

**East Dorset  
Five-year housing land supply  
April 2022**

PUBLISHED APRIL 2023

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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 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022. It covers the former local authority area of East Dorset District Council (EDDC). The adopted Local Plan for EDDC is a joint plan with Christchurch Borough Council (CBC) and was adopted by both authorities in April 2014. The Local Plan is therefore now more than 5 years old. The former Councils of East Dorset District and Christchurch Borough now form part of Dorset Council and BCP Council respectively and in 2019, the Councils jointly made the decision to produce separate 5-year Housing Land Supply reports for each former Council area, with this report being completed by Dorset Council and covering the area covered by EDDC.
- 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 NPPG. The housing requirement calculated using this methodology for the 2022-2027 five-year period is 480.5 dwellings per annum. EDDC can demonstrate a housing supply of 1,994 dwellings between 2022-2037 therefore East Dorset is unable to demonstrate a five-year housing land supply with a supply of 4.15 years.
- 1.1.3 This figure takes into account the updated advice from Natural England issued in March 2022 highlighting the need for all new developments within the River Avon Catchment and the Poole Harbour catchment, to demonstrate nutrient neutrality.

## 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 East Dorset District Council (EDDC).
- 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 delivery<sup>1</sup>.

### 2.2 NUTRIENT NEUTRALITY

- 2.2.1 An important constraint affecting the deliverability of sites within the Dorset Council area is the need for development to demonstrate nutrient neutrality following the advice issued<sup>2</sup> from Natural England on 16 March 2022.
- 2.2.2 The approach advocated by Natural England is that any development that leads to an increase in nutrient loading within freshwater and estuarine habitats, should be nutrient neutral. This would result in no net increase in levels of phosphorus or nitrogen flows entering the habitats sites that cover parts of the East Dorset area. The areas affected are the River Avon (phosphorus neutrality) and the Poole Harbour (nitrogen and phosphorus neutrality) catchments where nutrient flows arising from wastewater treatment centres and surface water flows need to be mitigated to ensure nutrient neutrality.
- 2.2.3 A written ministerial statement issued by the Secretary of State for the Environment, Farming and Rural Affairs on 20 July 2022 sets out a number of measures that the

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<sup>1</sup> National Planning Policy Framework 2021, paragraph 76, page 21

<sup>2</sup> [NE785 Edition 1 Natural England Water Quality and Nutrient Neutrality Advice \(16 March 2022\).pdf](#)

government will be putting in place to help address the issue of nutrient pollution at protected habitat sites. The two main measures are:

- The intention to table an amendment to the Levelling Up and Regeneration Bill to require the upgrade of all wastewater treatment works within the affected catchments.
- A nutrient mitigation scheme to be managed by Natural England aimed at delivering nutrient mitigation within the affected catchments.

2.2.4 In addition, on 25 November 2022 the government released an update to the statement released in July 2022 stating they have been working closely with Natural England and other partners to bring forwards schemes to provide phosphorus mitigation. The update states:

2.2.5 “From December 2022, Natural England will approach landowners in a targeted way to invite them to offer their land as potential sites for nutrient mitigation. These sites will start to provide the mitigation needed by LPAs and developers, and we will expand across the country to facilitate building thousands of new homes as well as making a major contribution to nature recovery through the creation of new wetlands.

2.2.6 Credits from the government backed scheme will be offered in batches which any developers requiring credits can apply for. Where demand for credits exceeds supply, applications will be prioritised to minimise nutrient neutrality related delays to development, to enable development of the most homes quickly, to facilitate small and medium enterprises, and to support the delivery of affordable and social housing. Information for developers on credit availability and price will be released ahead of the first credit sales.<sup>3</sup>”

2.2.7 The Council will also be assessing opportunities in house and alongside adjacent local authorities to deliver phosphorus and nitrogen mitigation. Additionally, where a development can deliver mitigation to address nutrient flows, the Council will take this into account when making planning decisions.

## 2.3 THE HOUSING TARGET

2.3.1 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

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<sup>3</sup> <https://www.gov.uk/government/news/government-sets-out-plan-to-reduce-water-pollution>

against their Local Housing Need where the strategic policies are more than five years old”<sup>4</sup>.

- 2.3.2 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 NPPG<sup>5</sup> and is based on household projections and the local affordability ratio.
- 2.3.3 The local affordability ratio is a measure of the affordability of homes in an area and is based on median house prices and median earnings. The affordability of homes is linked to the supply of homes in an area and therefore reflects past rates of delivery. If delivery has been below demand, the affordability ratio will be higher resulting in a higher Local Housing Need target. For this reason, national guidance indicates that past under-delivery in an area does not need to be considered separately to the affordability of homes<sup>6</sup>.
- 2.3.4 However, if an adopted Local Plan is less than five years old and the delivery of homes has been below the strategic housing target since the base date of the adopted Local Plan, any shortfall will need to be made up within the five-year supply period.
- 2.3.5 Where strategic policies for the delivery of housing in a Local Plan were adopted within the last five years, the Local Housing Need figure is capped at 40% above the adopted annual average housing requirement figure. Where the policies were adopted more than five years ago (at the point of making the calculation), the housing figure is capped at 40% above the lowest of either the average projected household growth over a 10-year period or the most recently adopted housing target in a Local Plan. The reason for the cap is to ensure that the Local Housing Need figure is as deliverable as possible and not significantly above the housing target currently being planned for<sup>7</sup>.
- 2.3.6 The government have recently consulted on changes to the planning system<sup>8</sup> and national policy. These proposed changes alter the approach to establishing housing targets for Local Plans, to housing land supply and the housing delivery test. This

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<sup>4</sup> National Planning Policy Framework 2021, paragraph 74, page 20

<sup>5</sup> National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20201216

<sup>6</sup> National Planning Practice Guidance Paragraph: 011 Reference ID: 2a-011-20190220

<sup>7</sup> National Planning Practice Guidance Paragraph: 007 Reference ID: 2a-007-20190220

<sup>8</sup> <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

direction of travel will alter the conclusions on housing land supply and will need to be reflected when making planning decisions. It may be necessary to revise this report once the changes come into effect.

