and recent appeal decisions, the Councils accept that a 20% buffer should be applied to housing land supply calculations for the joint Local Plan area. This position was confirmed by the Inspector in his report on the local plan examination.

² Any cumulative surplus in dwelling completions are shown in brackets ()

³ The Sedgefield approach involves adding any shortfall of housing from previous years to the five-year supply, whereas the Liverpool method spreads the shortfall over the remainder of the plan period

2.4 FACTORING IN THE SHORTFALL AND BUFFER

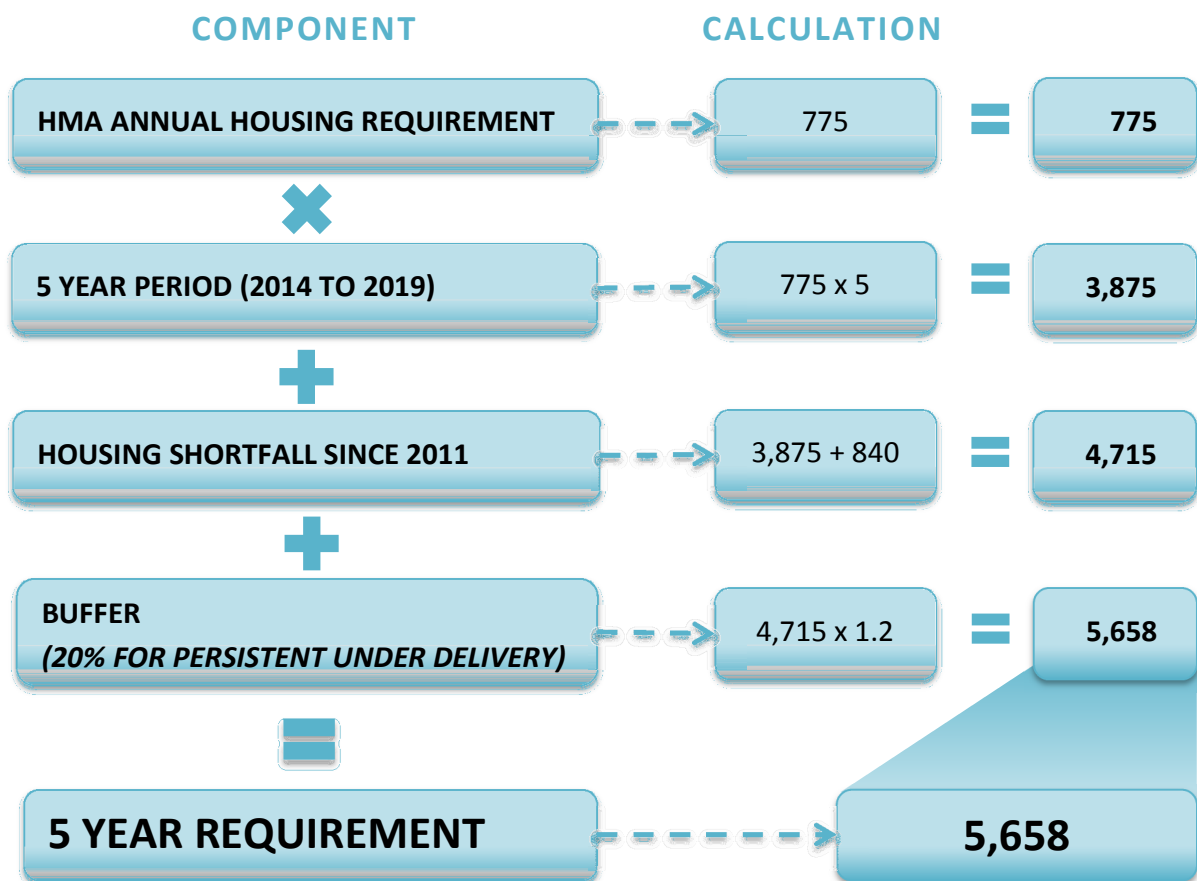
2.4.1 The calculation of the overall housing land supply requirement needs to take into account the overall plan target, any shortfall in provision from the beginning of the Local Plan period and the appropriate buffer based on past delivery rates.

2.4.2 Recent 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 local plan examination.

2.5 THE FIVE-YEAR SUPPLY POSITION – APRIL 2014

2.5.1 Applying the above assumptions and using the completions data to 1st April 2014, enables the calculation of the five-year requirement for the period 2014 to 2019.

