

**East Dorset
Five-year housing land supply
April 2020**

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Contents

Contents	1
1.0 Introduction	2
1.1 Context	2
1.2 The Housing Target	2
1.3 The Housing Delivery Test	4
1.4 Deliverable sites.....	5
1.5 Implications	6
2.0 Housing Supply Requirement.....	7
2.1 Housing Target	7
2.2 Performance against Target.....	10
2.3 Supply Buffer	11
2.4 The Five-year requirement – April 2020	14
3.0 Supply Calculations.....	16
3.1 Introduction	16
3.2 Minor sites with extant planning permission	17
3.3 Major sites with extant planning permission	17
3.4 Sites allocated within the local plan	18
3.5 Minor sites windfall allowance	19
3.6 Specific large sites.....	20
3.7 Sites allocated in Neighbourhood Plans.....	21
3.8 Rural exception sites	21
3.9 Supply position at April 2020	22
4.0 Five-Year Supply Conclusion	23
4.1 Five-year requirement against Supply.....	23
Appendix A. Minor sites with extant permission	25
Appendix B. Major sites with extant planning permission.....	29
Appendix C. Sites allocated within the Local Plan	31
Appendix D. Minor sites windfall allowance.....	32
Appendix E. Specific large windfall sites.....	37
Appendix F. Sites allocated in neighbourhood plans	38
Appendix G. Rural exception sites	39

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

1.0 Introduction

1.1 CONTEXT

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

1.2 THE HOUSING TARGET

- 1.2.1 National policy requires local planning authorities *“to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their Local Housing Need where the strategic policies are more than five years old”².*
- 1.2.2 Where a local plan containing strategic policies for the delivery of housing has been adopted within the past five years, the housing requirement within the plan can be used for the purpose of the five-year supply. Where the plan is more than five years old, the Local Housing Need figure should be used. This Local Housing Need figure is calculated using the standard methodology contained in the Planning Practice Guidance³ and is based on household projections and the local affordability ratio.
- 1.2.3 The local affordability ratio is a measure of the affordability of homes in an area and is based on median house prices and median earnings. The affordability of homes is linked to the supply of homes in an area and therefore reflects past rates of delivery. If delivery has been below demand, the affordability ratio will be higher resulting in a higher Local Housing Need target. For this reason, national policy indicates that past

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

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

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

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

- 1.2.4 Where the delivery of homes has been below the strategic housing target since the base date of the adopted Local Plan, any shortfall will need to be made up within the five year supply period.
- 1.2.5 Where strategic policies for the delivery of housing in a local plan were adopted within the last five years, the Local Housing Need figure is capped at 40% above the adopted annual average housing requirement figure. Where the adopted policies were adopted more than five years ago (at the point of making the calculation), the housing figure is capped at 40% above the lowest of either the average projected household growth over a 10 year period or the most recently adopted housing target in a local plan. The reason for the cap is to ensure that the Local Housing Need figure is as deliverable as possible and not significantly above the housing target currently being planned for.
- 1.2.6 Previously, Christchurch and East Dorset published a joint five year supply position reflecting the jointly adopted Local Plan covering the two former Dorset local authority areas. Since the formation of the unitary councils of Dorset Council and Bournemouth, Christchurch and Poole Council, the two former local planning authorities now form part of the larger unitary authorities.
- 1.2.7 The two new unitary authorities are preparing Local Plans covering their areas. Post local government reorganisation, guidance⁵ indicates that strategic housing requirements for the predecessor authorities can continue to be used for calculating the five-year housing land supply until they are more than five years old and in need of updating.
- 1.2.8 The joint East Dorset and Christchurch Core Strategy was adopted in April 2014 and therefore is now more than five years old. Guidance therefore indicates that local housing need calculated using the standard methodology should be used where data is available. Data has been published that enables the local housing need figures to be calculated for the two former local planning authorities separately.
- 1.2.9 Given the above position the Councils have taken the decision to produce separate five-year housing land supply figures for the former local planning authority areas of East Dorset and Christchurch. These will be based on the calculated local housing need for the East Dorset area.