## 2.4 THE HOUSING DELIVERY TEST

2.4.1 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 supply<sup>9</sup>.

2.4.2 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 period<sup>10</sup>.

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

2.4.3 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.

2.4.4 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.

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<sup>9</sup> National Planning Policy Framework 2021, paragraph 74, page 21

<sup>10</sup> Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

- 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.

## 2.5 DELIVERABLE SITES

- 2.5.1 The 2021 version of the NPPF includes a definition of a 'deliverable' site for the purpose of demonstrating a five-year supply.
- 2.5.2 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.

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.<sup>11</sup>

## 2.6 IMPLICATIONS

- 2.6.1 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.

<sup>11</sup> National Planning Policy Framework Glossary 2021, page 66



2.6.2 This document establishes the five-year supply requirement for the former East Dorset District Council area having regard to rates of delivery since the start of the Local Plan period (i.e. since 2013), 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.

## 3.0 Housing Supply Requirement

### 3.1 HOUSING TARGET

- 3.1.1 The Joint Christchurch and East Dorset Local Plan Part 1 – Core Strategy was adopted following the recommendation of the Inspector in her report on the examination of the plan. It was adopted by Christchurch Borough Council on 22<sup>nd</sup> April 2014 and by East Dorset District Council on 28<sup>th</sup> April 2014. The Core Strategy covers the 15-year period from 2013 to 2028 and was adopted more than five years ago.
- 3.1.2 Given that the joint East Dorset and Christchurch Local Plan was adopted in April 2014, and it is therefore more than five years old, the Local Housing Need, calculated using the Standard Methodology has been used as the basis for establishing the housing target in this report.
- 3.1.3 As a result of using the Local Housing Need figures and the Housing Delivery Test, BCP Council and Dorset Council took the decision in 2019 to produce separate five-year housing land supply reports for the former Local Planning authority areas of East Dorset and Christchurch.

### 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 area<sup>12</sup> 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. The data used to calculate the Local Housing Need has a base date of 2022 and therefore the household projections and the affordability ratios are those available at this base date.

#### 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 2022 and therefore the calculation of local housing need uses the 10-year period from 2022 to 2032. Over this period, the projected growth in households for the former EDDC area is as shown in Figure 3.1

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<sup>12</sup>National Planning Practice Guidance Paragraph: 005 Reference ID: 2a-005-20190220

with the average annual change in households projected to be 326.9 additional households per annum.

Figure 3.1: 2014-based household projections for East Dorset 2022 to 2032

YEAR	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Number of households	40,304	40,609	40,928	41,247	41,580	41,917	42,254	42,589	42,922	43,254	43,573

Source: ONS Live table 406

### 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 median workplace-based local affordability ratios published in March 2022, dated 2021. It is noted that more recent affordability ratios have been published in March 2023, dated 2022. However, it is considered appropriate to use the ratios most relevant to the base-year of the report and the monitoring period (April 2021 to March 2022), in order to calculate the housing need for that period. Although the EDDC area now forms part of Dorset Council, affordability ratios continue to be produced for legacy Council areas following reorganisation. For EDDC, the affordability ratio released in 2022 is 15.05 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 East Dorset area, the median workplace-based local affordability ratio gives an adjustment factor of 1.69.

### 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 guidance<sup>13</sup>:

“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:

<sup>13</sup> National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20190220

- 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 East Dorset, the adopted strategic housing requirement is now more than five years old and therefore the cap would be applied to higher of either the Local Plan’s average annual housing target or the projected household growth figure established through Step 1. The adopted Local Plan target was a joint target shared with the former CBC so it is not possible to establish which would be the higher of the Local Plan target or the household projections. It is therefore considered that the cap should be applied to the annual average household growth figure established through Step 1 of the Standard Methodology.

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. EDDC does not however fall within this list and therefore the uplift is not applied.

Calculating Local Housing Need

3.1.12 The four steps used in the calculation of the Local Housing Need figure for the EDDC area is outlined in Figure 2.2. These calculations indicate that the Local Housing Need requirement for the purpose of this report is 457.7 dwellings per annum.

Figure 3.2: Calculation Local Housing Need

COMPONENT	CALCULATION	RESULT
<b>Step 1:</b> Setting the baseline	Annual average household growth 2022 to 2032	326.9
<b>Step 2:</b> Adjustment to take account of affordability	Applying the adjustment factor of 1.69	552.7
<b>Step 3:</b> Capping the level of any increase	Applying the cap at 40% above the annual average household growth figure	457.7
<b>Step 4:</b> Cities and urban centres uplift	No uplift to be applied	457.7
<b>Local Housing Need</b>		<b>457.7 dwellings per annum</b>

## 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.
- 3.2.3 For the current year, the Housing Delivery test has been measured over the years 2019/20, 2020/21 and 2021/22. The Joint East Dorset and Christchurch Local Plan became 5 years old in the 2018/19 year and therefore the test won't use any joint Local Plan targets. For this reason, the published Housing Delivery Test result for the current year covers the joint plan area giving a single result for the legacy Council areas of East Dorset and Christchurch.

### NEW HOMES DELIVERED

- 3.2.4 The net number of new homes delivered over the past three years within the East Dorset area is set out in Figure 3.3. This information has been gathered through annual site visits where the number of newly built homes is counted. This information has been submitted to Department for Levelling Up, Housing and Communities (DLUHC) who publish the data as live tables on Housing Supply<sup>14</sup>.

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<sup>14</sup>Live tables on housing supply: net additional dwellings, DLUHC

- 3.2.5 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 line with the Housing Delivery Test Measurement Rule Book 'student only accommodation' is counted at 2.5 persons per household whilst a ratio of 1.8<sup>15</sup> is applied to 'other communal accommodation'. This is based on the national average datasets for these types of communal accommodation.
- 3.2.6 Over the past three years, the Council's records indicate that a total of 1,416.4 net additional homes have been delivered within East Dorset.