Figure 2.3: Five Year Housing Requirement 2014-2019

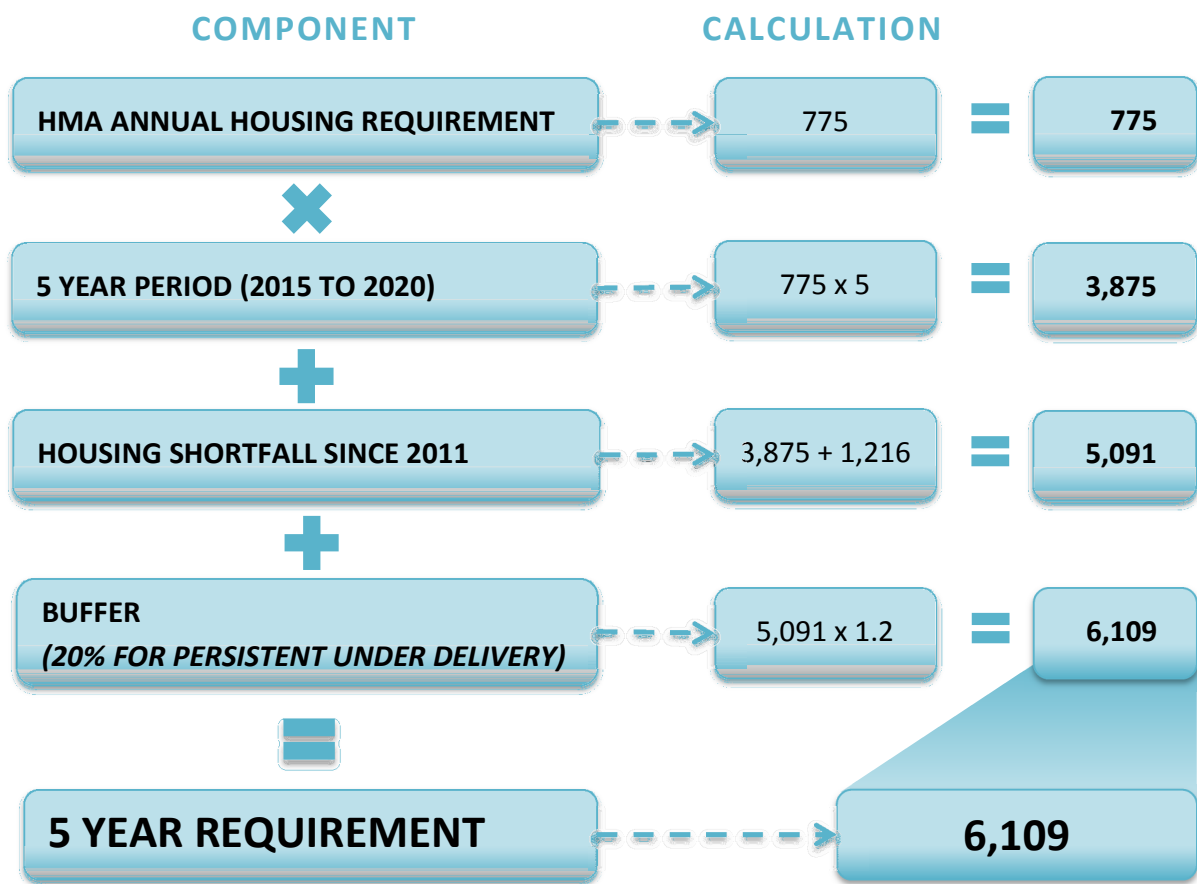


2.5.2 The analysis in Figure 2.3 indicates that the supply requirement for the five years from 2014 to 2019 was 5,658 dwellings. This is equivalent to 1,131 dwellings per annum over this five-year period.

2.6 THE FIVE-YEAR SUPPLY POSITION – APRIL 2015

2.6.1 Applying the above assumptions and using the completions data to 1st April 2015, enables the calculation of the five-year requirement for the period 2015 to 2020.

Figure 2.4: Five Year Housing Requirement 2015-2020



2.6.2 The analysis in Figure 2.4 indicates that the supply requirement for the five years from 2015 to 2020 is 6,109 dwellings. This is an increase in the five-year requirement due to the shortfall in completions against target for the 2014/15 year.

2.7 CONCLUSIONS

- 2.7.1 The five-year supply requirement for the current five-year period (2015 to 2020) is 6,109 dwellings, equivalent to 1,222 dwellings for each of these five years. This increase on the previous year's requirement reflects the shortfall in completions in the 2014/15 year.

