

**West Dorset, Weymouth and Portland
Five-year housing land supply
April 2021**

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

1.0 Executive Summary

1.1 SUMMARY

- 1.1.1 This report covers the monitoring period from 1st April 2020 to 31st March 2021. It covers the previous local authority areas of West Dorset District Council (WDDC) and Weymouth and Portland Borough Council (WPBC). The adopted joint Local Plan for WDDC and WPBC was adopted in October 2015 and is therefore now more than 5 years old.
- 1.1.2 As set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) when an adopted Local Plan is more than 5 years old, the housing requirement is calculated using the standard methodology established in the NPPG. The housing requirement calculated using this methodology for the 2026-2031 five-year period is 4,132.5 dwellings or 826.5 dwellings per annum. WDDC and WPBC can demonstrate a housing supply of 4,835.3 dwellings between 2021-2036 therefore demonstrating a housing land supply of 5.85 years.
- 1.1.3 This figure takes into account the advice from Natural England in March 2022 highlighting the need for all new developments within the Chesil and The Fleet Catchment, Poole Harbour Catchment, Somerset Levels and Moors Catchment and River Axe Catchment to be nutrient neutral.

2.0 Introduction

2.1 CONTEXT

- 2.1.1 In July 2021, 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. The updated NPPF continues with the requirement for Local Authorities to publish an annual position statement, which sets out the 5-year housing land supply position each year. This report sets the current position for the former local authority areas of West Dorset District Council (WDDC) and Weymouth and Portland Borough Council (WPBC).
- 2.1.2 National Planning Practice Guidance (NPPG) adds additional detail to the NPPF and sets out the detail of measures aimed at increasing the supply of new homes. These include a standard method for calculating the Local Housing Need requirement for each local planning authority area and the approach to the Housing Delivery Test which is updated annually. The revised NPPF also continues with the requirement for local planning authorities to produce an action plan if they show consistent patterns of under delivery¹.

2.2 THE HOUSING TARGET

- 2.2.1 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.
- 2.2.2 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 NPPG³ and is based on household projections and the local affordability ratio.
- 2.2.3 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

¹ National Planning Policy Framework 2021, paragraph 76, page 21

² National Planning Policy Framework 2021, paragraph 74, page 20

³ National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20201216

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

- 2.2.4 However, where the delivery of homes has been below the strategic housing target since the base date of the adopted Local Plan and the Local Plan is less than five years old, any shortfall will need to be made up within the five year supply period.
- 2.2.5 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 for⁵.

2.3 THE HOUSING DELIVERY TEST

- 2.3.1 In addition to the requirement to identify deliverable sites against the housing 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 supply⁶.*
- 2.3.2 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 requirement over a rolling three-year period⁷.

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

⁵ National Planning Practice Guidance Paragraph: 007 Reference ID: 2a-007-20190220

⁶ National Planning Policy Framework 2021, paragraph 74, page 21

⁷ Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

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

- 2.3.3 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.
- 2.3.4 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 delivery.
 - 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.

2.4 DELIVERABLE SITES

- 2.4.1 The 2021 version of the NPPF includes a definition of a 'deliverable' site for the purpose of demonstrating a five-year supply.
- 2.4.2 The definition of a deliverable site essentially divides housing sites into two groups, those that are presumed deliverable unless clear evidence suggests otherwise, and those which should only be presumed deliverable where there is clear evidence that homes will be delivered within five years.
- 2.4.3 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.

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:*

- a. *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).*
- b. *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.⁸*

2.5 IMPLICATIONS

- 2.5.1 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.
- 2.5.2 This document establishes the five-year supply requirement for the West Dorset, Weymouth and Portland Local Plan area having regard to rates of delivery since the start of the Local Plan period (i.e. since 2011), the Local Housing Need target and Housing Delivery Test results. 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 2021 and having regard to recent amendments to national planning policy.

⁸ National Planning Policy Framework Glossary 2021, page 66

3.0 Housing Supply Requirement

3.1 HOUSING TARGET

- 3.1.1 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 & 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 more than five years ago.
- 3.1.2 In his report⁹, 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. However national guidance¹⁰ indicates that where a plan was adopted within the last five years or the housing policies do not need updating, the adopted housing target should be used for calculating the five-year housing supply figure. Where the plan is more than five years old and is in need of updating, then the housing target should be established through the Local Housing Need calculated using the Standard Methodology.
- 3.1.3 Given that the West Dorset and Weymouth and Portland Local Plan is now more than five years old, the standard methodology established in national guidance should be used to calculate the local housing need target for the former local authority areas. For the purposes of demonstrating a five-year housing land supply, the Local Housing Need figure calculated using the Standard Method has been used as the basis for the housing target figures in this report.

LOCAL HOUSING NEED

- 3.1.4 The standard methodology for calculating the Local Housing Need for an area utilises the projected growth in households within that area¹¹ adjusted to take into account local housing affordability through a three-step process. Step 1 sets the baseline using the 2014-based household projections, Step 2 adjusts this baseline through the application of affordability ratio and Step 3 allows for the resultant housing target to be capped. An additional Step 4 applies an uplift to the top 20 cities and urban areas across the country.

⁹ Report on the Examination into the West Dorset, Weymouth and Portland Joint Local Plan, Planning Inspectorate, 14 August 2015

¹⁰ National Planning Practice Guidance Paragraph: 005 Reference ID: 2a-005-20190220

¹¹ National Planning Practice Guidance Paragraph: 005 Reference ID: 2a-005-20190220

Step 1 – Setting the baseline

- 3.1.5 The 2014-based household projections are used to calculate the average household growth over the 10-year period from the base date for when the calculation is being undertaken. The base date for this report is 1 April 2021 and therefore the calculation of local housing need uses the 10-year period from 2021 to 2031. Over this period, the projected growth in households for the former WDDC and WPBC areas are shown in Figure 3.1 with the average annual change in households projected to be 396.8 and 189.5 respectively.

Figure 3.1: 2014-based household projections for WDDC and WPBC 2021 to 2031

YEAR	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Number of households WDDC	47,954	48,348	48,734	49,137	49,546	49,947	50,357	50,747	51,147	51,543	51,922
Number of households WPBC	29,887	30,061	30,239	30,422	30,604	30,786	30,992	31,193	31,390	31,592	31,782

Step 2 – Applying the affordability adjustment

- 3.1.6 The baseline annual projected household growth figure is adjusted to reflect the affordability of housing in the area. This adjustment is based on the most recently released median workplace-based local affordability ratios published in 2020. Although WPBC and WDDC areas now form part of Dorset Council, affordability ratios continue to be produced for the legacy council areas. For WDDC and WPBC, the affordability ratios released in 2020 were 9.82 and 8.77 respectively and this figure has been used to calculate the affordability adjustment factor.
- 3.1.7 The adjustment factor is calculated on the following basis:

$$\text{Adjustment factor} = \left(\frac{\text{local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

- 3.1.8 For the WDDC and WPBC areas, the median workplace-based local affordability ratios give adjustment factors of 1.36 and 1.30 respectively.

Step 3 – Capping the increase

- 3.1.9 The level of increase in the calculated housing requirement is capped to limit the increase to reasonable levels allowing the local authority and housing market to

adjust. The cap depends upon the status of the adopted housing target, as set out in national guidance¹²:

“Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10-year period identified in step 1; or*
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).”*

- 3.1.10 For WDDC and WPBC, the adopted strategic housing requirement is now more than five years old and therefore the cap would be applied to the higher of either the local plan’s average annual housing target or the projected household growth figure established through Step 1. For WDDC and WPBC the cap is not applicable as the local housing requirement is less than 40% higher than the baseline.

Step 4 – Cities and urban Centres Uplift

- 3.1.11 The final adjustment made as part of the standard methodology is to apply an uplift of 35% to those local authority areas that fall within the top 20 cities and urban areas list published by the Office for National Statistics. WDDC and WPBC do not however fall within this list and therefore this uplift is not applied.