Figure 3.3: Number of homes delivered from 2019-2022 – EDDC

Number of homes delivered	2019/20	2020/21	2021/22	Total
EDDC	499	376	540.4	1416.4

## 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 The joint Christchurch and East Dorset Local Plan was adopted in April 2014 the plan therefore became more than five years old in April 2019. For the current year, the measurement of the Housing Delivery Test isn't required to use any of the adopted Local Plan housing target and only the Local Housing Need target. However, for the purposes of the Housing Delivery Test, it has been agreed with DLUHC that the results will be published on the basis of the combined Christchurch and East Dorset areas.
- 3.2.9 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 for the combined Christchurch and East Dorset area being reduced to

<sup>15</sup>Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

712 dwellings for the 2019-20 year and to 537 dwellings for the 2020-2021 year<sup>16</sup>. Figure 3.4 shows the resultant Housing Delivery Test requirement.

Figure 3.4: Housing Delivery Test requirement 2022

YEAR	2019-20	2020-21	2021-22	TOTAL
Discounted requirement	712	537	822	2071

### 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. As the Housing Delivery Test is backwards looking it is calculated based on delivery against the joint Christchurch and East Dorset housing requirement. The net total dwellings completed in East Dorset from 2019/20 – 2021/22 were 1,416 dwellings and in Christchurch over the same time period was 402 dwellings, resulting in a total of 1,819 dwellings. This calculation indicates that the Housing Delivery Test result for the Christchurch and East Dorset area is 88%. This means that a 5% buffer needs to be applied to the housing target for calculation of the five-year housing supply and an Action Plan needs to be produced to set out measures to address the delivery of new homes.

$$\text{Housing Delivery Test Result (\%)} = \frac{1819}{2071} = 87.8\%$$

### 3.3 FACTORING IN ANY SHORTFALL AND THE BUFFER

3.3.1 As the adopted Local Plan East Dorset is more than 5 years old and the housing 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 period<sup>17</sup>. The buffer identified through the application of the Housing Delivery Test therefore only applies to the calculated Local Housing Need requirement.

### 3.4 THE FIVE-YEAR REQUIREMENT – APRIL 2022

3.4.1 Applying the above assumptions and using the completions data to 1<sup>st</sup> April 2022, enables the calculation of the five-year requirement for the period 2022 to 2027 as shown in Figure 3.5.

<sup>16</sup> Housing Delivery Test measurement technical note 2021 – January 2022

<sup>17</sup> National Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722

Figure 3.5: Five Year Housing Requirement 2022-2027

COMPONENT	CALCULATION	RESULT
<b>EDDC</b>		
<b>Step 1:</b> Setting the baseline	Annual average household growth 2022 to 2032	326.9
<b>Step 2:</b> Adjustment to take account of affordability	Applying the adjustment factor of 1.69	552.7
<b>Step 3:</b> Capping the level of any increase	Applying the cap at 40% above the annual average household growth figure	457.7
<b>Step 4:</b> Cities and urban centres uplift	No uplift to be applied	457.7
<b>Local Housing Need EDDC</b>		<b>457.7 dwellings per annum</b>
<b>EDDC HOUSING REQUIREMENT</b>		
Local Housing Need for EDDC		457.7 dwellings per annum
Multiplied by the 5 year period (2022-2027)	$457.7 \times 5$	2,288.3
Plus, the 5% buffer (derived from the Housing Delivery Test)	$2,288.3 \times 1.05$	2,402.7
<b>Total 5-year requirement</b>		<b>2,403</b>



## 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 Since the examination of the Christchurch and East Dorset joint 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 considered to be deliverable for the purposes of the five-year housing land supply, have been subject to a review with the supply in this report shown for the East Dorset area only. 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.
- 4.1.3 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.
- 4.1.4 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.

## 4.2 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 Within East Dorset a large proportion (21%) of the housing completions over the past 5 years have been made up of small sites of less than 10 dwellings<sup>18</sup>. Historically, from the point of the grant of planning permission, just under 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 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	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Minor sites with extant planning permission	279.3	275.3	261.6

## 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

<sup>18</sup> Based on available records of completed residential development sites since 2015/16

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 working on specific applications.

- 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 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	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Major sites with extant planning permission	1,735.2	1,520.3	1,444.3

#### 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 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	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated within the Local Plan within the East Dorset area	369.0	0.0	0.0

#### 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"<sup>19</sup>.
- 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"<sup>20</sup>.
- 4.5.3 A detailed analysis of windfall rates has been undertaken for the East Dorset 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 The Council has been conservative in removing the windfall allowance for the first two years in all areas, to avoid any potential double counting for sites that may have permission. 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 further 10% discount has been applied to the estimates of

<sup>19</sup> National Planning Policy Framework paragraph 69, 2021

<sup>20</sup> National Planning Policy Framework paragraph 71, 2021

windfall delivery within the remaining three-year period. The final windfall allowance for each settlement is shown in Figure 4.4.

4.5.5 The approach to minor windfall sites is considered to be in accordance with national policy<sup>21</sup>.

Figure 4.4: Five-year windfall allowance for each settlement

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL OVER 5 YEARS: PROFILE OF DELIVERY	DISCOUNTED WINDFALL ALLOWANCE
Alderholt*	4.2	10.5	0
Corfe Mullen	4.0	9.6	8.7
Colehill/Wimborne	22.2	59.0	53.1
Ferndown/West Parley	15.0	40.1	36.1
Holt, Knowlton & Sixpenny	7.4	19.6	17.7
St Leonards & St Ives	9.0	24.5	22.0
Sturminster Marshall	4.6	12.0	10.8
Verwood	5.5	15.1	13.6
West Moors	4.2	12.3	11.0
Rural (inc Vale of Allen, Pampill and Cranborne)	3.2	8.4	7.6
<b>East Dorset</b>	<b>79.3</b>	<b>210.7</b>	<b>180.1</b>

\*Alderholt windfall has been removed as a result of nutrient neutrality constraints from the 5YHLS calculation.