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

⁵ National Planning Practice Guidance Paragraph: 025 Reference ID: 68-025-20190722

1.3 THE HOUSING DELIVERY TEST

- 1.3.1 In addition to the requirement to identify deliverable sites against the supply target, national policy requires a buffer to be applied to the target. The buffer should be:
- 5% to ensure choice and competition in the market for land; or*
 - 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*
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁶.*

- 1.3.2 The delivery of housing within an area is measured through the annual application of the Housing Delivery Test. The result of the Housing Delivery Test is a percentage measurement of the net number of new homes delivered against the housing requirement over a rolling three year period⁷. The government have indicated that the results of the test will be published in November each year.

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

- 1.3.3 For the purposes of the Housing Delivery Test, the target for measuring the delivery of homes should be the Local Housing Need figure calculated using the standard methodology unless a plan target has been adopted within the previous five years. If a requirement has been adopted within the previous five-years, the Housing Delivery Test should be measured against the lower of either the plan target or the Local Housing Need figure.
- 1.3.4 Where delivery as measured by the Housing Delivery Test falls below the planned rate, the following penalties apply:
- Where delivery is below 95% of the planned rate, an action plan should be published setting out the actions being taken to increase delivery⁸.

⁶ National Planning Policy Framework paragraph 73, MHCLG, February 2019

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

⁸ National Planning Practice Guidance Paragraph: 004 Reference ID: 68-047-20190722

- Where delivery falls below 85% of the planned rate, a 20% buffer should be added to the housing land supply to ensure a realistic prospect of delivery against the housing requirement and an action plan should be published.
- Where delivery falls below 75% of the planned rate, the presumption in favour of sustainable development will apply, a 20% buffer should be applied and an action plan should be published.

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

Figure 1.1: Transitional Arrangements for the Housing Delivery Test introduction

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

1.3.6 As the housing delivery test uses data relating to the previous three years, the transitional arrangements suggest that for the current year (relating to 2019/20) the housing delivery test should use the target rate derived from the 2017/18 household projections plus two years' worth of the local plan target for the 2018/19 and 2019/20 years. For subsequent years, the transitional arrangement will no longer apply and the target for the housing delivery test will be derived through consideration of the status of the local plan.

1.4 DELIVERABLE SITES

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

⁹ Housing Delivery Measurement Rule Book, MHCLG, July 2018

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).*

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 years¹⁰.

- 1.4.2 This revised definition of a 'deliverable' site essentially divides housing sites into two groups, those that are presumed deliverable unless clear evidence suggests otherwise, and those which should only be presumed deliverable where there is clear evidence that homes will be delivered within five years.
- 1.4.3 A greater amount of evidence is therefore necessary to demonstrate the deliverability of sites that do not benefit from planning permission or that are major development.

1.5 IMPLICATIONS

- 1.5.1 If a local planning authority is unable to demonstrate a five-year supply of deliverable sites, relevant policies for the supply of housing are considered 'out of date' and the tests in paragraph 11 of the NPPF needs to be applied, alongside relevant policies in the development plan when making planning decisions.
- 1.5.2 This document establishes the five-year supply requirement for East Dorset District Council area having regard to the past rates of delivery since the start of the Local Plan period (i.e. since 2013). 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 2020 and having regard to the recent amendments to national planning policy.

¹⁰ National Planning Policy Framework glossary, MHCLG, July 2019

2.0 Housing Supply Requirement

2.1 HOUSING TARGET

- 2.1.1 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 22nd April and by East Dorset District Council on 28th April 2014. The Core Strategy covers the 15 year period from 2013 to 2028 and was adopted more than five years ago (as of April 2020).
- 2.1.2 In her report¹¹, the local plan inspector considered the available evidence and concluded a joint target of 8,490 dwellings was reasonable. This strategic housing requirement figure applies across Christchurch and East Dorset and covers the period from 2013 to 2028. It formed the basis for the calculation of the five-year supply target for the whole joint plan area and equates to an annualised requirement of 566 new dwellings per annum or 2,830 over the five-year period.
- 2.1.3 National guidance¹² 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.
- 2.1.4 Given that East Dorset District Council and Christchurch Borough Council are now part of two separate unitary authorities (Dorset Council and Bournemouth Christchurch and Poole Council respectively) and the joint Core Strategy is now more than five years old, the standard methodology established in national guidance has been used to calculate the local housing need target for the former East Dorset district area for the purposes of this five-year supply report.