Calculating Local Housing Need

- 3.1.12 The four steps used in the calculation of the Local Housing Need figures for WDDC and WPBC are outlined in Figure 2.2. These calculations indicate that the Local Housing Need requirement for the purpose of this report for WDDC and WPBC are 541 dwellings per annum and 246 dwellings per annum respectively. This results in a combined figure of 787 dwellings per annum, higher than the current adopted housing target of 775 dwellings per annum in the adopted West Dorset and Weymouth & Portland Local Plan.

¹² National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20201216

Figure 3.2: Calculation Local Housing Need 2020 – WDDC and WPBC

COMPONENT	CALCULATION	RESULT
WDDC		
Step 1: Setting the baseline	Annual average household growth 2021 to 2031	396.80
Step 2: Adjustment to take account of affordability	Applying the adjustment factor of 1.36375	541.14
Step 3: Capping the level of any increase	The cap does not apply to the WDDC calculation	541.14
Step 4: Cities and urban centres uplift	No uplift to be applied	541.14
Local Housing Need WDDC		541 dwellings per annum
WPBC		
Step 1: Setting the baseline	Annual average household growth 2021 to 2031	189.50
Step 2: Adjustment to take account of affordability	Applying the adjustment factor of 1.298125	246.00
Step 3: Capping the level of any increase	The cap does not apply to the WPBC calculation	246.00
Step 4: Cities and urban centres uplift	No uplift to be applied	246.00
Local Housing Need WPBC		246 dwellings per annum
TOTAL LOCAL HOUSING NEED FOR PLAN AREA		787 dwellings per annum

3.2 SUPPLY BUFFER

3.2.1 In addition to the requirement to provide for five years' worth of housing land and to make up for the relevant shortfall within the five-year period, there is a need to apply a buffer to this supply. The rules set out for the Housing Delivery Test in the National Planning Practice Guidance are as follows:

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5-year housing land supply;

- 10% - the buffer for authorities seeking to confirm' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in paragraph 74 of the National Planning Policy Framework), unless they have to apply a 20% buffer (as below); and
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

3.2.2 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. This test is backward looking and assesses the past three-year work of delivery against the previous 3 years target.

NEW HOMES DELIVERED

- 3.2.3 The net number of new homes delivered across the plan area is set out in the council's Annual Monitoring Report and has been established through the annual site survey process, the past three years which relate to the HDT are included in Figure 3.3. This information has been submitted to Department for Levelling Up, Housing and Communities (DLUHC) who publish the data as live tables on Housing Supply¹³.
- 3.2.4 In addition to the delivery of new homes, an allowance is made within the Housing Delivery Test for increases in communal accommodation based on the number of bed spaces delivered. In the Housing Delivery Test Rule Book student-only accommodation has been counted at a rate of 2.5¹⁴ persons per household whilst a ratio of 1.8¹⁵ persons per household is applied to other communal accommodation. This is based on the national average number of adults in all households.
- 3.2.5 Using this calculation, a total of 52 beds of communal accommodation were lost in Weymouth and Portland and 7 beds were gained. In West Dorset 18 beds were lost and no beds were gained, resulting in a net loss of 63 beds of communal accommodation. Applying the appropriate ratio across West Dorset, Weymouth and Portland equated to a net loss of 35 dwellings for this monitoring year. This net gain has already been factored into the 671 dwellings completed in this monitoring year.

¹³ Live tables on housing supply: net additional dwellings, DLUHC

¹⁴ Housing Delivery Test Measurement Rule Book, DLUHC, July 2018, page 4, para10

¹⁵ Housing Delivery Test Measurement Rule Book, DLUHC, July 2018, page 5, para11

3.2.6 Over the past three years, the council’s records indicate that a total of 2,293 net additional homes have been delivered within the plan area. This accords with the published Housing Delivery Test results as included in Figure 3.3.

Figure 3.3: Number of homes delivered from 2018-2021 – WDDC and WPBC

Number of homes delivered	2018/19	2019/20	2020/21	Total
WDDC and WPBC	925	697	671	2,293

NEW HOMES REQUIRED

3.2.7 To calculate the number of new homes required, the housing target for the preceding three-year period is used. If a local plan is less than five-years old, the adopted Local Plan target is used to establish the housing target. For the year within which the local plan becomes more than five-years old, the minimum Local Housing Need figure should be used calculated with a base date of 1 April of that year by applying the Standard Method set out in national guidance.

3.2.8 However, the Covid-19 pandemic resulted in a national lockdown in 2020 which disrupted the planning service and caused a suspension of development on construction sites. This impact on the delivery of housing against targets has been recognised by government for the 2019-20 and 2020-21 years. The result has been to reduce the number of homes required within the 2019-20 year by one twelfth of the annual target (31 days). For the 2020-21 year, the target was reduced by 122 days. The net result is that the overall target being reduced from 775 dwellings to 709 dwellings for the 2019-20 year and to 525 dwellings for the 2020-2021 year.¹⁶

3.2.9 The joint West Dorset, Weymouth & Portland Local Plan was adopted separately by each former district council in October 2015, the therefore became more than five years old in 2020. The implications of this for the plan area are that for the 2018-2019 year, the adopted local plan target of 775 dwellings should be used. For the 2019-20 year, the local plan was still less than five-years old and therefore the target should be based on the adopted Local Plan target less 31 days to allow for the Covid-19 lockdown. For the 2020-21 year, the local plan became more than five-years old and therefore the minimum local housing need figure should be used, discounted by 122 days to allow for the Covid-19 lockdown. Figure 3.4 shows the housing delivery test requirement.

¹⁶ Housing Delivery Test measurement technical note 2021 – January 2022

Figure 3.4: Housing Delivery Test requirement 2021

YEAR	2018-19	2019-20	2020-21	TOTAL
Discounted requirement	775	709	525	2,009

HOUSING DELIVERY TEST RESULT

3.2.10 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 the Housing Delivery Test result for the joint WPBC and WDDC area is 114%. 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.

$$\begin{aligned}
 \text{Housing Delivery Test Result (\%)} &= \frac{2,293}{2,009} \\
 &= 114\%
 \end{aligned}$$

3.3 FACTORING IN ANY SHORTFALL AND THE BUFFER

3.3.1 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 results of the Housing Delivery Test.

3.3.2 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.

3.3.3 However, where the housing land supply requirement is derived from the calculated Local Housing Need, there is no requirement to factor in any shortfall in provision from the beginning of the local plan period¹⁷. This is the case for the West Dorset and Weymouth & Portland Joint Local Plan area. The buffer identified through the application of the Housing Delivery Test therefore only applies to the calculated Local Housing Need requirement.

¹⁷ National Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722

3.4 THE FIVE-YEAR REQUIREMENT – APRIL 2021

3.4.1 Applying the above assumptions and using the completions data to 1st April 2021, enables the calculation of the five-year requirement for the period 2021 to 2026 as shown in Figure 3.5.

Figure 3.5: Five Year Housing Requirement 2021-2026

COMPONENT	CALCULATION	TOTAL
Local Housing Need Requirement (see section 2)	787	787
Multiplied by the 5 year period (2021-2026)	787×5	3,935.1
Plus the 5% buffer (derived from the Housing Delivery Test)	$3,395 \times 1.05$	4,132.5
Total 5-year requirement		4,132.5

3.4.2 The five-year supply requirement for the current five-year period (2021 to 2026) is 4,132.5 dwellings for the West Dorset and Weymouth & Portland Joint Local Plan area. This is equivalent to 826.5 dwellings per annum over the 2021 to 2026 five year period.

4.0 Supply Calculations

4.1 INTRODUCTION

- 4.1.1 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.
- 4.1.2 In his report into the examination of the local plan, the inspector referred 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.
- 4.1.3 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.
- 4.1.4 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.