## 4.6 SPECIFIC LARGE SITES

<sup>21</sup> National Planning Policy Framework paragraph 71, 2021

- 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 “...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”<sup>22</sup>.
- 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. These sites have either been identified through the strategic housing land availability assessment, are on the Councils’ brownfield registers, have permission in principle or are sites where planning permission is likely to be granted imminently. For each of these sites, there is clear evidence that housing completions will begin, and homes will be delivered within the five-year period. Each site within this category was identified as having development potential at the 1st of April base date in line with the monitoring data that underpins this report.
- 4.6.4 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	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Specific identified major sites	599.2	120.0	108

#### 4.7 SITES ALLOCATED IN NEIGHBOURHOOD PLANS

- 4.7.1 At present there are no made Neighbourhood Plans in the East Dorset area and therefore there is no contribution to the supply arising from Neighbourhood Plans.

#### 4.8 RURAL EXCEPTION SITES

<sup>22</sup> National Planning Policy Framework 2021, paragraph 71, page 19

4.8.1 In order for a rural exception site to deliver housing, a housing needs survey, grant funding and planning permission is needed. Within East Dorset, there are 3 rural exception sites with 2 of these being delivered as community land trusts.

Figure 4.6: Five-year supply from rural exception sites

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Rural exception sites	42.0	0.0	0

#### 4.9 SUPPLY POSITION AT APRIL 2022

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

Figure 4.7: Supply position as at 1 April 2022

SUPPLY CATEGORY	FIVE-YEAR SUPPLY ESTIMATE (EXCLUDING DISCOUNT)	DISCOUNTED FIVE-YEAR SUPPLY (2022 TO 2027)
Minor sites with planning permission	275.3	261.6
Major sites with extant planning permission	1,520.3	1,444.3
Sites allocated within the Local Plan	0.0	0.0
Minor sites windfall allowance	210.7	180.1
Specific large sites	120	108
Neighbourhood Plans	0.0	0.0
Rural exception sites	0.0	0.0
<b>TOTAL</b>	<b>2,126.3</b>	<b>1,994</b>

4.9.2 The updated position using the most up-to-date information (with a base date of 1 April 2022) indicates that the Councils have a supply equivalent to 2,003.5 dwellings.

## 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 for Christchurch and East Dorset was adopted more than five years ago, the five-year supply calculation is based on the Local Housing Need requirement derived through the application of the Standard Methodology. For the East Dorset area only, this gives a housing target of 2,403 dwellings for the period 2022 to 2027 incorporating the housing delivery test buffer of 5% as set out in Figure 3.5. In line with national guidance, no allowance has been made for any shortfall in provision against the Local Plan target due to the Local Housing Need being used. The target is equivalent to 480.5 dwellings per annum.
- 5.1.2 The supply of deliverable sites that can be counted as being part of the five-year supply for the 2022 to 2027 period is set out in Figure 4.7. After the application of the relevant discounts, the total number of deliverable sites is estimated at 1,994 dwellings. This supply calculation is based on sites and information available as at the 1 April 2022 base date.
- 5.1.3 For the period 2022 to 2027, the East Dorset area does not have a sufficient supply to meet the five-year supply requirement as required by national policy. The East Dorset area can demonstrate a supply of deliverable sites equivalent to 4.15 years as shown in Figure 5.1.



Figure 5.1: Five-year supply calculation

<b>SUPPLY REQUIREMENT</b>		<b>2,402.7</b>
Annual Housing Requirement	(Local Housing Need)	457.6
Requirement over Five Year Period (2022 to 2027)	$457.6 \times 5$	2288.3
Plus 5% buffer	$2,288.3 * 1.05$	2,402.7
<b>5-year requirement</b>		<b>2,402.7</b>
<b>Annualised requirement</b>	$2,402.7 \div 5$	<b>480.5</b>
<b>DELIVERABLE SUPPLY (DISCOUNT APPLIED)</b>		<b>1,994</b>
Minor sites with planning permission		261.6
Major sites with extant planning permission		1,444.3
Sites allocated within the Local Plan		0.0
Minor sites windfall allowance		180.1
Specific large sites		108
Neighbourhood Plans		0.0
Rural exception sites		0.0
<b>CALCULATION OF FIVE-YEAR SUPPLY</b>		
<b>Deliverable Supply ÷ Annualised requirement</b>	$2,003.5 \div 480.5$	<b>4.15 years</b>

## 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.

Status	Address	Application Number	Settlement	Estimated delivery within 5 years
u/c	29 Ringwood Road	3/19/1135/FUL	Alderholt	1
u/c	120A WIMBORNE ROAD WEST, CANFORD BOTTOM, WIMBORNE, BH21 2DU	3/21/0415/FUL	Colehill	2
u/c	4 HAYES LANE, CANFORD BOTTOM, WIMBORNE, BH21 2JE	3/21/0255/FUL	Colehill	2
u/c	BOUNDARY HOUSE, BOUNDARY DRIVE, COLEHILL, WIMBORNE, BH21 2RE	3/20/1382/FUL	Colehill	1
n/s	Hayeswood County First School, Cutlers Place, Colehill, Wimborne, Dorset, BH21 2HN	3/19/0862/FUL	Colehill	1
n/s	6 HAYES LANE, CANFORD BOTTOM, WIMBORNE, BH21 2JE	3/21/0232/FUL	Colehill	1
n/s	6 Hayes Lane Canford Bottom Wimborne BH21 2JE	3/21/1652/FUL	Colehill	1
n/s	Land to the North of Pardys Hill, West of Sleight Lane Corfe Mullen Dorset BH21 3HL	3/21/1594/RM	Corfe Mullen	9
n/s	24a Stour View Gardens/91 Wimborne Road	3/19/0545/RM	Corfe Mullen	3
n/s	The Old Mill, Mill Street, Corfe Mullen, Wimborne, Dorset, BH21 3RH	3/19/0810/FUL	Corfe Mullen	2
n/s	Smugglers Hyde 47 Brook Lane	3/18/2946/FUL	Corfe Mullen	1
u/c	11 HIGHFIELD CLOSE, CORFE MULLEN, WIMBORNE, BH21 3PJ	3/21/0045/FUL	Corfe Mullen	1
n/s	15 CROFT CLOSE, CORFE MULLEN, WIMBORNE, BH21 3JE	3/21/1447/FUL	Corfe Mullen	1
n/s	67 Albert Road Corfe Mullen Wimborne BH21 3QE	3/19/1859/OUT	Corfe Mullen	1
n/s	17 Ridgeway, Corfe Mullen, Wimborne, Dorset, BH21 3HS	3/20/0192/OUT	Corfe Mullen	1
n/s	2 HOME FARM COTTAGES, WATERLOO ROAD, CORFE MULLEN, WIMBORNE, BH21 3SN	3/21/0146/FUL	Corfe Mullen	1
n/s	2 Blythe Road, Corfe Mullen, Wimborne, BH21 3Lr	3/20/0555/PNDEM	Corfe Mullen	-1
n/s	R/O Peveril House 382 - 388 Ringwood Road	3/19/0483/FUL	Ferndown	8
n/s	578 WIMBORNE ROAD EAST, FERNDOWN, BH22 9NN	3/20/1325/FUL	Ferndown	8
n/s	84 Golf Links Road	3/19/0460/OUT	Ferndown	5
n/s	4 GOLF LINKS ROAD, FERNDOWN, BH22 8BY	3/21/0638/FUL	Ferndown	5
n/s	9 Fernlea Close Ferndown	3/19/2285/OUT	Ferndown	4
n/s	11 Fernlea Close	3/19/2344/FUL	Ferndown	4