3 Supply Calculations

- 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, allocations in the local plan and sites identified as having development potential through the Strategic Housing Land Availability Assessment (SHLAA).
- 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.
- 3.1.3 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. This approach will continue when assessing the supply of land in the future.
- 3.1.4 On the basis of the recommendations of the Inspector, the Local Plan has been adopted by both West Dorset and Weymouth and Portland Councils. The position at the time of adoption, based on the Inspector's recommendations and on the available data, was that the councils had identified sufficient deliverable sites equivalent to 5.1 years worth of supply. This report updates this position based upon the most up to date information available.

3.2 RECOMMENDATIONS FROM THE INSPECTOR'S REPORT

- 3.2.1 As recommended by the Inspector, the housing supply figures in this report are calculated across the whole plan area rather than for each individual local authority. The sources of supply that the Inspector recognised as being appropriate for inclusion within the five-year supply are outlined here along with the appropriate discount. Each of these categories have been thoroughly checked to avoid double counting.
- Extant permissions: A 5% lapse rate has been applied to the total stock of permissions to reflect past delivery on sites. In addition, where there is a likelihood that a site will not be fully developed within the five-year period, a further discount has been applied. The total stock of extant planning permissions for new dwellings is shown in Appendix A.
 - Sites allocated within the Local Plan without full planning permission: The assumptions about the supply on sites allocated in the Local Plan have been based upon discussions with the landowners/developers. Discussions looked at the anticipated delivery rates for each site with the expected delivery within the five-

year period being discounted and included in the supply. Similar work was undertaken to inform the Local Plan examination. A 10% discount was recommended for this supply category. The anticipated delivery on sites allocated in the Local Plan is shown in Appendix B.

- Large identified sites: Sites that were surplus to requirements, underutilised, or vacant or identified in Urban Capacity Studies were included within the SHLAA. This category of large sites were those of 0.15 hectares or greater where there was considered to be some potential within the five-year period. A 20% discount was then applied to this category. Details of these sites are available in the West Dorset, Weymouth and Portland SHLAA Update February 2015.
- Minor identified sites: Similar to the above category a large number of minor sites of less than 0.15 hectares in area, were identified. Past monitoring data has identified an average annual delivery rate on smaller sites of around 156 dwellings. For this category, it is anticipated that 111 dwellings will be available on an annual basis excluding the first year of the five-year period; effectively a 20% discount. Details of these sites are available in the West Dorset, Weymouth and Portland SHLAA Update February 2015.
- Rural exception sites: In order for a rural exception site to deliver housing a housing needs survey, grant funding and planning permission is needed. On average, around 10 dwellings per year have been delivered on such sites since 2009/10. The Inspector recommended only including those sites that benefit from HCA grant funding within the five-year supply.

3.2.2 Other sources of supply, such as pre-application discussions or pending applications, are not included in supply figures. When the Inspector wrote his report, only one Neighbourhood Plan was 'made' within the area proposing new dwellings. However, the Inspector's view was that there was little evidence that Neighbourhood Plans are likely to deliver and therefore it was "unwise to rely on the unpredictability of this source in contribution to housing supply in the short term". No allowance has been made in this review for dwellings from Neighbourhood Plans in line with the Inspectors recommendations however in the future, it may be appropriate to do so especially as more Neighbourhood Plans are 'made'.

3.3 INSPECTOR'S CONCLUSIONS AT APRIL 2014

3.3.1 For each of the sources of supply identified by the Inspector, an assessment has been made of the total number of units considered deliverable within the five-year supply

period. The relevant discounts have then been applied to give a supply position for the period 2014 to 2019.

- 3.3.2 As indicated in Figure 3.1, the Inspector concluded that the councils have a supply of 5,767 dwellings that can be considered deliverable and therefore can be included in the five-year supply. These calculations allow for the appropriate discounting as recommended by the Inspector.

Figure 3.1: Supply position as at 1st March 2014

SUPPLY CATEGORY	DWELLINGS EXPECTED TO BE DELIVERED WITHIN FIVE YEARS (EXCLUDING DISCOUNT)	DWELLINGS CONTRIBUTING TO FIVE-YEAR SUPPLY (2014 TO 2019)
Extant Permissions	2,828	2,687
Local Plan Allocations	1,497	1,347
Large Identified Sites	1,568	1,254
Minor Identified Sites	555	444
Rural Exceptions	63	35
TOTAL	6,511	5,767

FIVE-YEAR SUPPLY CALCULATION 2014 TO 2019

- 3.3.3 The overall requirement for the five-year period to 2019 is calculated as 5,658 as shown in Figure 2.3. This equates to an annualised requirement of 1,131 dwellings per year over this period.
- 3.3.4 The supply of deliverable sites as at 1st April 2014 was calculated to be 5,767 dwellings as indicated in Figure 3.1. The councils therefore had a supply of 5.1 years as at 1st April 2014. This was the conclusion reached by the Inspector in his report on the examination of the joint Local Plan.