- 4.1.5 Several appeals have examined the evidence needed to support the deliverability of a site. The 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. In addition, the called in appeal at Land to the East of Newport Road and to the East and West of Cranfield Road (Appeal Reference: APP/Y0435/W/17/3169314) has supported the view that evidence obtained after the 5YHLS base date (1 April each year) can be considered when demonstrating site deliverability if the site was considered deliverable at the base date.
- 4.1.6 The recent advice from Natural England requires Dorset Council as a competent authority under the Habitats Regulations, to “carefully consider the nutrients impacts of any new plans and projects (including new development proposals) on habitats sites and whether those impacts may have an adverse effect on the integrity of a habitats site that requires mitigation, including through nutrient neutrality.”
- 4.1.7 This advice applies to four catchments within the West Dorset, Weymouth & Portland area and has implications for the deliverability of new homes. The catchments are:
- The Poole Harbour Catchment,
 - The Chesil and The Fleet Catchment,
 - The Somerset Levels and Moors Catchment, and
 - The River Axe Catchment.
- 4.1.8 Dorset Council has taken the view that the advice from Natural England applies to all sites where a further application to Dorset Council is required to enable the site to proceed. This includes sites where reserved matters or full applications are required, where conditions need to be discharged. As a result, the deliverable supply has been re-evaluated to remove all sites within any one of the affected catchments that cannot demonstrate nutrient neutrality or are not yet under construction and therefore would require a decision from Dorset Council to enable the site to proceed.
- 4.1.9 This position will be reviewed as new evidence and understanding becomes available.

4.2 MINOR SITES WITH EXTANT PLANNING PERMISSION

- 4.2.1 The definition of deliverable in the 2021 version of the NPPF states that “*sites which do not involve major development ... should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years*”

- 4.2.2 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%.
- 4.2.3 All minor sites within one of the affected catchments that are not able to demonstrate nutrient neutrality or are not under construction have been removed from the supply for this year due to the advice from Natural England on nutrient neutrality.
- 4.2.4 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 4.1: 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	801.3	620.3	589.3

4.3 MAJOR SITES WITH EXTANT PLANNING PERMISSION

- 4.3.1 For major sites with extant planning permission, the relevant parts of the NPPF 2021 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)"*.
- 4.3.2 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 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.

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

- 4.3.3 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.
- 4.3.4 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.
- 4.3.5 All major sites within one of the affected catchments that are not able to demonstrate nutrient neutrality or are not under construction have been removed from the supply for this year due to the advice from Natural England on nutrient neutrality.
- 4.3.6 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 2021.

Figure 4.2: 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	5,399.7	3,503.3	3,328.2

4.4 SITES ALLOCATED WITHIN THE LOCAL PLAN

- 4.4.1 The definition of deliverable in the NPPF 2021 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.
- 4.4.2 All allocated sites within one of the affected catchments that are not able to demonstrate nutrient neutrality have been removed from the supply for this year due to the advice from Natural England on nutrient neutrality.

4.4.3 The approach for sites allocated in the adopted development plan is considered to accord with the definition of deliverable in the 2021 NPPF.

Figure 4.3: 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	2,198.0	448.0	403.2

4.5 MINOR SITES WINDFALL ALLOWANCE

- 4.5.1 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.
- 4.5.2 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.
- 4.5.3 A detailed analysis of windfall rates has been undertaken for the WDDC and WPBC 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.
- 4.5.4 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.
- 4.5.5 The minor sites windfall allowance for areas within one of the affected catchments has not been included within the five-year supply for this year due to the advice from Natural England on nutrient neutrality.

¹⁹ National Planning Policy Framework paragraph 69, 2021

²⁰ National Planning Policy Framework paragraph 71, 2021

4.5.6 The approach to minor windfall sites is considered to be in accordance with national policy²¹.

Figure 4.4: Five-year annualised windfall rate for each settlement

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE: PROFILED WINDFALL DELIVERY RATE	DISCOUNTED WINDFALL ALLOWANCE
Beaminster	3.2	10.7	9.7
Bridport	14.0	43.9	39.6
Chickerell	5.4	20.7	18.7
Crossways	3.2	11.7	0*
Dorchester	23.2	77.0	0*
Lyme Regis	9.8	31.3	28.2
Sherborne	8.6	30.8	0*
WDDC Rural	69.2	234.0	0*
Weymouth	63.5	55.1	49.6
Portland	18.0	208.4	187.6
West Dorset and Weymouth & Portland	218.1	723.6	333.2

* Due to a number of settlements and a large part of WDDC Rural falling within the Nutrient catchments across the Dorset Council Area a number of the windfall numbers have been removed from the 5 year housing land supply.

4.6 SPECIFIC LARGE SITES

4.6.1 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).

4.6.2 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

²¹ National Planning Policy Framework paragraph 71, 2021

"...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends"²².

- 4.6.3 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 on the council's 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 base date in line with the monitoring data that underpins this report.
- 4.6.4 All specific large sites within one of the affected catchments that are not able to demonstrate nutrient neutrality have been removed from the supply for this year due to the advice from Natural England on nutrient neutrality.
- 4.6.5 The approach to major identified (windfall) sites is considered in accordance with the definition of deliverable in the 2021 NPPF.

Figure 4.5: Five-year supply from major identified sites

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Specific identified major sites	2284.0	186.0	167.4

4.7 SITES ALLOCATED IN NEIGHBOURHOOD PLANS

- 4.7.1 Across the plan area there are 13 neighbourhood plans that have been made part of the development plan.
- 4.7.2 The made plans currently have about 79 new homes allocated, these includes sites with per-applications submitted. It should be noted that once a neighbourhood plan site has been granted planning consent, it is counted within the appropriate planning consent category rather than a neighbourhood plan site allocation. The supply from neighbourhood plan sites has been discounted by 10% akin to that for Local Plan allocations.

²² National Planning Policy Framework 2021, paragraph 71, page 19

4.7.3 All sites allocated in neighbourhood plans within one of the affected catchments that are not able to demonstrate nutrient neutrality have been removed from the supply for this year due to the advice from Natural England on nutrient neutrality.

4.7.4 The approach to neighbourhood plan allocations is considered in accordance with the definition of deliverable as set out in the 2021 NPPF.

Figure 4.6: Five-year supply from neighbourhood plans

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated in Neighbourhood Plans	79.0	0	0

4.8 RURAL EXCEPTION SITES

4.8.1 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.

4.8.2 All rural exception sites within one of the affected catchments that are not able to demonstrate nutrient neutrality have been removed from the supply for this year due to the advice from Natural England on nutrient neutrality.

4.8.3 At present there are a number of rural exception schemes proposed and a number of these have funding and a registered provider involved. This means there are no fundamental barriers to their delivery. No discounting is applied to rural exception sites that have funding.

Figure 4.7: Five-year supply from rural exception sites

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Rural exception sites	109.0	14.0	14.0

4.9 SUPPLY POSITION AT APRIL 2021

4.9.1 Reflecting the advice on nutrient neutrality, 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 4.8: Supply position as at 1st April 2021

SUPPLY CATEGORY	FIVE-YEAR SUPPLY ESTIMATE (EXCLUDING DISCOUNT)	DISCOUNTED FIVE-YEAR SUPPLY (2021 TO 2026)
Minor sites with planning permission	620.3	589.3
Major sites with extant planning permission	3,503.3	3328.2
Sites allocated within the Local Plan	448.0	403.2
Minor sites windfall allowance	370.2	333.2
Specific large sites	186.0	167.4
Sites allocated in neighbourhood plans	0.0	0.0
Rural exception sites	14.0	14.0
TOTAL	5,152.8	4,835.3

- 4.9.2 The updated position using the most up-to-date information (with a base date of 1st April 2021) indicates that the council has a deliverable supply equivalent to 4,835.3 dwellings for WDDC and WPBC joint local plan area.
- 4.9.3 Despite the advice from Natural England on nutrient neutrality, the total number of extant permissions considered to be deliverable within five years has remained fairly constant since last year with only a slight reduction in deliverable permissions.
- 4.9.4 This consistently high level of deliverable planning permissions remains high despite the tougher test set by the revised definition of 'deliverable' in national policy and taking into account a 5% discount on site totals.