u/c	Stapehill Abbey 276 Wimborne Road West (Site 2)	3/18/1209/FUL	Ferndown	3
n/s	4-16 Victoria Road	3/19/1972/RM	Ferndown	3
n/s	406 Ringwood Road Ferndown BH22 9AU	P/FUL/2021/04095	Ferndown	3
n/s	434 RINGWOOD ROAD, FERNDOWN, BH22 9AY	3/20/0566/FUL	Ferndown	1
n/s	Plot Adj 11 Fernlea Close Ferndown	3/19/2286/OUT	Ferndown	1
n/s	1 Christchurch Road	3/19/1177/FUL	Ferndown	1
n/s	1 CHRISTCHURCH ROAD, LONGHAM, FERNDOWN, BH22 8TD	3/20/0860/FUL	Ferndown	1
n/s	84 Golf Links Road, Ferndown, BH22 8BZ	3/20/0847/FUL	Ferndown	1
u/c	The Barn, 339 Ringwood Road	3/19/1271/CONDR	Ferndown	1
u/c	9 MONKTON CLOSE, FERNDOWN, BH22 9LL	3/21/0016/FUL	Ferndown	1
u/c	LAND ADJ TO 2 GOLF LINKS ROAD, FERNDOWN, BH22 8BY	3/21/0194/FUL	Ferndown	1
u/c	CROFTON, FURZEHILL, COLEHILL, WIMBORNE, BH21 4HD	3/20/1355/RM	Furzehill	4
n/s	Land Adjoining Summerhill, Gussage All Saints, Dorset, BH21 5ET	3/19/2499/FUL	Gussage All Saints	2
n/s	LAND TO THE NORTH EAST OF TON BRIDGE, CUSTARD HILL, GUSSAGE ALL SAINTS, BH21 5ES	3/20/0660/FUL	Gussage All Saints	1
n/s	LOVERLEY FARM, MOOR CRICHEL, WIMBORNE, BH21 5EB	3/21/0961/FUL	Gussage All Saints CP	2
n/s	NORTH FARM, GUSSAGE ALL SAINTS, WIMBORNE, BH21 5JE	3/21/0689/FUL	Gussage St. Michael CP	1
n/s	HINTON MILL FARM, Mill Lane - B3078 To Hinton Mill Farm - Access Road, HINTON PARVA, WITCHAMPTON, WIMBORNE, BH21 4JG	3/20/0929/FUL	Hinton CP	9
n/s	POUND FARM, HINTON MARTELL, WIMBORNE, BH21 7HP	3/21/0304/FUL	Hinton CP	1
n/s	19 & 19A Wimborne Road, Wimborne Minster, Wimborne, Dorset, BH21 1NP	3/20/0741/FUL	Hinton Martell	1
n/s	BARNS TO THE NORTH WEST OF MILLUM HOUSE, HINTON MARTELL, WIMBORNE, BH21 7HE	3/20/0663/OUT	Hinton Martell	1
n/s	UNDERWOOD FARM, HINTON MARTELL, BH21 4JL	3/20/0799/FUL	Hinton Martell	-1
u/c	Framptons Yard	3/19/0826/FUL	Holt	6
u/c	Little Owls Farm	3/19/0777/RM	Holt	5
n/s	Grange Farm, Colehill, Wimborne, BH21 4HX	3/20/0558/PNAGD	Holt	1
n/s	4 SHEEPCROFT LANE, HOLT, WIMBORNE, BH21 7DA	3/20/0978/FUL	Holt	1
n/s	BARN C, BROOKLANDS FARM, HORTON, WIMBORNE, BH21 7JU	3/20/2244/PNAGD	Holt	1