3.4 UPDATED POSITION AT APRIL 2015

- 3.4.1 In his report, the Inspector set out which sources of housing supply should be included in the five-year supply and therefore should be considered deliverable. The Inspector also made some recommendations about how these sources should be discounted. The same assumptions as used by the Inspector have been applied to the April 2015 data.

Figure 3.2: Supply position as at 1st March 2015

SUPPLY CATEGORY	DWELLINGS EXPECTED TO BE DELIVERED WITHIN FIVE YEARS (EXCLUDING DISCOUNT)	DWELLINGS CONTRIBUTING TO FIVE-YEAR SUPPLY (2015 TO 2020)
Extant Permissions	3,470	3,296
Local Plan Allocations	1,679	1,511
Large Identified Sites	1,533	1,226
Minor Identified Sites	555	444
Rural Exceptions	105	90
TOTAL	7,342	6,567

3.4.2 The updated position using the most up-to-date information (with a base date of 1st April 2015) indicates that the councils have a supply equivalent to 6,567 dwellings.

3.4.3 This information indicates that permissions have been granted at a rate higher than they have been built. It also shows the progress that has been made on progressing the Local Plan allocations. The anticipated delivery of these allocations has been based on discussions with land owners/developers since the adoption of the Local Plan.

FIVE-YEAR SUPPLY CALCULATION 2015 TO 2020

3.4.4 The overall requirement for the five-year period to 2020 is calculated as 6,109 as shown in Figure 2.4. This equates to an annualised requirement of 1,222 dwellings per year over this period.

3.4.5 The supply of deliverable sites as at 1st April 2015 was calculated to be 6,567 dwellings as indicated in Figure 3.2. The councils therefore had a supply of 5.3 years as at 1st April 2015. This is an improvement on the position as identified by the Inspector but applies the same methodology to its calculation as the Inspector used.

4 Conclusions

4.1.1 For the period 2015 to 2020, the councils can demonstrate that they have a five-year supply of deliverable housing sites. The calculations that inform this position have included the recommendations made by the Inspector in his report on the examination of the Local Plan. The revised position has taken into account the new monitoring information that has become available for the 2014/15 monitoring year. It also takes account of any changes in circumstance for each of the Local Plan allocations now that the Local Plan is adopted and implementation has moved a step closer.

4.2 FIVE-YEAR REQUIREMENT AGAINST SUPPLY

4.2.1 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 2014-2019, this supply requirement has been calculated as 5,658 dwellings as shown in Figure 2.3.

4.2.2 The Inspector for the examination of the joint Local Plan concluded that there were sufficient deliverable sites identified to meet the five-year supply requirement across the plan area. This includes the discounts that were considered appropriate to apply to the various sources of supply as set out in Figure 3.1. The inspectors overall conclusion was that the Councils have sufficient deliverable sites available equivalent to 5.1 years for the period 2014 to 2019.

4.2.3 The Inspector's conclusions were based on the most up-to-date information available at the time of the Local Plan Examination. Since this date, a new set of annual monitoring data has become available for the 2014/15 year.

4.2.4 Based on the most up to date information and including the recommendations made by the Inspector, the five-year supply requirement is 6,109 dwellings for the period 2015-20 as set out in Figure 2.4. This is equivalent to a requirement for 1,222 dwellings per year.

4.2.5 The supply of deliverable sites that can be counted as being part of the five-year supply for the 2015 to 2020 period is set out in Figure 3.2. The total number of deliverable sites is equivalent to 6,567 dwellings. This includes the discounts recommended by the Inspector.

4.2.6 The councils therefore have sufficient supply to deliver 5.3 years of the five-year housing supply requirement as shown in Figure 4.1. This supply calculation is based on the most up-to-date information.