Figure 4.9: 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
Year to 1 st April 2020	3,950
Year to 1 st April 2021	3,918

4.9.5 The anticipated delivery of the joint Local Plan allocations has been based on on-going discussions with landowners 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.

5.0 Five-Year Supply Conclusion

5.1 FIVE-YEAR REQUIREMENT AGAINST SUPPLY

- 5.1.1 The requirement to maintain a supply of deliverable sites to cover the five-year period is derived from national policy. As the joint Local Plan is now more than 5 years old the Local Housing Need, calculated through the application of the Standard Methodology has been used to establish the five-year supply requirement. This equates to 4,132 dwellings across the joint Local Plan area as shown in Figure 3.5, equivalent to 826.5 dwellings per year. This is lower than the previous year as the Local Housing Need figure is designed make an allowance for any previous shortfall against targets through the application of the affordability ratio, in line with national guidance.
- 5.1.2 The supply of deliverable sites that can be counted as being part of the five-year supply for the 2021 to 2026 period is set out in Figure 4.8. After the application of the relevant discounts, the total number of deliverable sites is estimated at 4,835.3 dwellings. This supply calculation is based on the most up-to-date information available as at 1st April 2021.
- 5.1.3 For the period 2021 to 2026, WPBC and WDDC jointly have sufficient supply to meet the five-year supply requirement as required by national policy and can demonstrate a supply of deliverable sites equivalent to 5.85 years as shown in Figure 4.1.
- 5.1.4 This figure takes into account the advice from Natural England in March 2022 highlighting the need for all new developments within the Chesil and The Fleet Catchment, Poole Harbour Catchment, Somerset Levels and Moors Catchment and River Axe Catchment to be nutrient neutral.

Figure 4.1: Five-year supply calculation

SUPPLY REQUIREMENT – WPBC AND WDDC		4,132.5
Local Housing Need requirement		787.1
Requirement over Five Year Period (2021 to 2026)	787×5	3,935.7
Plus 5% buffer	$3,936 \times 1.05$	4,132.5
Annualised requirement	$4,132 \div 5$	826.5
DELIVERABLE SUPPLY (DISCOUNT APPLIED)		4,835.3
Minor sites with planning permission		589.3
Major sites with extant planning permission		3,328.2
Sites allocated within the Local Plan		403.2
Minor sites windfall allowance		333.2
Specific large sites		167.4
Sites allocated in neighbourhood plans		0
Rural exception sites		14.0
CALCULATION OF FIVE YEAR SUPPLY		
Deliverable Supply ÷ Annualised requirement	$4,835.3 \div 826.5$	5.85 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 Lane	Abbotsbury	1
SCOTLEY FARM, ROAD PAST SCOTLEY FARM TO DYERS FARM, BATCOMBE, DORCHESTER, DT2 7BG	Batcombe	1
BOWGROVE FARMHOUSE, BOWGROVE ROAD, BEAMINSTER, DT8 3SB	Beaminster	1
LAND AT JESMOND FARM, MONMOUTH GARDENS, BEAMINSTER	Beaminster	1
LAND NORTH OF 12-14 SOUTHGATE, BEAMINSTER	Beaminster	1
TREFOIL HOUSE, SHORTMOOR LANE, BEAMINSTER, DT8 3EL	Beaminster	1
WHATLEY MILL, NEWTOWN, BEAMINSTER, DT8 3EN	Beaminster	1
MARSHWOOD POST OFFICE AND STORES, MARSHWOOD, BRIDPORT, DT6 5QF	Bettiscombe CP	1
ICEN FARM, ICEN LANE, BINCOMBE, WEYMOUTH, DT3 5PY	Bincombe CP	1
15 HILL VIEW, BISHOPS CAUNDLE, SHERBORNE, DT9 5NH	Bishop's Caundle CP	1
1 NORDONS, BRIDPORT, DT6 4DU	Bridport	1
10 WEST STREET, BRIDPORT, DT6 3QP	Bridport	3
11 EAST STREET AND 3 DOWNES STREET, BRIDPORT	Bridport	6
37 West Street DT6 3QW	Bridport	1
7 FOUNDRY KNAPP, WEST ROAD, BRIDPORT, DT6 5JU	Bridport	1
80 ST ANDREWS ROAD, BRIDPORT, DT6 3BL	Bridport	1
95 SOUTH STREET, BRIDPORT, DT6 3NZ	Bridport	1
CARLOWAY, LEE LANE, BRIDPORT, DT6 4AJ	Bridport	1
CONEYGAR LODGE, CONEYGAR PARK, BRIDPORT, DT6 3BA	Bridport	6.7

HILLSIDE, ALLINGTON PARK, BRIDPORT, DT6 5DD	Bridport	1
HOMESTEAD FARM, MAIN STREET, BOTHENHAMPTON, BRIDPORT, DT6 4BJ	Bridport	1
LAND REAR OF, ASSEMBLY ROOMS, GUNDRY LANE, BRIDPORT	Bridport	5
LAND WEST OF WATTON LANE, BRIDPORT	Bridport	1
LAND WEST OF, WATTON LANE, BRIDPORT	Bridport	2
LITTLE PADDOCK, BROAD LANE, BRIDPORT, DT6 5JY	Bridport	1
LOWER PYMORE FARM, PYMORE TERRACE, PYMORE, BRIDPORT, DT6 5PH	Bridport	1
POST BOX HOUSE, WEST ROAD, BRIDPORT, DT6 6AE	Bridport	1
Site adjoining 17 Hardy Road, Bridport DT6 3AZ	Bridport	1
TUCKERS COTTAGE, WATTON LANE, BRIDPORT, DT6 5JZ	Bridport	1
14 KNIGHTON LANE, BROADMAYNE, DORCHESTER, DT2 8EZ	Broadmayne	2
LAYMORE BARN, LAYMORE, WINSHAM	Broadwindsor	1
Brockhampton Fairy Farm, Brockhampton DT2 7DJ (site 2)	Buckland Newton	1
Brockhampton Dairy Farm DT2 7DJ (site 1)	Buckland Newton	1
LAND AND BUILDINGS KNOWN AS BROCKHAMPTON DAIRY, BROCKHAMPTON, BUCKLAND NEWTON	Buckland Newton	1
LAND AT BROOKFIELD, CRANES MEADOW, BUCKLAND NEWTON, DORCHESTER, DT2 7BY	Buckland Newton CP	6
NORBURTON HALL, SHIPTON LANE, BURTON BRADSTOCK, BRIDPORT, DT6 4NQ	Burton Bradstock	1
CHALMINGTON MANOR, CHANTMARLE LANE JUNCTION CHANTMARLE TO, CHALMINGTON, DORCHESTER, DT2 0HB	Cattistock	4
STABLE COURT, PIDDLE LANE, CERNE ABBAS, DORCHESTER, DT2 7JL	Cerne Abbas	-1
Francombe Farm, Acreman Street, DT2 7JX	Cerne Abbas	1
WINDRUSH, 4 WILLS LANE, CERNE ABBAS, DORCHESTER, DT2 7JY	Cerne Abbas	1

LAND ADJACENT VILLAGE HALL, DUCK STREET, CERNE ABBAS	Cerne Abbas CP	5
AGRICULTURAL BUILDING EAST OF LINCH CLOSE, CHARMINSTER	Charminster	1
GARDEN LODGE, WOLFETON, DORCHESTER, DT2 9QN	Charminster	1
LAND ADJACENT TO LINCH CLOSE, CHARMINSTER, DORCHESTER, DT2 9RR	Charminster	1
Flat 44, Greenwood House, Sherren Avenue DT2 9UG	Charminster	1
LAND ADJACENT TO 26 EAST HILL, CHARMINSTER, DORCHESTER, DT2 9QL	Charminster CP	1
COVE COTTAGE, HIGHER SEA LANE, CHARMOUTH, BRIDPORT, DT6 6BD	Charmouth	1
LAND SOUTH OF, NUTCOMBE CLOSE, CHARMOUTH	Charmouth CP	1
LIDDON FIELD, LOWER SEA LANE, CHARMOUTH, BRIDPORT, DT6 6LR	Charmouth CP	1
LAND WEST OF BRACKENDALE, AXMINSTER ROAD, CHARMOUTH	Charmouth CP	1
Land at Brook Farm, DT2 7NP	Cheselbourne	1
4 WEST STREET, CHICKERELL, WEYMOUTH, DT3 4DY	Chickerell	1
456A CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DH	Chickerell	1
479 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DQ	Chickerell	3
48 LYNCH LANE, WEYMOUTH, DT4 9DN (prior approval)	Chickerell	1
498 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DJ	Chickerell	2
525 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DH	Chickerell	1
531 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DJ	Chickerell	3
Anvil Motors, Chickerell DT3 4DJ	Chickerell	2
FAIRFIELD HOUSE, 41 PUTTON LANE AND 43 PUTTON LANE, CHICKERELL, WEYMOUTH, DT3 4AJ	Chickerell	3.4