LOCAL HOUSING NEED

- 2.1.5 The standard methodology for calculating the Local Housing Need for an area utilises the projected growth in households within that area¹³ adjusted to take into account local housing affordability through a three step process. Step 1 sets the baseline using

¹¹ Christchurch and East Dorset Core Strategy Inspector's Report

[-https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/christchurch/local-development-framework/local-plan-part-1/pdfs/local-plan-part-1/christchurch-and-east-dorset-core-strategy-inspectors-report.pdf](https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/christchurch/local-development-framework/local-plan-part-1/pdfs/local-plan-part-1/christchurch-and-east-dorset-core-strategy-inspectors-report.pdf)

¹² National Planning Practice Guidance Paragraph: 005 Reference ID: 68-005-20190722

¹³ National Planning Practice Guidance Paragraph: 002 Reference ID: 2a-002-20190220

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.

Step 1 – Setting the baseline

- 2.1.6 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 2020 and therefore the calculation of local housing need uses the 10-year period from 2020 to 2030. Over this period, the projected growth in households for the former East Dorset area is as shown in Figure 2.1 with the average annual change in households projected to be 321.4 additional households per annum.

Figure 2.1: 2014-based household projections for East Dorset 2020 to 2030

YEAR	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of households	39,708	40,006	40,304	40,609	40,928	41,247	41,580	41,917	42,254	42,589	42,922

Step 2 – Applying the affordability adjustment

- 2.1.7 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 March 2020. Although the East Dorset District area now forms part of Dorset Council, MHCLG have continued to produce affordability ratios for the former council areas. For East Dorset, the 2019-based data (released in March 2020) gives an affordability ratio of 11.50 and this figure has been used to calculate the affordability adjustment.
- 2.1.8 The adjustment factor is calculated on the following basis:

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

- 2.1.9 For the East Dorset area, the median workplace-based local affordability ratio gives an adjustment factor of 1.46875.

Step 3 – Capping the increase

- 2.1.10 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 guidance¹⁴: “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).”

2.1.11 For East Dorset, the adopted strategic housing requirement is now more than five years old and therefore the level of cap should be set at 40% above the 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 Christchurch Borough 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 Step 1 household growth result should be used to establish the baseline for any cap to be applied to the local housing need figure.

Step 4 – Cities and urban Centres Uplift

2.1.12 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. East Dorset does not however fall within this list and therefore this uplift is not applied.

Calculating Local Housing Need

2.1.13 The four steps used in the calculation of the Local Housing Need figure for the East Dorset area is outlined in Figure 2.2. These calculations indicate that the Local Housing Need requirement for the purpose of this report is 450 dwellings per annum.

¹⁴ National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20190220

Figure 2.2: Calculation Local Housing Need

COMPONENT	CALCULATION	RESULT
Step 1: Setting the baseline	Annual average household growth 2020 to 2030	321.4
Step 2: Adjustment to take account of affordability	Applying the adjustment factor of 1.46875	472.06
Step 3: Capping the level of any increase	Applying the cap at 40% above the annual average household growth figure	449.96
Step 4: Cities and urban centres uplift	No uplift to be applied	449.96
Local Housing Need		450 dwellings per annum

2.2 PERFORMANCE AGAINST TARGET

- 2.2.1 The net number of housing completions delivered across the plan area as set out in Figure 2.3 has been established through annual site surveys and published in the councils' Annual Monitoring Report. This information has been submitted to MHCLG who publish the data as live tables on Housing Supply¹⁵.
- 2.2.2 There are some discrepancies in the historic completions data published by MHCLG and that recorded by the council and is shown in Figure 2.4. Based on the figures available, delivery of new homes from the beginning of the plan period in East Dorset is between 1,803 new homes and 1,752 new homes.
- 2.2.3 National policy indicates that any shortfall in delivery from the base date of the adopted plan should be added to the annualised plan target for the next five-year period¹⁶. However, where the standard methodology for assessing local housing need figure is used as the starting point for establishing the housing target, any shortfall in provision against a target does not need to be taken into account as set out in national guidance¹⁷. The shortfall in supply for the East Dorset area is therefore zero when calculating the five-year supply.