n/s	BROOKLANDS FARM, HORTON, WIMBORNE, BH21 7JU	3/21/1389/FUL	Holt	1
u/c	The Old Dairy, Hydowns Farm, Woodlands	3/18/2697/FUL	Knowlton	1
n/s	Frogmore Lane, Sixpenny Handley, Salisbury, SP5 5NY	3/20/1328/FUL	Sixpenny Handley and Pentridge	7
u/c	St Marys Close, Sixpenny Handley, Salisbury, SP5 5NH	3/18/2082/FUL	Sixpenny Handley and Pentridge	4
n/s	74 WOOLSBIDGE ROAD, ASHLEY HEATH, RINGWOOD, BH24 2LX	3/21/0770/FUL	St Leonards & St Ives	5
n/s	74 WOOLSBIDGE ROAD, ASHLEY HEATH, RINGWOOD, BH24 2LX	3/20/0573/OUT	St Leonards & St Ives	4
n/s	74 Woolsbridge Road	3/18/3494/FUL	St Leonards & St Ives	3
u/c	103 Woolsbridge Road	3/18/3455/FUL	St Leonards & St Ives	2
u/c	78 Sandy Lane St Leonards and St Ives Ringwood BH24 2LG	3/19/2390/FUL	St Leonards & St Ives	2
n/s	20 BUSHMEAD DRIVE, ASHLEY HEATH, RINGWOOD, BH24 2HU	3/21/0445/FUL	St Leonards & St Ives	2
n/s	89 Woolsbridge Road Ashley Heath Ringwood BH24 2LY	P/FUL/2021/05009	St Leonards & St Ives	2
n/s	151 Sandy Lane and Land rear of 2 Woodlands Way St Leonards and St Ives BH24 2LH	3/21/1675/FUL	St Leonards & St Ives	2
u/c	R/O 53-55 Braeside Road, St Leonards and St Ives, Ringwood BH24 2PJ	3/20/1956/FUL	St Leonards & St Ives	2
n/s	19 Cedar Avenue	3/18/3198/FUL	St Leonards & St Ives	1
n/s	80-82 Sandy Lane	3/18/2344/FUL	St Leonards & St Ives	1
u/c	8 Ivy Close	3/19/1740/FUL	St Leonards & St Ives	1
u/c	Plot 4, 5 Egmont Close, St Leonards and St Ives, Ringwood, Dorset, BH24 2DJ	3/19/1508/FUL	St Leonards & St Ives	1
n/s	Forest Pines Riding Stables Wayside Road St Leonards and St Ives Ringwood Bh24 2Sh	3/19/2235/FUL	St Leonards & St Ives	1
n/s	PETHERTON COTTAGE, HORTON ROAD, ASHLEY HEATH, RINGWOOD, BH24 2ED	3/21/0076/FUL	St Leonards & St Ives	1
n/s	89 Woolsbridge Road, Ashley Heath, Ringwood, BH24 2LY	3/20/2301/FUL	St Leonards & St Ives	1
n/s	Land Adjacent 29 Sandy Lane St Leonards and St Ives Ringwood BH24 2LE	P/FUL/2021/03883	St Leonards & St Ives	1
n/s	22 Bushmead Drive Ashley Heath BH24 2HU	3/21/1586/FUL	St Leonards & St Ives	1
n/s	19 Cedar Avenue St Leonards and St Ives Ringwood BH24 2QF	P/FUL/2021/05119	St Leonards & St Ives	1

u/c	78 SANDY LANE, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2LG	3/20/2299/FUL	St Leonards & St Ives	1
u/c	24 LIONS LANE, ASHLEY HEATH, RINGWOOD, BH24 2HN	3/21/0933/FUL	St Leonards & St Ives	1
n/s	151 Sandy Lane and Land rear of 2 Woodlands Way St Leonards and St Ives BH24 2LH	3/21/0061/PIP	St Leonards & St Ives	1
u/c	9 Boundary Lane,	3/16/2790/FUL	St Leonards & St Ives	1
u/c	17 FIR TREE CLOSE, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2QW	3/20/0396/FUL	St Leonards & St Ives	-1
u/c	Land East of Sheridan Way	3/11/0133/FUL	Sturminster Marshall	7
n/s	20 Churchill Close & Land to the rear of 21 & 22 Churchill Close, STURMINSTER MARSHALL, WIMBORNE, BH21 4BQ	3/20/0478/FUL	Sturminster Marshall	4
n/s	64 Churchill Close	3/20/1194/FUL	Sturminster Marshall	2
n/s	Churchill Arms Public House, Station Road, Sturminster Marshall	3/20/2184/FUL	Sturminster Marshall	2
n/s	DORSET SPRINGS, POOLE ROAD, STURMINSTER MARSHALL, WIMBORNE, BH21 4AE	3/21/0722/FUL	Sturminster Marshall	1
u/c	Casa Velha - Land to the north Ringwood Road	3/21/0044/RM	Verwood	9
n/s	Providence Villa, 5 West Moors Road, Three Legged Cross, Wimborne, BH21 6QT	3/20/1552/OUT	Verwood	4
n/s	Land at 5 West Moors Road (B3072), Three Legged Cross	3/19/0814/OUT	Verwood	2
u/c	Land to the rear of 7, 9 and 19 Woodlinken Drive, (5 and 6 The Willows) Verwood, BH31 6BN	3/21/0051/FUL	Verwood	2
u/c	EASTWORTH FARM, 52 EDMONDSHAM ROAD, VERWOOD, BH31 7PB	3/21/1012/FUL	Verwood	2
n/s	Stables, Heathlands, Lower Common Lane, Three Legged Cross, Dorset, BH21 6RX	3/19/1304/FUL	Verwood	1
n/s	81 Church Road, Three Legged Cross, Wimborne, Dorset, BH21 6RQ, appeared to have changed mine -new site notice up	3/19/2263/FUL	Verwood	1
u/c	19 & 21 Woodlinken Drive	3/19/0601/FUL	Verwood	1
u/c	Eastworth Farm, 52 Edmondsham	3/19/2233/FUL	Verwood	1
n/s	Keepers Cottage, Verwood Road, Three Legged Cross, BH21 6RN	3/20/1733/FUL	Verwood	1
n/s	21 ST MICHAELS ROAD, VERWOOD, BH31 6HZ	3/21/1326/FUL	Verwood	1
n/s	Land to the rear of No.5 and Plot 1 (No.19) (4 The Willows) Woodlinken Drive Verwood BH31 6BN	3/21/1550/FUL	Verwood	1
u/c	11 Woodlinken Drive (7 The Willows) Verwood BH31 6BN	P/FUL/2021/03857	Verwood	1
u/c	9 Verne Road Verwood BH31 6EU	3/21/1551/FUL	Verwood	1