Land adj. 423 Chickerell Road	Chickerell	1
LAND ADJACENT 427 CHICKERELL ROAD, WEYMOUTH, DT3 4DG	Chickerell	1
LAND ADJACENT TO 20 AUSTRALIA ROAD, CHICKERELL, WEYMOUTH, DT3 4DD	Chickerell	1
LAND ADJACENT, PUTTON LANE, CHICKERELL	Chickerell	7
LAND ADJOINING 478 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DH	Chickerell	1
LAND EAST OF 1A, FLEET LANE, CHICKERELL	Chickerell	1
Land North of, 3 Woodland Way	Chickerell	2
PONDEROSA UK STUD, 2A GREEN LANE, CHICKERELL, WEYMOUTH, DT3 4AL	Chickerell	7
PONDEROSA UK STUD, GREEN LANE, CHICKERELL, WEYMOUTH, DT3 4AG	Chickerell	3
SITE OF VALUE HOUSE STORES, MANDEVILLE ROAD, WEYMOUTH, DT4 9HW	Chickerell	1
THE QUEEN CHARLOTTE CARE HOME, 432 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DQ	Chickerell	7.2
GREENHILLS, CHIDEOCK HILL, CHIDEOCK, BRIDPORT, DT6 6JW	Chideock	1
Higher Drove Farm, Higher Chilfrome	Chilfrome	1
New House Farm, Catsley Lane DT2 0NR	Corscombe	1
(additional plot) 27 DICK O TH BANKS ROAD, CROSSWAYS, DORCHESTER, DT2 8BJ	Crossways	1
14 WARMWELL ROAD, CROSSWAYS, DORCHESTER, DT2 8BS	Crossways	4
20 GREEN LANE, CROSSWAYS, DORCHESTER, DT2 8BP	Crossways	2
LAND NORTH OF COMMUNITY HOUSE, BARRACK ROAD, DORCHESTER	Dorchester	9
Land adjacent to 13-15 Castle Close DT1 2JE	Dorchester	4
CONNAUGHT HOUSE, 22 CORNWALL ROAD, DORCHESTER, DT1 1RU	Dorchester	3
54 HIGH WEST STREET, DORCHESTER, DT1 1UT	Dorchester	3

2b and 2c SALISBURY STREET, DORCHESTER, DT1 1JU	Dorchester	2
28 HIGH WEST STREET, DORCHESTER, DT1 1UP	Dorchester	1
Girt Farm, Girt Lane DT2 oPH	Evershot	1
FOLKE MANOR FARM, FOLKE MANOR ACCESS ROAD, FOLKE, SHERBORNE, DT9 5HP	Folke	1
FOLKE MANOR FARM, FOLKE, SHERBORNE, DT9 5HP	Folke	1
THE ROYAL YEOMAN, 9 DORCHESTER ROAD, GRIMSTONE	Grimstone	1
REEDS BARN FARM, REEDS BARN, HAWKCHURCH, AXMINSTER, EX13 5UN	HAWKCHURCH	2
BARN AT THREEGATES FARM, THREE GATES, LEIGH, SHERBORNE, DT9 6JQ	Hilfield CP	1
DUBBINS FARM, HOLNEST, SHERBORNE, DT9 5PU	Holnest CP	1
BAILEY RIDGE PLANTS, BRACKENHEATH, BAILEY RIDGE, LEIGH, SHERBORNE, DT9 6HU	Holnest CP	1
CORNFORD HILL FARM, CORNFORD HILL, HOLWELL, SHERBORNE, DT9 5JZ	Holwell	1
GUNVILLE HOUSE, GUNVILLE ROAD, HOLWELL, SHERBORNE, DT9 5LL	Holwell	1
CAUNDLE COURT, HOLT LANE, BISHOPS CAUNDLE, SHERBORNE, DT9 5NA	Holwell/Bishop's Caundle	1
WILLEN FARM HOLMBUSHES, BAILEY RIDGE, LEIGH, SHERBORNE, DT9 6HU	Leigh	1
FORMER STABLES AT BRIDEHEAD, LITTLEBREDY, DORCHESTER, DT2 9JA	Littlebredy	1
CHARITY FARM, MAIN STREET, LITTON CHENEY, DORCHESTER, DT2 9AP	Litton Cheney	7
CHARITY FARM, MAIN STREET, LITTON CHENEY, DORCHESTER, DT2 9AP	Litton Cheney	1
LAND EAST OF, 7-8 GARDEN CLOSE, LITTON CHENEY	Litton Cheney	1
WEST COMBE, SMISHOPS LANE, LODERS, BRIDPORT, DT6 3SA	Loders	1
THE BARN HOUSE, MAIN STREET, LODERS, BRIDPORT, DT6 3SA	Loders CP	1

Longburton Farm, Longburton, Sherborne, DT9 5PG	Longburton	5
The Old Village Hall, A352 Street Lane to A3030, Longburton, Sherborne, DT9 5PG	Longburton CP	1
18 Marine Parade, Lyme Regis, DT7 3JF	Lyme Regis	1
30 Broad Street	Lyme Regis	1
Albany Guest House, Charmouth Road, Lyme Regis, DT7 3DP	Lyme Regis	1
Beau Sejour, View Road DT7 3AA (appeal)	Lyme Regis	5
Flat 1, Skagen Lodge, View Road, Lyme Regis, DT7 3AA	Lyme Regis	1
Outlook, View Road, Lyme Regis, DT7 3AA	Lyme Regis	1
Plot 6, Pine Ridge DT7 3HP	Lyme Regis	1
Seathrift, Greenway, Lyme Regis, DT7 3EY	Lyme Regis	1
Three Cups Hotel 17 Broad Street DT7 3QE	Lyme Regis	9
Uplyme Business Park, Uplyme Road, Lyme Regis, DT7 3LS	Lyme Regis	1
76 Dorchester Road DT2 oBG	Maiden Newton	1
Lower Park Farm, Cards Mill Lane, Whitchurch Canonorum, Bridport, DT6 6RP	Marshwood CP	1
Lower Mount Farm, The Mount, Melplash, Bridport, DT6 3TX	Melplash	1
Ship Farm, Ship Knapp, Morcombelake, Bridport, DT6 6EW	MORCOMBELAKE	2
The Mill House, Main Road, Mosterton, Beaminster, DT8 3HG	Mosterton	3
The Mill House, Main Road, Mosterton, Beaminster, DT8 3HG	Mosterton	1
Nether Valley Barn, Middle Farm, Harts Lane Junction above Middle Farm T, Nether Compton	Nether Compton	1
1 The Forge, Crooked Oak Hill, Melplash, Bridport, DT6 3UH	Netherbury	1
Brandon Garage, New Inn Street, Netherbury, Bridport, DT6 5LR	Netherbury	1