Figure 4.1: Five-year supply calculations 2015-2020

SUPPLY REQUIREMENT		6,109
Annual Housing Requirement	775	775
Supply over Five Year Period (2015 to 2020)	775 x 5	3,875
Plus housing Shortfall since 2011	3,875 + 1,216	5,091
Plus 20% buffer	5,091 x 1.2	6,109
Annualised requirement	6,109 ÷ 5	1,222
DELIVERABLE SUPPLY (DISCOUNT APPLIED)		6,567
Extant Permissions (5% discount)		3,296
Local Plan Allocation (10% discount)		1,511
Large Identified Sites (20% discount)		1,226
Minor Identified Sites (20% discount)		444
Rural Exceptions (benefiting from committed funding)		90
CALCULATION OF FIVE YEAR SUPPLY		
Deliverable Supply ÷ Annualised requirement	6,567 ÷ 1,222	5.3 years

Appendix A: Extant Permissions at 1st April 2015

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Pymore Mills	Allington	1
Lower Chapel Marsh Farm, Axnoller Lane	Beaminster	1
R/O 23, Fleet Street	Beaminster	1
Land adj to Champions Gardens	Beaminster	2
7-13, Hogshill Street	Beaminster	9
Daniels Cottage, 29, Hogshill Street	Beaminster	1
Harts Orchard, Whitcombe Road	Beaminster	1
Westleaze Farm, White Sheet Hill	Beaminster	1
Highlands Farm, Templemans Ash	Bettiscombe	1
Adj Hillside,(3), Crock Lane	Bothenhampton	2
2, Elwell	Bothenhampton	1
land to the rear of Quarry Cottage, Quarry Lane	Bothenhampton	1
50, Crock Lane	Bothenhampton	2
Land to rear of 7 and 8, Higher Westbury	Bradford Abbas	1
The Coate and Dove Cottage, Higher Street	Bradpole	1
Land off Higher Street	Bradpole	6
Highfield, Lee Lane	Bradpole	1
1, Park Road	Bridport	1
26, East Street	Bridport	1
27 to 29, West Street and 2 to 4, Victoria Grove	Bridport	5
Kisem, North Mills Road	Bridport	15
109 and 109a, South Street	Bridport	-1
146B, West Bay Road	Bridport	1
17,Downes Street	Bridport	1
22, West Allington	Bridport	1
32, Victoria Grove	Bridport	1
The Well, St. Andrews Well	Bridport	1
42, East Street	Bridport	2
6, East Street	Bridport	3
Hibernia Cottage, North Allington	Bridport	6
45, South Street	Bridport	14
Longfield House, 2, Bramble Drove	Broadmayne	1
6, South Drove	Broadmayne	1
16, Rectory Road	Broadmayne	3
Land south of Oak Apple, Axe Lane, Drimpton	Broadwindsor	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Land at Overdale, 4, Providence Row	Buckland Newton	1
10, Beach Road,	Burton Bradstock	1
Post Office and stores , Mill Lane, West End	Cattistock	1
3 Mill Lane	Cerne Abbas	1
Land R/O, Francombe Farm, Acreman Street	Cerne Abbas	1
4, Wills Close	Cerne Abbas	2
1, Church Lane	Charminster	1
Land at 11, Pound Close	Charminster	1
Land adj Village Hall	Charminster	3
57a, Cocklands	Charminster	1
17, East Hill	Charminster	2
Land at junction with Deverel Road, Charlton Down	Charminster	3
Downside Close	Charmouth	1
Builders Yard and Office, Devonedge	Charmouth	1
2, The Manor, The Street	Charmouth	1
The Boathouse, Langmoor Manor, Fernhill	Charmouth	1
Littlemead Farm	Cheselbourne	1
Land adj Meadow View and Blossom Hill, Stockwood Rd	Chetnole	2
Ponderosa, 4A, Putton Lane	Chickerell	36
Putton Lane Action Area	Chickerell	220
459, Chickerell Road	Chickerell	1
Land adj. 421-423, Chickerell Road	Chickerell	1
adj 478 Chickerell Road	Chickerell	3
14, Brown's Crescent	Chickerell	1
425, Chickerell Road	Chickerell	1
411, Chickerell Road	Chickerell	4
Land at Ruins Lane	Chideock	1
Higher Drove Farm, Higher Chilfrome	Chilfrome	1
11, Warmwell Road	Crossways	1
24, Dick 'o the Banks Road	Crossways	1
Land adjacent to 29 and 30, Green Lane	Crossways	1
Land Behind 40-42, Dick `o the Banks Road	Crossways	1
Land r/o, 40-42, Dick O The Banks Road	Crossways	1
Adj Vyne Cottage	Dewlish	1
Lower Dairy House, Jock's Hill, Crawthorne	Dewlish	4
Plot 4.04, Queen Mothers Square, Poundbury	Dorchester	40
Poundbury South West Quadrant	Dorchester	13