n/s	21 Burnbake Road Verwood BH31 6ER	3/21/1674/FUL	Verwood	1
n/s	Land to the Rear of Elmhurst Way	3/19/0156/FUL	West Moors	3
u/c	2 Abbey Road	3/18/0408/FUL	West Moors	2
u/c	Land rear of 9-11, Shaftesbury Close	3/19/0371/FUL	West Moors	2
u/c	2 ABBEY ROAD, WEST MOORS, FERNDOWN, BH22 0AU	3/21/0382/FUL	West Moors	1
n/s	Parking Area off Hardy Road, West Moors, Ferndown, Dorset, BH22 0EX	3/19/2018/FUL	West Moors	1
n/s	76 FARM ROAD, WEST MOORS, FERNDOWN, BH22 0JL	3/21/0236/FUL	West Moors	1
u/c	Land at 61 Elmhurst Road West Moors, Ferndown, BH22 0DJ	3/21/1653/RM	West Moors	1
n/s	18 Uplands Road West Moors Ferndown BH22 0BB	3/19/2458/FUL	West Moors	1
n/s	135-137 Christchurch Road, West Parley, Ferndown, BH22 8TB	3/20/2061/FUL	West Parley	7
u/c	129-131 Christchurch Road	3/18/0416/FUL	West Parley	3
u/c	Stourvale Nursery, Church Lane	3/15/0458/PMBPA	West Parley	1
u/c	100 New Road	3/15/0358/FUL	West Parley	1
u/c	131 Christchurch Road	3/19/1337/FUL	West Parley	1
u/c	77 New Road, West Parley, Ferndown, BH22 8EA	3/20/1861/FUL	West Parley	1
u/c	20-23 East Street	3/17/3058/FUL	Wimborne Minster	7
n/s	CROWN HOUSE, 6 WIMBORNE ROAD, WIMBORNE MINSTER, WIMBORNE, BH21 1NN	3/20/1321/PNOD	Wimborne Minster	6
n/s	14 King Street, Wimborne Minster, Wimborne, Dorset, BH21 1DY	3/18/2716/FUL	Wimborne Minster	3
u/c	Land off Brook Road, rear of 33 Barnes Crescent	3/19/0296/FUL	Wimborne Minster	3
u/c	30 Hayes Lane	3/20/2123/FUL	Wimborne Minster	2
n/s	Existing car park located to the South/West of Tapper Court	3/19/0005/FUL	Wimborne Minster	2
n/s	Unit 2, Jessop House, Mill Lane, Wimborne Minster, Wimborne, Dorset, BH21 1JQ	3/19/1274/PNOD	Wimborne Minster	2
n/s	41C EAST STREET, WIMBORNE MINSTER, WIMBORNE, BH21 1DX	3/20/2113/FUL	Wimborne Minster	2
n/s	19 WIMBORNE ROAD, WIMBORNE MINSTER, WIMBORNE, BH21 1NP	3/21/0256/FUL	Wimborne Minster	2
n/s	37 Barnes Crescent Wimborne Minster BH21 2AY	P/FUL/2021/04105	Wimborne Minster	2

u/c	Land to the west of Brook Road (to the rear (east) of 33 and 35 Barnes Crescent),	3/17/0920/FUL	Wimborne Minster	1
u/c	R/ O 77 Barnes Crescent	3/19/0533/FUL	Wimborne Minster	1
u/c	14 Shakespeare Road	3/19/1147/FUL	Wimborne Minster	1
u/c	51 Barnes Crescent, Wimborne Minster, Wimborne, Dorset, BH21 2AY	3/20/0724/FUL	Wimborne Minster	1
u/c	Vacant Land Brook Road Wimborne BH21 2FR	3/20/2119/FUL	Wimborne Minster	1
u/c	R/O 6 LIVINGSTONE ROAD, WIMBORNE MINSTER, WIMBORNE, BH21 2AX	3/20/1809/FUL	Wimborne Minster	1
n/s	28 WEST BOROUGH, WIMBORNE MINSTER, WIMBORNE, BH21 1NF	3/20/1252/FUL	Wimborne Minster	1
n/s	THE COACH HOUSE, 2 ROWLANDS HILL, WIMBORNE MINSTER, WIMBORNE, BH21 1AN	3/20/0486/FUL	Wimborne Minster	1
u/c	150 Leigh Road Wimborne Minster BH21 2DB	P/FUL/2021/03858	Wimborne Minster	-1
n/s	Witchampton Methodist Church, Chapel Row, Witchampton, BH21 5AL	3/20/0921/FUL	Witchampton CP	1
u/c	SUNNY PATCH, WITCHAMPTON, WIMBORNE, BH21 5AZ	3/21/0943/FUL	Witchampton CP	1
				275

## 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.

Status	Address	Application Number	Settlement	Estimated delivery within 5 years
n/s	Land north of Ringwood Road	3/16/1446/OUT	Alderholt	44.0
n/s	Alderholt Surplus Stores, Daggons Road	3/11/0558/REM	Alderholt	89.0
u/c	Charris Caravan and Camping Park, Candys Lane	3/18/1594/CLP	Corfe Mullen	6.0
u/c	Land to The North of Wimborne Road (New neighbourhood Lockyers school Corfe Mullen) - Phase 2	3/20/0667/RM	Corfe Mullen	34.0
u/c	The Warren (Phases B, C)	3/97/0742/REM	Ferndown	4.0
u/c	1 Carroll Avenue & 430 Ringwood Road, Ferndown	3/16/1306/FUL	Ferndown	15.0
n/s	180 Ringwood Road	3/19/1861/OUT	Ferndown	15.7
n/s	Land East of New Road, West Parley (FWP6) - Phase 1	P/RES/2022/03505	Ferndown/West Parley	256.0
u/c	Land to south side of Horton Road, Three legged Cross	3/18/1746/CLP	Knowlton (Three Legged Cross)	33.0
n/s	Land south of Howe Lane	3/19/0019/RM	Verwood	29.0
u/c	Land North and South Edmondsham Road (NW Verwood New Neighbourhood) - Phase 2	3/19/2512/RM	Verwood	124.0
u/c	Land to East and West of Cranborne Road (Cranborne Rd New Neighbourhood) (WMC7)	3/19/2437/RM	Wimborne Minster	277.0
u/c	Land Adjacent to Julians Road, Cowgrove Road and The River Stour (Cuthbury allotments New Neighbourhood) (WMC5)	3/16/0002/FUL	Wimborne Minster	106.0
u/c	Land South of Leigh Road (S of Leigh Rd new neighbourhood) (WMC8) - Care home (Appeal)	3/19/2449/FUL	Wimborne Minster	35.6
u/c	Park Farm, Leigh Road (S of Leigh Rd new neighbourhood) (WMC8)	3/18/2262/RM	Wimborne Minster	145.0
u/c	Wimborne Market, Station Terrace, Wimborne	3/21/1556/FUL	Wimborne Minster	108.0
n/s	Land South of Leigh Road (S of Leigh Rd new neighbourhood) (WMC8)	3/17/0848/FUL	Wimborne Minster	44.0
n/s	Land South of Leigh Road (S of Leigh Rd new neighbourhood) (WMC8)	3/18/3305/FUL	Wimborne Minster	155.0
				1520.3