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

¹⁵ Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

¹⁶ National Planning Practice Guidance paragraph 044 Reference ID: 68-044-20190722

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

Figure 2.4: Annual Housing completions since 2013

YEAR	EAST DORSET COMPLETIONS (NET)	MHCLG FIGURES (NET) ¹⁸
2013/14	149	153
2014/15	163	168
2015/16	236	207
2016/17	148	124
2017/18	319	312
2018/19	289	289
2019/20	499	499 ¹⁹
Total	1,803	1,752

2.3 SUPPLY BUFFER

2.3.1 In addition to the requirement to provide for five years' worth of housing land there is a need to apply a buffer to this supply requirement. The buffer is established through the Housing Delivery Test 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.

¹⁸ MHCLG Open Data – Housing Supply Delivery – Net Additions.

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>

¹⁹ For the 2019/20 monitoring year, MHCLG published a total figure for the new Dorset Council unitary authority area. The figure for the East Dorset area formed part of this total.

- 2.3.2 The Housing Delivery Test assesses the delivery of homes against the housing requirement for the area over the last three-year period. This test is backward looking and therefore the target against which delivery is measured relates to the adopted local plan target.

NEW HOMES DELIVERED

- 2.3.3 The net number of new homes delivered over the past three years within the East Dorset area is set out in Figure 2.4. This information has been gathered through annual site visits where the number of newly built homes is counted.
- 2.3.4 In addition to the delivery of new homes, an allowance is made within the Housing Delivery Test for increases in communal accommodation. Within the plan area this is the first year communal accommodation has been formerly recorded. 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 1.8²⁰ is applied to 'other communal accommodation'. This is based on the national average datasets for these types of communal accommodation.
- 2.3.5 This year there were no additions or losses in bed spaces in East Dorset however there are a number of care homes proposed within the area which will be taken into account using the above calculation when completed.
- 2.3.6 As the Housing Delivery Test is backward looking and covers the period where the adopted Christchurch and East Dorset joint Local Plan was less than five-years old, the number of new homes delivered needs to take into account the completions across the whole plan area. The completions across the whole plan area (including data supplied by BCP Council) are included in Figure 2.5.
- 2.3.7 Over the past three years the MHCLG published data suggests that a total of 1,665 net additional homes have been delivered across the joint plan area.

²⁰Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

Figure 2.5: Number of homes delivered – Christchurch and East Dorset joint Local Plan area

YEAR	NEW HOMES DELIVERED (NET) CHRISTCHURCH AND EAST DORSET COMBINED
2017/18	405
2018/19	476
2019/20	774
Total	1,655

NEW HOMES REQUIRED

- 2.3.8 The joint Christchurch and East Dorset Local Plan was adopted separately by each of the former district councils in April 2014. The plan therefore became five years old in April 2020, at the end of the current monitoring year. For the purposes of the Housing Delivery Test, the lower of either the adopted plan target or the Local Housing Need figure should be used. However, the transitional arrangements for the Housing Delivery Test indicate that for the first three years of the housing delivery test measurement, the annual average household projections over a 10-year period should be used in place of the Local Housing Need figure.
- 2.3.9 For the 2017/18 monitoring year, the number of new homes required is derived from the 2014-based household projections in accordance with the transitional arrangements. For the 2018/19 monitoring year, the number of new homes required is derived from the joint target taken from the adopted Christchurch and East Dorset Local Plan.
- 2.3.10 For the 2019/20 monitoring year, the number of new homes required is derived from the standard methodology calculation of local housing need combined for the two former local authority areas of Christchurch and East Dorset. However, the lower figure of 712 dwellings for the 2019/20 year reflects the release from Government²¹ that takes into account the impacts of the Covid-19 pandemic. The pandemic had wide ranging impacts across the house building sector from the closure of development sites to disruption in the supply chain. There was also a disruption to planning services. The housing requirement figure for the three-year period of the Housing Delivery Test 2020 measurement is set out in Figure 2.6.