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Poundbury Northern areas (Discounted by 560 to allow for delivery within 5 years)	Dorchester	566
Charles Street	Dorchester	69
Brewery Square, Phase 2B, Weymouth Avenue	Dorchester	168
Former Eldridge Pope Brewery Site, Weymouth Avenue	Dorchester	151
Land to north of St Georges Road	Dorchester	31
Bennetts Court Car Park, Colliton Street	Dorchester	2
Stratton House Complex, High West Street	Dorchester	30
Sector 2.83B, Middle Farm Way	Dorchester	6
Buildings 8 and 9, Buttermarket, Poundbury	Dorchester	3
Ansbury House, 2 Pendruffle Lane, Poundbury	Dorchester	9
Kings Point House, Queen Mother Square, Poundbury	Dorchester	11
7 Albert Road, Dorchester	Dorchester	1
29-31, Damers Road	Dorchester	9
28 High East Street	Dorchester	1
33 Monmouth Road	Dorchester	1
46, St. Georges Road	Dorchester	1
6, Wessex Way	Dorchester	1
7, Herringston Road	Dorchester	1
43, High East Street	Dorchester	2
51, Poundbury Crescent	Dorchester	2
Douglas Jackman House, 1, Weymouth Avenue	Dorchester	2
Old Shire Hall, High West Street	Dorchester	2
5, High East Street	Dorchester	6
8, Queens Avenue	Dorchester	6
National Probation Service, 50, High West Street	Dorchester	6
22, High East Street	Dorchester	7
White Hart, 53, High East Street	Dorchester	10
Barnhayes Farm, Chantmarle Lane	Frome St. Quintin	1
Birts Hill Farm, Halstock Leigh	Halstock	1
The Old Bakery, The Square	Halstock	1
Tall Trees Stud Farm, Street Lane	Holnest	1
Barn At Lower Elsworth, Crouch Lane	Holwell	1
Westcombe Farm, Hooke Road	Hooke	1
Higher Kingston Russell Farm	Kingston Russell	4
Higher Totnell Farm, Totnell	Leigh	1
land at Lower Farm	Lillington	1
Lines Field, Land to South of Louviers Road	Littlemoor	100

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Silver Mead, Walditch, Bridport	Loders	2
1 & 2, Corner Cottages	Long Bredy	-1
Woodberry Down (Phase 1)	Lyme Regis	47
1, High Cliff House, Sidmouth Road	Lyme Regis	1
30, Broad Street	Lyme Regis	1
Braeside, Uplyme Road	Lyme Regis	1
Land off Portland Court	Lyme Regis	1
The Cottage, Coram Avenue	Lyme Regis	1
Shire House, Sidmouth Road	Lyme Regis	4
Beau Sejour, View Road	Lyme Regis	5
Land adj to Somers Road	Lyme Regis	5
Holmcroft, 24 Broad Street	Lyme Regis	10
Queens Walk	Lyme Regis	37
Kingsley Paddock and adjacent land	Maiden Newton	1
Faunbank Stables, Crockway	Maiden Newton	1
The Old Bakery	Marshwood	1
Old Chapel Yard	Marshwood	2
Land adjacent to Greenacres	Marshwood	8
12, The Esplanade	Melcombe Regis	1
44, Greenhill	Melcombe Regis	1
Car Park between 13 and 15 East Street	Melcombe Regis	1
The Guildhall Annexe, 51, St Marys Street	Melcombe Regis	1
32, Ranelagh Road	Melcombe Regis	2
5, Glendinning Avenue	Melcombe Regis	2
6, Frederick Place, St. Thomas Street	Melcombe Regis	2
9, King Street	Melcombe Regis	2
Sunningdale, Westbourne Road	Melcombe Regis	2
105, St Mary Street	Melcombe Regis	3
91, Dorchester Road	Melcombe Regis	3
Garages adj to Sunningdale, Westbourne Road	Melcombe Regis	3
7, Glendinning Avenue	Melcombe Regis	4
Chandlers Hotel, 4, Westerhall Road	Melcombe Regis	5
Land adjacent to 13 and 14 Turton Street	Melcombe Regis	5
19, Carlton Road South	Melcombe Regis	6
51, Commercial Road	Melcombe Regis	7
Banbury House, 5, Market Street	Melcombe Regis	7
Melcombe House, 7, Kirtleton Avenue	Melcombe Regis	8
Churchill Farm, Mosterton	Mosterton	2