WAYCROFT NURSERIES, SLAPE HILL, WAYTOWN, BRIDPORT, DT6 5LQ	Netherbury	1
MELPLASH FARM HOUSE, CROOKED OAK HILL, MELPLASH, BRIDPORT, DT6 3UH	Netherbury CP	2
SEAVIEW FARM, ASH LANE, SALWAYASH, BRIDPORT, DT6 5JA	Netherbury CP	2
LAND NORTH OF STRONGATE LANE, SALWAYASH	Netherbury CP	1
Mulberry House, Roman Road DT3 6ER	Osmington	1
NORTH HOLWORTH FARM COTTAGE, GALLOWS HILL, HOLWORTH, DORCHESTER, DT2 8NH	Owermoigne CP	1
LITTLE PUDDLE FARM, LITTLE PUDDLE FARM LANE, PIDDLIHINTON	Piddlehinton	4
BOURNE FARM, PIDDLIHINTON, DORCHESTER, DT2 7TJ	Piddlehinton	2
GREENS SERVICES, WHITE LACKINGTON, PIDDLTRENTHIDE, DORCHESTER, DT2 7QU	Piddletrenthide	3
The Forge, Main Street DT2 7QF	Piddletrenthide	1
ARMSWELL FARM HOUSE, ARMSWELL FARM, ACCESS TO ARMSWELL FARM, PLUSH, DORCHESTER, DT2 7RN	Piddletrenthide CP	1
MABEYS FARM, PILSDON LANE, PILSDON	Pilsdon	1
PURCOMBE FARM, BATTS LANE, PILSDON, BRIDPORT, DT6 5NY	Pilsdon	1
1 THE COURTYARD, SOUTHWELL BUSINESS PARK, PORTLAND, DT5 2NQ	Portland	1
109 WAKEHAM, PORTLAND, DT5 1HW	Portland	1
12 STRAITS, PORTLAND, DT5 1HG	Portland	1
154 WAKEHAM, PORTLAND, DT5 1HP	Portland	1
21 RUFUS WAY, PORTLAND, DT5 1EE	Portland	1
44 FORTUNESWELL, PORTLAND, DT5 1LZ	Portland	1
45 WAKEHAM, PORTLAND, DT5 1HW	Portland	5
50 GROVE ROAD, PORTLAND, DT5 1DA	Portland	8
67 NEW STREET, PORTLAND, DT5 1HQ	Portland	2
69 FORTUNESWELL, PORTLAND, DT5 1LX	Portland	1
7 AVALANCHE ROAD, PORTLAND, DT5 2DJ	Portland	1

72, Easton Street, Portland	Portland	2
74 FORTUNESWELL, PORTLAND, DT5 1LZ	Portland	1
76 AND 78 CHISWELL, PORTLAND, DT5 1AP	Portland	1
88 FORTUNESWELL, PORTLAND	Portland	1
92 VERNE COMMON ROAD, PORTLAND, DT5 1EJ	Portland	1
93 WESTON ROAD, PORTLAND, DT5 2DA	Portland	1
Enterprise House, West Way, Southwell Business Park	Portland	8
EUROTUBES UK, PARK ROAD, PORTLAND, DT5 2AD	Portland	4
Land adjacent to 33, Park Road, Portland	Portland	1
LAND ADJACENT TO FORMER GATEHOUSE, WEST WAY, SOUTHWELL BUSINESS PARK, PORTLAND	Portland	8
LAND AND GARAGES NORTH WEST OF, 105-107 EAST WEARE ROAD, PORTLAND	Portland	2
LAND BETWEEN, 68-78 REAP LANE, PORTLAND	Portland	3
Land East of 151 Weston Street	Portland	1
LAND EAST OF, 35 PARK ROAD, PORTLAND	Portland	1
LAND IN USE AS BUILDERS YARD, 6 HIGH STREET, FORTUNESWELL, PORTLAND	Portland	2
LAND NORTH EAST OF 44 EAST WEARE ROAD, PORTLAND	Portland	2
Land rear of 132-144 Wakeham	Portland	2
LAND REAR OF, 82B-82D WAKEHAM, PORTLAND	Portland	5
LAND SOUTH EAST OF SOUTHWELL BUSINESS PARK, SWEET HILL ROAD, PORTLAND	Portland	8
Land to east of 35, Park Road, Portland	Portland	1
LAND WEST OF, BRANSCOMBE CLOSE, PORTLAND	Portland	2
Maritime House, West Way, Sourhwell Bus. Pk DT5 2NA	Portland	4
ROYAL BREAKWATER HOTEL, CASTLETOWN, PORTLAND, DT5 1BD	Portland	1
Royal Victoria Lodge, Victoria Square	Portland	4
KINGS HOUSE, KINGS LANE, POWERSTOCK, BRIDPORT, DT6 3TG	Powerstock	1
Long House, West Bexington DT2 9DE	Puncknowle	1

WESTDOWN FARM, UPTON, RINGSTEAD, DORCHESTER, DT2 8NE	Ringstead	1
GLENHOLME NURSERY, PENMORE ROAD, SANDFORD ORCAS DT9 4SE	SANDFORD ORCAS	1
SWAN YARD, CHEAP STREET, SHERBORNE, DT9 3AX	Sherborne	1
Land adj Aldhelmsted East, Sherbone Girls School	Sherborne	9
Land adj, Quarr Park Lane, Bristol Road DT9 4EQ	Sherborne	2
87-89 CHEAP STREET, SHERBORNE, DT9 3BG	Sherborne	2
JODREA, EAST MILL LANE, SHERBORNE, DT9 3DP	Sherborne	2
Adj. Cairnhill, Shipton Lane, Shipton Gorge DT6 4LL	Shipton Gorge	1
LAND EAST OF FAIRWAYS, EAST CLIFF, WEST BAY	Symondsbury	4
SITE OF COLSTON, WEST CLIFF ROAD, WEST BAY	Symondsbury	1
Lower Eype Farm, Eype	Symondsbury	1
WEST KNIGHTON FARM, HIGHGATE LANE, WEST KNIGHTON, DORCHESTER, DT2 8PF	West Knighton CP	8
1 The Grove, Dorchester Road DT3 5DH	Weymouth	5
103 ST MARY STREET, WEYMOUTH, DT4 8NY	Weymouth	2
104 ST MARY STREET, WEYMOUTH, DT4 8NY	Weymouth	1
11 CRANFORD AVENUE, WEYMOUTH, DT4 7TL (Site 1)	Weymouth	3
11 CRANFORD AVENUE, WEYMOUTH, DT4 7TL (Site 2)	Weymouth	2
11 ST NICHOLAS STREET, WEYMOUTH, DT4 8AA (Site 1)	Weymouth	6
11 ST NICHOLAS STREET, WEYMOUTH, DT4 8AA (Site 2)	Weymouth	1
114 NORFOLK ROAD, WEYMOUTH, DT4 0PR	Weymouth	1
116 NORFOLK ROAD, WEYMOUTH, DT4 0PS	Weymouth	1
11A ST THOMAS STREET, WEYMOUTH, DT4 8EW	Weymouth	2
123 The Esplanade DT4 7EH	Weymouth	2
13 ROUNDHAYES CLOSE, WEYMOUTH, DT4 0RN	Weymouth	6
13A ROUNDHAYES CLOSE, WEYMOUTH, DT4 0RN	Weymouth	1
14 Southdown Road	Weymouth	1
18 ST ALBAN STREET, WEYMOUTH, DT4 8BZ	Weymouth	1