²¹ <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

Figure 2.6: Housing Requirement Figure – Christchurch and East Dorset joint Local Plan area

YEAR	NEW HOMES REQUIRED (NET) CHRISTCHURCH AND EAST DORSET COMBINED
2017/18	540
2018/19	566
2019/20	712
Total	1,818

HOUSING DELIVERY TEST RESULT

2.3.11 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 a joint Christchurch and East Dorset housing requirement. This calculation indicates that the HDT result for the Christchurch and East Dorset area is 91% indicating that only a 5% buffer needs to be applied to the housing target for calculation of the five-year housing supply.

$$\text{Housing Delivery Test Result (\%)} = \frac{1,665}{1,818} = 91\%$$

2.4 THE FIVE-YEAR REQUIREMENT – APRIL 2020

- 2.4.1 Applying the above assumptions and using the completions data to 1st April 2020, enables the calculation of the five-year requirement for the period 2020 to 2025. The calculations in Figure 2.7 include the use of the standard methodology for calculating the local housing need figure for the East Dorset area only along with the results of the backward looking Housing Delivery Test for the Christchurch and East Dorset Local Plan area.
- 2.4.2 For the East Dorset area, the requirement for the five-year period from 2020 is 2,362.3 dwellings in total which is equivalent to 472.5 dwellings per annum.

Figure 2.4: Five Year Housing Requirement 2020-2025

COMPONENT	CALCULATION	TOTAL
Local Housing Need Requirement	449.96	450
Multiplied by the 5 year period (2020-2025)	449.96×5	2,249.8
Plus the housing shortfall (zero as local housing need target is used)	$2,249.8 + 0$	2,249.8
Plus the 5% buffer (derived from the Housing Delivery Test)	$2,249.8 \times 1.05$	2,362.3
Total 5-year requirement		2,362.3

3.0 Supply Calculations

3.1 INTRODUCTION

- 3.1.1 In order to understand the supply of land available for residential development, it is necessary to look at a number of different categories. Potential sources of housing supply include extant planning permissions and allocations in the local plan. There are also sites identified as having development potential through the Strategic Housing Land Availability Assessment (SHLAA), sites on the brownfield register, sites with permission in principle and windfall sites that cannot specifically be identified but contribute significantly to the supply of housing.
- 3.1.2 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 has been subject to a fundamental review for the purposes of this five-year supply report. The supply in this report is 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.
- 3.1.3 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.
- 3.1.4 The recent appeal decision for Land South of Westleaze, Charminster (Appeal Reference: APP/D1265/W/18/3206269) clarified the evidence needed to demonstrate deliverability of a site and the messages in this decision have been incorporated into the evaluation of the supply.

3.2 MINOR SITES WITH EXTANT PLANNING PERMISSION

- 3.2.1 The definition of deliverable in the 2019 version of the NPPF states that "*Sites that are not major development... should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years*"
- 3.2.2 Across the plan area a large proportion (more than 25%) of the housing completions over the past 5 years have been made up of small sites of less than 10 dwellings²². Historically, from the point of the grant of planning permission, 97% of these minor sites have been built within five years. It is of course impossible to identify which sites will not deliver within five years so to allow for this, the total stock of minor sites with extant consent are discounted by 5%.
- 3.2.3 The approach adopted for minor sites with planning permission is considered robust and in accordance with the relevant parts of the definition of deliverable.

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

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Minor sites with extant planning permission	278.1	278.1	264.2

3.3 MAJOR SITES WITH EXTANT PLANNING PERMISSION

- 3.3.1 For major sites with extant planning permission, the relevant parts of the NPPF 2019 definition of deliverable states that "*sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)*".
- 3.3.2 For sites of 10 dwellings or more that benefit from an extant detailed planning permission (either full or reserved matters) a case by case assessment has been made to assess how many new homes will be delivered within five years. This case by case analysis has included consideration of the number and type of units being delivered on a site, the details of any infrastructure requirements, the discharge of conditions associated with the planning permission, whether a CIL commencement notice had

²² Based on available records of completed residential development sites since 2015/16

been received, feedback from the developer as to their programme for developing the site and information from case officers working on specific applications.

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

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

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Major sites with extant planning permission	2,317	1,932	1,835.4

3.4 SITES ALLOCATED WITHIN THE LOCAL PLAN

- 3.4.1 The definition of deliverable in the NPPF 2019 states that sites allocated in the development plan *"should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."* For the sites allocated in the adopted local plan, that did not benefit from planning consent, a similar set of evidence was considered to that for major sites with planning permission. These considerations again gave rise to an assessed level of delivery for inclusion within the five-year supply. This estimate was then discounted by 10% to allow for all uncertainties. No allowance has been made for new allocations being considered through the emerging Dorset Council Local Plan.
- 3.4.2 The approach for sites allocated in the adopted development plan is considered to accord with the definition of deliverable in the 2019 NPPF.