## Appendix C. Sites allocated within the Local Plan

C.1 Sites allocated in the adopted Christchurch and East Dorset Core Strategy including site located only in the East Dorset area.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
		0

## 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 2017/18 to 2021/22) on a settlement by settlement basis. This analysis identified an overall rate of windfall delivery across the East Dorset area and on a settlement by settlement basis.
- 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 2019 and built in 2021 took two years to complete.

Figure D1: Windfall rates – dwellings

	2017/18	2018/19	2019/20	2020/21	2021/22	FIVE-YEAR AVERAGE
Alderholt*	7.0	6.0	5.0	2.0	1.0	4.2
Corfe Mullen	2.0	3.0	4.0	3.0	8.0	4.0
Colehill/Wimborne	13.0	18.0	34.0	25.0	21.0	22.2
Ferndown	4.0	22.0	18.0	4.0	27.0	15.0
Holt, Knowlton & Sixpenny Handley	13.0	6.0	9.0	3.0	6.0	7.4
St Leonards & St Ives	14.0	11.0	7.0	10.0	3.0	9.0
Sturminster Marshall	7.0	1.0	5.0	8.0	2.0	4.6
Verwood	11.0	7.0	4.0	3.6	2.0	5.5
West Moors	1.0	4.0	1.0	13.0	2.0	4.2
Rural (inc Vale of Allen, Pampill and Cranborne)	3.0	1.0	5.0	4.0	3.1	3.2
East Dorset (Small sites)	75.0	79.0	92.0	75.6	75.1	79.3

\*Alderholt windfall has been removed as a result of nutrient neutrality constraints from the 5YHLS calculation.

- 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 Wimborne and Colehill, typically 10% 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 40% would have been completed leading to a cumulative total of 50% of all minor sites completed within the first 2 years of permission and so on with 96% of minor sites on average being completed by year 5.
- 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 Wimborne and Colehill 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
Alderholt	14.3%	57.1%	71.4%	78.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Corfe Mullen	9.1%	45.5%	68.2%	81.8%	90.9%	95.5%	95.5%	95.5%	95.5%	95.5%	95.5%
Colehill/Wimborne	10.4%	49.3%	82.1%	89.6%	94.0%	95.5%	98.5%	98.5%	100.0%	100.0%	100.0%
Ferndown/West Parley	22.4%	51.7%	77.6%	93.1%	96.6%	98.3%	98.3%	100.0%	100.0%	100.0%	100.0%
Holt, Knowlton & Sixpenny	17.2%	27.6%	72.4%	96.6%	96.6%	96.6%	100.0%	100.0%	100.0%	100.0%	100.0%
St Leonards & St Ives	10.3%	51.3%	82.1%	92.3%	97.4%	97.4%	97.4%	100.0%	100.0%	100.0%	100.0%
Sturminster Marshall	7.7%	46.2%	84.6%	84.6%	92.3%	92.3%	92.3%	100.0%	100.0%	100.0%	100.0%
Verwood	33.3%	66.7%	86.7%	93.3%	93.3%	96.7%	96.7%	96.7%	96.7%	96.7%	96.7%
West Moors	25.0%	58.3%	91.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Rural	16.7%	72.2%	83.3%	88.9%	88.9%	94.4%	100.0%	100.0%	100.0%	100.0%	100.0%
Total	16.6%	51.3%	79.8%	90.7%	95.0%	96.7%	98.0%	99.0%	99.3%	99.3%	99.3%

Figure D3: Estimated windfall delivery for a typical five-year period – Wimborne and Colehill

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	10.4%	38.9%	32.9%	7.5%	4.4%	94.0%
Year 1		10.4%	38.8%	32.9%	7.5%	89.6%
Year 2			10.4%	38.8%	32.9%	82.1%
Year 3				10.4%	38.8%	49.3%
Year 4					10.4%	10.4%
<b>Cumulative Total</b>	<b>10.4%</b>	<b>49.3%</b>	<b>82.1%</b>	<b>89.6%</b>	<b>94.0%</b>	
Wimborne and Colehill annual windfall rate = 22.2 dwellings per annum						
<b>Profiled windfall delivery (dwellings)</b>						
Year 0	2.3	8.6	7.3	1.7	1	20.9
Year 1		2.3	8.6	7.3	1.7	19.9
Year 2			2.3	8.6	7.3	18.2
Year 3				2.3	8.6	10.9
Year 4					2.3	2.3
<b>Total windfall allowance</b>	<b>2.3</b>	<b>10.9</b>	<b>18.2</b>	<b>19.9</b>	<b>20.9</b>	<b>72.2</b>

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 and therefore the overall windfall rate has been discounted by 10%. In addition, the small consented sites will form part of the windfall and therefore to avoid double counting, no windfall allowance has been included in the first two years.

D.6 Windfall rates for each settlement are 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.

## Appendix E. Specific large windfall sites

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

Status	Address	Application Number	Settlement	Estimated delivery within 5 years
n/s	Furzehill - Previous Council Offices	None	Furzehill	35
n/s	Land West of Cranborne Road (also known as - Land at Wilksworth Farm)	None	Wimborne	25
n/s	Land at Back Lane (site 1)	P/FUL/2021/05768	Sixpenny Handley	22
n/s	Land to North of Eastworth Farm	P/FUL/2022/03125 (under consideration)	Verwood	38
				120

## 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
No made Neighbourhood Plans at present		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
Total		0