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
The Game Depot, Salwayash	Netherbury	1
Ash Farm, Pineapple Lane	Netherbury	3
Melplash Motors	Netherbury	2
Pixon Barn Farm, Poxwell	Osmington	1
Building Situated At Watercombe Farm, Watercombe	Owermoigne	1
Goodridge Cottage, Church Lane	Portesham	1
Plot 3, North Mead Farm, Front Street	Portesham	1
Land at North Mead Farm, Front Street	Portesham	2
Osprey Quay	Portland	31
Vindelis Court, Venre Common Road	Portland	-9
11, High Street, Fortuneswell	Portland	1
133-135, Chiswell	Portland	1
1A, Avalanche Road	Portland	1
88, Furlands	Portland	1
9, Rufus Way	Portland	1
91, Weston Road	Portland	1
Garage complex next to 14, Blacknor Road	Portland	1
Land adjacent to 33, Park Road	Portland	1
land adjacent to 8, Moorfield Road	Portland	1
Land at Bransbarrow, Brandy Row, Chiswell	Portland	1
Land between 8 and 22, Weston Street	Portland	1
Land to east of 35, Park Road	Portland	1
Land to rear of 6, Southwell	Portland	1
Store A, adjacent to 197, Chiswell	Portland	1
159, Fortuneswell	Portland	3
72, Easton Street	Portland	3
Land r/o, 95 to 127, Reforne	Portland	4
Land to south of 62 to 72, Weston Street	Portland	8
Alma Terrace	Portland	11
Bottomcoombe Masonry Works, Park Road	Portland	40
1, Budmouth Avenue	Preston	1
1, Moordown Avenue	Preston	1
36, Coombe Valley Road	Preston	1
40, Coombe Valley Road	Preston	1
The Cart Shed, Sutton Road, Sutton Poyntz	Preston	1
38 Preston Road	Preston	5
Goulds Garden Centre, Littlemoor Road	Preston	5
18, Preston Road	Preston	6

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
48, Preston Road	Preston	6
51, Bowleaze Coveway	Preston	6
66, Preston Road	Preston	6
74, Preston Road	Preston	7
Louviers Road, Littlemoor	Preston	114
Combe Barn Farm	Puddletown	1
2, Butt Close	Puddletown	2
3, The Moor	Puddletown	2
Duddle Farm, Bockhampton	Puddletown	1
Old Dairy, Ridge Farm, Slyers Lane, Waterston	Puddletown	1
Land r/o 1, Haywards Avenue	Radipole	1
Land R/O, 57-59, Monmouth Avenue	Radipole	1
r/o 227 Dorchester Road	Radipole	1
2 Glendinning Avenue	Radipole	4
Radipole Court, Fernhill Avenue	Radipole	34
Barn, Lakegate Lane	Ryme Intrinseca	1
Barn, Ryme Road	Ryme Intrinseca	2
Barn, Netherton Lane	Ryme Intrinseca	2
Barton Farm (Phase 1)	Sherborne	112
Land at Littlefield	Sherborne	8
Garage Compound north of McCreery Road	Sherborne	12
1, The Gardens, Lenthay Road	Sherborne	1
72, Wingfield Road	Sherborne	1
Green Cottage, Long Street	Sherborne	1
Trent Path Lane, Barton Farm	Sherborne	1
19, Richmond Road	Sherborne	3
9, Cheap Street	Sherborne	5
Barton Farm, Yeovil Road	Sherborne	5
Tudor Lodge, Long Street	Sherborne East	1
Land at Barton Farm (Phase 2)	Sherborne North	167
Adj Woodview, Tinney's Lane	Sherborne South	1
Land adj 9, Pageant Drive	Sherborne South	2
Hernes Oak, Bradford Road	Sherborne West	1
1, Peas Hill	Shipton Gorge	1
Farm office, Yellowham Farm, Yellowham Wood	Stinsford	1
Land adj. to 7 and 8, Furbers Paddock	Stratton	1
20 Dorchester Road, Grimstone	Stratton	1
Sherrins Farm, High Street	Sydling St. Nicholas	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Lower Eype Farm, Eype	Symondsbury	1
Dairy Cottage, Lower Eype Farm, Barton Lane, Eype	Symondsbury	1
The Caravan, West Cliff Farm, West Bay	Symondsbury	1
Magdalen Farm	Thorncombe	1
Land adjacent to High Street	Toller Porcorum	6
Land at North End of Perryfield Work, Pennsylvania Rd	Tophill West	6
Little Peace, Gore Lane	Trent	1
Castle Court Site, Osprey Quay	Underhill	39
The Hardy Complex, Castle Road (discounted by 316 to allow for delivery within 5 years)	Underhill	0
140, Fortuneswell	Underhill	1
Adj 44 Chiswell (site of former 34a Chiswell)	Underhill	1
Land adj 19(b), Clements Lane	Underhill	1
The Coach House, Royal Breakwater Hotel, Castletown	Underhill	1
New Star Inn, 115, Fortuneswell	Underhill	3
Royal Victoria Lodge, Victoria Square	Underhill	3
Land adj Coombe Ridge, Avalanche Road, Southwell	Uphill	1
Between 12 & 14 Woolcombe Road, Weston	Uphill	3
Perryfield Works, Pennsylvania Road, Easton	Uphill	23
Workshops, Bottomcoombe Works, Easton	Uphill	33
7, Elwell Street	Upwey and Broadwey	1
708, Dorchester Road	Upwey and Broadwey	1
9, Chapel Lane	Upwey and Broadwey	1
94, Church Street	Upwey and Broadwey	1
Powerhouse, Marina View, Westway Rd	Westham East	6
17-19, Holland Road	Westham East	1
25, Marsh Road	Westham East	1
69, Abbotsbury Road	Westham East	3
62, Abbotsbury Road	Westham East	4
Land r/o 75-79, Knightsdale Rd	Westham East	4
1, Rutland Road	Westham North	1
64, Norfolk Road	Westham North	1
Curtis Field, Chickerell Road	Westham West	83
Curtis Fields (Phase 1B)	Westham West	97
2, Shirecroft Road	Westham West	1
345, Chickerell Road	Westham West	1
590, Dorchester Road	Wey Valley	1
1, Coniston Crescent	Wey Valley	2