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

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated within the Local Plan within the East Dorset area	232	62	55.8

3.5 MINOR SITES WINDFALL ALLOWANCE

- 3.5.1 A windfall site is a site not specifically identified in the development plan. National policy makes provision for such sites to be included in the supply of homes specifically noting that *"small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly"*²³.
- 3.5.2 When including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be *"compelling evidence that they will provide a reliable source of supply..."* and that the allowance *"...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends"*²⁴.
- 3.5.3 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.
- 3.5.4 Although the windfall rate and build-out rate are based on detailed assessment of past delivery, the numbers of windfall sites each year will most likely change. For this reason, a 10% discount has been applied to the estimates of windfall delivery within the five-year period. The final windfall allowance for each settlement is shown in Figure 3.4.
- 3.5.5 The approach to minor windfall sites is considered to be in accordance with national policy²⁵.

²³ National Planning Policy Framework paragraph 68, MHCLG, February 2019

²⁴ National Planning Policy Framework paragraph 70, MHCLG, February 2019

²⁵ National Planning Policy Framework paragraphs 68 and 70, MHCLG, February 2019

Figure 3.4: Five-year windfall allowance for each settlement

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE: PROFILED WINDFALL DELIVERY RATE	DISCOUNTED WINDFALL ALLOWANCE
Alderholt	5.2	17.8	16.0
Colehill/Wimborne	16.0	55.0	49.5
Corfe Mullen	5.0	18.8	16.9
Ferndown	20.0	73.1	65.8
Holt, Knowlton & Sixpenny Handley	7.8	26.5	23.9
St Leonards & St Ives	8.6	30.1	27.1
Sturminster Marshall	5.2	19.3	17.4
Verwood	6.8	26.2	23.6
West Moors	2.2	8.1	7.3
Rural (inc Vale of Allen, Pampill and Cranborne)	3.0	12.0	10.8
East Dorset	79.8	286.9	258.2

3.6 SPECIFIC LARGE SITES

- 3.6.1 The minor sites windfall allowance does not make any allowance for sites not identified in the development plan that fall within the definition of major development (i.e. sites of 10 or more dwellings).
- 3.6.2 As set out under minor sites windfall, when including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be *"compelling evidence that they will provide a reliable source of supply..."* and that the allowance *"...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends"*²⁶.
- 3.6.3 Where specific major sites (10+ dwellings) have been identified that are expected to contribute to the housing land supply within five years, an allowance has been included. These sites have either been identified through the strategic housing land

²⁶ National Planning Policy Framework paragraph 70, MHCLG, February 2019

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 April cut-off date in line with the monitoring data that underpins this report.

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

Figure 3.5: Five-year supply from major identified sites

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Specific identified major sites	900	97	87.3

- 3.6.5 The contribution from larger identified sites has altered from the previous approach to assessing their contribution to the five-year supply due to the conclusions from the recent Westleaze appeal. The inspector in this appeal set out the evidence needed to support a site's inclusion in the 5-year housing land supply. As a result, the contribution from these types of sites has been reduced.

3.7 SITES ALLOCATED IN NEIGHBOURHOOD PLANS

- 3.7.1 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.

3.8 RURAL EXCEPTION SITES

- 3.8.1 In order for a rural exception site to deliver housing, a housing needs survey, grant funding and planning permission is needed. Within East Dorset, there are 2 rural exception sites primarily being delivered as community land trusts. The supply from these total 36 new homes with a contribution of 30 expected to deliver within five years.

Figure 3.6: Five-year supply from rural exception sites

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Rural exception sites	36	30	30.0

3.9 SUPPLY POSITION AT APRIL 2020

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

Figure 3.7: Supply position as at 1st April 2020

SUPPLY CATEGORY	FIVE-YEAR SUPPLY ESTIMATE (EXCLUDING DISCOUNT)	DISCOUNTED FIVE-YEAR SUPPLY (2019 TO 2024)
Minor sites with planning permission	278.1	264.2
Major sites with extant planning permission	1,932.0	1,835.4
Sites allocated within the Local Plan	62.0	55.8
Minor sites windfall allowance	286.9	258.2
Specific large sites	97.0	87.3
Neighbourhood Plans	0.0	0.0
Rural exception sites	30.0	30.0
TOTAL	2,686.0	2,530.9

3.9.2 The updated position using the most up-to-date information (with a base date of 1st April 2020) indicates that the councils have a supply equivalent to 2,530.9 dwellings.