19 BELLE VUE ROAD, WEYMOUTH, DT4 8RZ	Weymouth	1
19, Carlton Road South	Weymouth	6
197 PORTLAND ROAD, WEYMOUTH, DT4 9BH	Weymouth	1
2 Glendinning Avenue	Weymouth	4
20 DORCHESTER ROAD, WEYMOUTH, DT4 7JU	Weymouth	2
21 WESTHAM ROAD, MELCOMBE REGIS, WEYMOUTH, DT4 8NU	Weymouth	1
2-4 Coburg Pl, St Thomas St, 106a St Mary DT4 8HR	Weymouth	3
24 DORCHESTER ROAD, WEYMOUTH, DT4 7JU	Weymouth	1
28 Hereford Road	Weymouth	1
29 GRAFTON AVENUE, WEYMOUTH, DT4 9RZ	Weymouth	1
34 KESTREL VIEW, WEYMOUTH, DT3 5QZ	Weymouth	1
35 CARLTON ROAD SOUTH, WEYMOUTH	Weymouth	1
375 DORCHESTER ROAD, WEYMOUTH, DT3 5AU	Weymouth	5
4 QUIBO LANE, WEYMOUTH, DT4 0RR	Weymouth	2
425 DORCHESTER ROAD, WEYMOUTH, DT3 5BN	Weymouth	1
43 MAIDEN STREET, WEYMOUTH, DT4 8AZ	Weymouth	1
43-44 LENNOX STREET, WEYMOUTH, DT4 7HB	Weymouth	1
498 LITTLEMOOR ROAD, WEYMOUTH, DT3 5NY	Weymouth	3
4A OLD PARISH LANE, WEYMOUTH, DT4 0HY	Weymouth	1
5 BEECH ROAD, WEYMOUTH, DT3 5NP	Weymouth	1
506 DORCHESTER ROAD, WEYMOUTH, DT3 5BU	Weymouth	1
51 Bowleaze Coveaway	Weymouth	6
51 Commercial Road	Weymouth	8
53 RODWELL ROAD, WEYMOUTH, DT4 8QX	Weymouth	5
56 PRESTON ROAD, WEYMOUTH, DT3 6QA	Weymouth	6
6 LEEDS CRESCENT, WEYMOUTH, DT4 0HG	Weymouth	1
6 WHITE HORSE DRIVE, WEYMOUTH, DT3 6BZ	Weymouth	1
66 Preston Road	Weymouth	6
67 CLEARMOUNT ROAD, WEYMOUTH, DT4 9LE	Weymouth	1
7 GROSVENOR ROAD	Weymouth	7

7 LONGCROFT ROAD, WEYMOUTH, DT4 0NX	Weymouth	1
72 DORCHESTER ROAD, WEYMOUTH, DT4 7LB	Weymouth	-1
73-75 PORTLAND ROAD, WEYMOUTH, DT4 9BE	Weymouth	5
76 WYKE ROAD, WEYMOUTH, DT4 9QJ	Weymouth	1
8 COBURG PLACE, ST THOMAS STREET, WEYMOUTH	Weymouth	2
80 The Esplanade DT4 7AA	Weymouth	3
829 DORCHESTER ROAD, WEYMOUTH, DT3 5LB	Weymouth	1
88 WYKE ROAD, WEYMOUTH, DT4 9QJ	Weymouth	1
8A-8B ST MARY STREET, WEYMOUTH, DT4 8PB	Weymouth	5
9 GREENHILL, WEYMOUTH, DT4 7SW	Weymouth	9
94 ST MARY STREET, WEYMOUTH, DT4 8NY	Weymouth	3
96 & 98 BUXTON ROAD, WEYMOUTH, DT4 9PS	Weymouth	6
Adj 23 Old Castle Road	Weymouth	3
GARAGE AND STORE NORTH EAST OF, PARK LANE, WEYMOUTH	Weymouth	1
GARAGE EAST OF 12 CASTLE HILL ROAD, WEYMOUTH	Weymouth	1
Land adj. 27 Old Castle Road DT4 8QE	Weymouth	1
LAND ADJACENT 201 CHICKERELL ROAD, WEYMOUTH, DT4 0DP	Weymouth	3
Land adjacent to 13 and 14 Turton Street	Weymouth	5
LAND ADJACENT TO 7 NETHERTON ROAD, WEYMOUTH, DT4 8SB	Weymouth	1
LAND ADJACENT, 1 CORNWALL CLOSE, WEYMOUTH	Weymouth	2
Land at 95 Wyke Road DT4 9QS	Weymouth	2
Land at White Horse Cottage, White Horse Lane	Weymouth	1
LAND NORTH OF, 43-59 PORTMORE GARDENS, WEYMOUTH	Weymouth	3
LAND REAR OF, 17-18 CLEVES CLOSE, WEYMOUTH	Weymouth	1
LAND REAR OF, 17-18 CLEVES CLOSE, WEYMOUTH	Weymouth	1
LAND TO THE EAST OF, HETHERLY ROAD, WEYMOUTH	Weymouth	8

LAND TO THE NORTH OF, LORTON LANE, WEYMOUTH	Weymouth	9
LAND TO THE REAR OF 17 SUTTON ROAD, PRESTON, WEYMOUTH, DT3 6BX	Weymouth	1
LAND TO THE REAR OF, 34-36A CANBERRA ROAD, WEYMOUTH	Weymouth	4
LAND WEST OF THE HAVEN, CHAPEL LANE, UPWEY, BINCOMBE	Weymouth	1
LAND WEST OF, 201 CHICKERELL ROAD, WEYMOUTH	Weymouth	3
LAND WEST OF, 49 BRIDLEBANK WAY, WEYMOUTH	Weymouth	2
Marchesi House, Southill	Weymouth	6
MARTLEAVES HOUSE, 41 SOUTH ROAD, WEYMOUTH, DT4 9NR	Weymouth	4
MARTLEAVES HOUSE, 41 SOUTH ROAD, WEYMOUTH, DT4 9NR	Weymouth	3
Rear of 36 CANBERRA ROAD, WEYMOUTH, DT3 6AH	Weymouth	2
Southdown Bungalow, Kingsbere Road	Weymouth	6
STABLES ADJACENT MANOR BARN, OFF STOTTINGWAY STREET, WEYMOUTH	Weymouth	1
SUTTON ROAD EVANGELICAL CHURCH, SUTTON ROAD, SUTTON POYNTZ, WEYMOUTH, DT3 6LN	Weymouth	1
Long Orchard Farm, Lower Lane	Whitchurch Canonicorum	1
Seaward, Verriotts Lane, Morcombelake DT6 6DX	Whitchurch Canonicorum	1
DEWFLOCK FARM, WINTERBORNE MONKTON, DORCHESTER, DT2 8NP	Winterborne Monkton	3
LAND AT 2 ALINGTON PLACE, MARTINSTOWN, DORCHESTER, DT2 9JH	Winterborne St Martin	1
CHURCH FARM, CHURCH FARM ACCESS ROAD, MARTINSTOWN	Winterborne St. Martin CP	4
LAND AT 2 ALINGTON PLACE, MARTINSTOWN, DORCHESTER, DT2 9JH	Winterbourne St Martin	1
LOWER WRAXALL FARM, WRAXALL LANE, LOWER WRAXALL, DORCHESTER, DT2 0HL	Wraxall CP	5
SOUTH WRAXALL FARM, WRAXALL LANE, LOWER WRAXALL, DORCHESTER, DT2 0HL	Wraxall CP	1

FOLLY FIELDS FARM, THORNFORD ROAD, YETMINSTER, SHERBORNE, DT9 6HG	Yetminster	3
WINTERHAYES FARM, CHETNOLE ROAD, YETMINSTER, SHERBORNE, DT9 6HQ	Yetminster	1
LAND AT YEW TREE COTTAGE, BRISTER END, YETMINSTER, SHERBORNE, DT9 6NH	Yetminster	1
Total		620.3

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
BEAM1: Land north of Broadwindsor Rd	Beaminster	100
Clipper Teas, Broadwindsor Road Industrial Estate DT8 3PR (outline)	Beaminster	13
LAND TO NORTH AND WEST OF, COCKROAD LANE, BEAMINSTER	Beaminster	58
Adjacent Bridport Community Hospital (Phase 1 and 2)	Bridport	53
BRID1: Vearse Farm (Hallam Land)	Bridport	155
BRID5: St Michaels Trading Estate	Bridport	92
FORMER MOUNTJOY SCHOOL, FLOOD LANE, BRIDPORT, DT6 3QG	Bridport	21.1
Land adj. Watton Park Watton	Bridport	20
CHIC2: Chickerell Urban Extension North	Chickerell	292
MONTEVIDEO PARK, 432A CHICKERELL ROAD, CHICKERELL	Chickerell	10
Value House Stores, Mandeville Road	Chickerell	34
Adj. Oaklands Park, Warmwell Road	Crossways	49
Former Eldridge Pope Brewery Site, Weymouth Avenue Phase 2	Dorchester	29
North Quadrant Phases 3 & 4	Dorchester	477
PHASE 3 BREWERY DEVELOPMENT SITE, WEYMOUTH AVENUE, DORCHESTER	Dorchester	196
Phase 3 Peverell Avenue East	Dorchester	94
Watson Petroleum site, London Road	Dorchester	44
Queens Walk	Lyme Regis	47
173-181 Brandy Row DT5 1AP	Portland	10
DISUSED QUARRY WORKS STOCKYARD, BOTTOM COOMBE	Portland	62
Perryfield Works, Pennsylvania Road, Easton	Portland	11