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Markham and Little Francis	Weymouth	500
The Old Rectory, Lorton Lane	Weymouth	39
Weymouth and Portland Fire Station, North Quay	Weymouth East	43
100 St Leonards Road (fronting Franchise St.)	Weymouth East	1
41, Rodwell Road	Weymouth East	1
75, St Leonards Road	Weymouth East	1
Rear of 11 Wyke Road	Weymouth East	2
adj 1 Jordan Way	Weymouth North	1
606, Dorchester Road	Weymouth North	3
654 Dorchester Road	Weymouth North	5
14, Southdown Road	Weymouth West	1
24C, Southlands Road	Weymouth West	1
42, Verne Road	Weymouth West	1
50, Buxton Road	Weymouth West	1
L/A 168, Chickerell Road	Weymouth West	1
R/O, 78, Wyke Road	Weymouth West	1
Long Orchard Farm, Lower Lane	Whitchurch Canonicorum	1
Ashton Farm, Lower Ashton Farm, Martinstown	Winterborne St. Martin	1
136, Wyke Road	Wyke Regis	1
52, Williams Avenue	Wyke Regis	1
73-75, Portland Road	Wyke Regis	1
Land to rear of 148, Wyke Road	Wyke Regis	1
The Albert Inn, 2, High Street, Wyke Regis	Wyke Regis	5
2 and 3, Courtauld Drive	Wyke Regis	6
Mill Cottage, Downs Lane	Yetminster	1
	TOTAL	3469
	5% discount	3296

Appendix B: Local Plan allocations

SITE	TOTAL EXPECTED ON SITE	DELIVERY WITHIN 5 YEARS
BEAM1: Land north of Broadwindsor Rd	120	120
BRID1: Vearse Farm	870	360
BRID1: Vearse Farm (South East)	80	0
BRID1: Vearse Farm (Residual)	30	0
BRID2: Land off Skilling Hill Rd	40	0
BRID3: Land east of Bredy Vets Centre	40	40
BRID5: St Michaels Trading Estate	93	93
CHIC2: Chickerell Urban Extension North	350	103
CHIC2: Chickerell Urban Extension East	470	138
CHIC3: Land off Rashley Rd	50	0
CRS1: Land at Crossways	500	250
DOR8: Land off Allington Avenue	50	50
DOR9: Land South of St Georges Rd	50	50
LITT1: Littlemoor Urban Extension	500	160
LYME1: Woodberry Down (Phase 2)	56	50
SHER4: Former Gasworks	30	16
WEY12: Land at Wey Valley	320	150
Weymouth Town Centre (Masterplan area)	699	99
Total	4238	1679
10% Discount		1511