4.0 Five-Year Supply Conclusion

4.1 FIVE-YEAR REQUIREMENT AGAINST SUPPLY

- 4.1.1 The requirement to maintain a supply of deliverable sites to cover the five-year period is derived from national policy. As the housing target 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. This gives a housing target of 2,362.3 dwellings per annum for the period 2020/21 to 2024/25 after allowing for the housing delivery test buffer of 5%. No allowance has been made for any shortfall in line with national guidance. This is equivalent to 472.5 dwellings per annum.
- 4.1.2 The supply of deliverable sites that can be counted as being part of the five-year supply for the 2020 to 2025 period is set out in Figure 3.7. After the application of the relevant discounts, the total number of deliverable sites is estimated at 2,530.9 dwellings. This supply calculation is based on the most up-to-date information available as at 1st April 2020.
- 4.1.3 For the period 2020 to 2025, the East Dorset area does 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 5.36 years as shown in Figure 4.1.

Figure 4.1: Five-year supply calculation

SUPPLY REQUIREMENT		2,362.3
Annual Housing Requirement	(local housing need)	450
Supply over Five Year Period (2020 to 2025)	450×5	2,250
Plus 5% buffer	$2,250 * 1.05$	2,362.3
5 year requirement		2,362.3
Annualised requirement	$2362.3 \div 5$	472.5
DELIVERABLE SUPPLY (DISCOUNT APPLIED)		2,530.9
Minor sites with planning permission		264.2
Major sites with extant planning permission		1,835.4
Sites allocated within the Local Plan		55.8
Minor sites windfall allowance		258.2
Specific large sites		87.3
Neighbourhood Plans		0
Rural exception sites		30.0
CALCULATION OF FIVE YEAR SUPPLY		
Deliverable Supply ÷ Annualised requirement	$2,530.9 \div 472.5$	5.36 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
Drove End Farm, Hillbury Road	Alderholt	1
The Cottage, Camel Green Road	Alderholt	1
58 Ringwood Road	Alderholt	4
29 Ringwood Road	Alderholt	1
158 & 158A Leigh Road	Colehill/ Wimborne	1
51 Barnes Crescent	Colehill/ Wimborne	1
12 Milton Road	Colehill/ Wimborne	1
Land to the west of Brook Road (to the rear (east) of 33 and 35 Barnes Crescent),	Colehill/ Wimborne	1
20-23 East Street	Colehill/ Wimborne	7
Rear Of 51 Barnes Crescent	Colehill/ Wimborne	1
18 Cornmarket	Colehill/ Wimborne	1
Rear of 55 Barnes Crescent	Colehill/ Wimborne	2
Crofton, Furzehill	Colehill/ Wimborne	4
Rear of 53 Barnes Crescent	Colehill/ Wimborne	1
28 Old Road	Colehill/ Wimborne	4
Adj 55 Barnes Crescent	Colehill/ Wimborne	1
Rear 68-70 Barnes Crescent	Colehill/ Wimborne	2
16 East Street	Colehill/ Wimborne	1
Land off Brook Road, rear of 33 Barnes Crescent	Colehill/ Wimborne	3
14 Shakespeare Road	Colehill/ Wimborne	1
30 Hayes Lane	Colehill/ Wimborne	1
Western Garage Block at Stapehill Crescent	Colehill/ Wimborne	1
72 Barnes Crescent	Colehill/ Wimborne	2
Stocks Cottage, Furzehill	Colehill/ Wimborne	1
Grange End, Grange, Colehill	Colehill/ Wimborne	1
61 Barnes Crescent	Colehill/ Wimborne	2
Existing car park located to the South/West of Tapper Court	Colehill/ Wimborne	2
R/ O 77 Barnes Crescent	Colehill/ Wimborne	1
Unit 2, Jessop House, Mill Lane, Wimborne Minster, Wimborne, Dorset, BH21 1JQ	Colehill/ Wimborne	2