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Portland Lodge Hotel, Easton Lane DT5 1BW	Portland	24
Redundant Buildings, Broadcroft Quarry, Bumpers Lane	Portland	15
Southwell School	Portland	58
Underhill Community Junior School, Killicks Hill DT5 1JW	Portland	5
Barton Farm, Phase 4	Sherborne	29
The Sherborne Hotel, Horsecastles Lane DT9 6BB (24 bed Hotel)	Sherborne	119
Manor Farm, Caundle Street, Bishops Caundle	Bishops Caundle	10
LAND NORTH OF POUND ROAD, THORNFORD	Thornford CP	32
Land adj. Folly Farm, Thornford Road	Yetminster	12
Sunnybank Home. 4-6 Wyke Road DT4 9QE	Weymouth	-4.77777778
THE LUPINS BUSINESS CENTRE, 1-3 GREENHILL, WEYMOUTH, DT4 7SS	Weymouth	2
THORNLOW PREPARATORY SCHOOL, CONNAUGHT ROAD, WEYMOUTH, DT4 0SA	Weymouth	10
ARCHARD HOUSE, WAVERLEY ROAD, WEYMOUTH	Weymouth	10
104E St Mary Street, Weymouth, DT4 8NY	Weymouth	14
Brewery Reach, Car Park, Newtons Road DT4 8UP	Weymouth	18
LAND WEST OF ROMAN ROAD AND NORTH OF, SPA ROAD, WEYMOUTH	Weymouth	19
MARSH ROAD GARAGE, MARSH ROAD, WEYMOUTH, DT4 8JD	Weymouth	20
Weymouth Caravan Centre	Weymouth	0
MAIDEN STREET METHODIST CHURCH, MAIDEN STREET, WEYMOUTH, DT4 8BB	Weymouth	25
Ferrybridge Inn Portland Road	Weymouth	29
8 to 10 Dorchester Road	Weymouth	31
LAND WEST OF, 165-199 RADIPOLE LANE, WEYMOUTH	Weymouth	36.66666667
Lines Field, Land to South of Louviers Road	Weymouth	45
Brewers Quay, Hope Square DT4 8TR	Weymouth	47
Curtis Fields (Phase 4)	Weymouth	68

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
CURTIS FIELDS LAND SOUTH OF, CHICKERELL ROAD, WEYMOUTH (phase 2B)	Weymouth	99
Former QinetiQ Site, Bincelaves (+ 60 bed care home)	Weymouth	228.3333333
Curtis Fields Phases 2A, 3A, 3B	Weymouth	245
WEY12: Land at Wey Valley	Weymouth	180
LITT1: Littlemoor Urban Extension	Weymouth	210
Total		3503.3

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
BRID1: Vearse Farm (South East)	Bridport	80
CHIC2: Chickerell Urban Extension East	Chickerell	280
Council Offices, North Quay	Weymouth	70
Westwey Road (South)	Weymouth	18
Total		448

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 2016/17 to 2020/21) on a settlement by settlement basis. This analysis identified a generally 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	2016/17	2017/18	2018/19	2019/20	2020/21	FIVE-YEAR AVERAGE
Beaminster	5.0	2.0	3.0	0.0	3.0	3.2
Bridport	8.0	13.0	16.9	17.0	12.6	14.0
Chickerell	0.0	6.0	6.0	13.0	6.2	5.4
Crossways	3.0	6.0	4.0	3.0	4.0	3.2
Dorchester	17.0	23.0	33.0	17.0	24.8	23.2
Lyme Regis	8.0	7.0	4.0	20.0	8.4	9.8
Sherborne	3.0	4.0	2.0	8.0	5.8	8.6
WDDC rural	68.0	71.0	52.2	79.0	66.4	69.2
Weymouth	73.0	95.0	76.0	53.0	71.0	63.5
Portland	6.0	29.0	22.0	21.0	17.8	18.0
West Dorset and Weymouth & Portland	191.0	256.0	219.1	231.0	220.0	218.1

- 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 16% 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 35.4% would

have been completed leading to a cumulative total of 51.2% of all minor sites completed and so on with 100% of minor sites on average being completed by year 9.

- 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	17.9%	64.3%	75.0%	89.3%	89.3%	89.3%	92.9%	92.9%	92.9%	96.4%	100.0%
Bridport	19.0%	41.8%	68.4%	89.9%	94.9%	97.5%	98.7%	100.0%	100.0%	100.0%	100.0%
Chickerell	32.0%	68.0%	88.0%	96.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Crossways	35.7%	64.3%	78.6%	85.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Dorchester	15.9%	51.2%	76.8%	92.7%	95.1%	96.3%	97.6%	98.8%	98.8%	100.0%	100.0%
Lyme Regis	19.3%	49.1%	71.9%	82.5%	96.5%	98.2%	98.2%	98.2%	98.2%	98.2%	98.2%
WDDC Rural	26.3%	53.5%	76.5%	87.7%	94.1%	96.9%	98.3%	98.9%	98.9%	98.9%	98.9%
Sherborne	16.7%	58.3%	91.7%	94.4%	97.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Weymouth	17.6%	51.1%	76.3%	88.5%	94.6%	97.5%	98.2%	98.6%	99.3%	99.3%	99.6%
Portland	17.9%	46.4%	66.7%	83.3%	91.7%	96.4%	98.8%	100.0%	100.0%	100.0%	100.0%
West Dorset and Weymouth & Portland	22.0%	51.7%	75.2%	87.5%	94.0%	97.1%	98.3%	98.9%	99.2%	99.2%	99.3%

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	15.9%	35.4%	25.6%	15.9%	2.4%	95.20%
Year 1		15.9%	35.4%	25.6%	15.9%	92.80%
Year 2			15.9%	35.4%	25.6%	76.90%
Year 3				15.9%	35.4%	51.30%
Year 4					15.9%	15.90%
Cumulative Total	15.90%	51.30%	76.90%	92.80%	95.20%	
Dorchester windfall rate = 23.2 dwellings per annum						
Profiled windfall delivery (dwellings)						
Year 0	4	8	6	4	1	23
Year 1		4	8	6	4	22
Year 2			4	8	6	18
Year 3				4	8	12
Year 4					4	4
Total windfall allowance	4	12	18	22	23	79

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	3.2	10.7	9.7
Bridport	14.0	43.9	39.6
Chickerell	5.4	20.7	18.7
Crossways	3.2	0*	0*
Dorchester	23.2	0*	0*
Lyme Regis	9.8	31.3	28.2
Sherborne	8.6	0*	0*
WDDC Rural	69.2	0*	0*
Portland	18.0	55.1	49.6
Weymouth	63.5	208.4	187.6
West Dorset and Weymouth & Portland	218.1	370.1	333.2

* Due to a number of settlements and a large part of WDDC Rural falling within the nutrient catchments across the Dorset Council Area a number of the windfall allowances have been discounted from the 5 year housing land supply for the current year.

Appendix E. Specific large windfall sites

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

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Royal Manor School	Portland	41
Lakeside Superbowl, St Nicholas Street	Weymouth	69
Buxton Road	Weymouth	18
South of Louviers Road	Weymouth	58
Total		186

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
Total		0

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 to South West of Whites Meadow	Mosterton	10
Land north of Flaxfield Rise	Beaminster	4
Total		14