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land to the West of Gordon Rd	Colehill/ Wimborne	5
4 Rowlands Hill	Colehill/ Wimborne	8
10 Blandford Road	Corfe Mullen	3
1 Louise Court, Corfe Mullen	Corfe Mullen	1
Land r/o 4-6 Dennis Road	Corfe Mullen	1
82 Wimborne Road	Corfe Mullen	1
24a Stour View Gardens/91 Wimborne Road	Corfe Mullen	3
Smugglers Hyde47 Brook Lane	Corfe Mullen	1
Rear of 114 Hillside Road	Corfe Mullen	1
The Post Office, Blandford Road	Corfe Mullen	1
Land to the north of Pardy's Hill, West of Sleight Lane	Corfe Mullen	9
15 Viewside Close (Formerly land to the rear of 114 Hillside Road)	Corfe Mullen	1
r/o 32C Corfe View Road	Corfe Mullen	1
137 Victoria Road	Ferndown	-1
28 Albert Road	Ferndown	1
18 Mayfield Close, Ferndown	Ferndown	1
Sequoia House, 398A Ringwood Road	Ferndown	1
Plot Adj 11 Fernlea Close Ferndown	Ferndown	1
The Barn, 339 Ringwood Road	Ferndown	1
1 Christchurch Road	Ferndown	1
46 Christchurch Road	Ferndown	1
15 Turbary Road Ferndown	Ferndown	1
Misty Meadow, 147 Ringwood Road, Longham	Ferndown	2
4-16 Victoria Road	Ferndown	3
10 Ringwood Road, Longham	Ferndown	3
16 Ringwood Road, Longham	Ferndown	3
9 Fernlea Close Ferndown	Ferndown	4
11 Fernlea Close	Ferndown	4
4 Golf Links Road	Ferndown	5
84 Golf Links Road	Ferndown	5
390-394 Ringwood Road	Ferndown	6
52 Golf Links Road	Ferndown	7
R/O Peveril House 382 - 388 Ringwood Road	Ferndown	8
Stapenhill Abbey 276 Wimborne Road West (Site 2)	Ferndown	8
33 Chine Walk	West Parley	1
100 New Road	West Parley	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Adj 19 Berkley Avenue	West Parley	1
131 Christchurch Road	West Parley	1
Bramble Farm, Church Lane	West Parley	1
Stourvale Nursery, Church Lane	West Parley	2
129-131 Christchurch Road	West Parley	3
215 New Road	West Parley	8
Broomhill Methodist Church, Colehill Lane	Holt	1
Horsehoes Farm	Holt	1
Horseshoes Farm	Holt	1
Priors Corner, Chalbury, Holt	Holt	1
Little Owls Farm	Holt	5
Framptons Yard	Holt	6
The Old Dairy, Hydowns Farm, Woodlands	Knowlton	1
Unit 1 Home Farm Barn, Butts Close, Wimborne St Giles	Knowlton	1
Barn 2 New Barn Farm, Cranborne Road, Woodlands	Knowlton	1
West Farm, Romford	Knowlton	1
Cranborne Game Farm Woodlands	Knowlton	1
Global Orange Groves, Horton Road, Horton Heath	Knowlton	3
The Stables, Oakley Farm	Sixpenny Handley	1
45 High Street	Sixpenny Handley	2
15 Struan Gardens (Revised Scheme)	St Leonards & St Ives	1
8 Ivy Close	St Leonards & St Ives	1
(Plot 5) Rear of 51 St Ives Park	St Leonards & St Ives	1
9 Boundary Lane,	St Leonards & St Ives	1
19 Cedar Avenue	St Leonards & St Ives	1
80-82 Sandy Lane	St Leonards & St Ives	1
Adj 2 Fir Tree Close	St Leonards & St Ives	1
2 Ashley Drive North	St Leonards & St Ives	1
15 Ashley Drive South	St Leonards & St Ives	1
18 Braeside Road	St Leonards & St Ives	1
1 Windsor Close	St Leonards & St Ives	2
R/O 10 and 12 Oaks Drive	St Leonards & St Ives	2
103 Woolsbridge Road	St Leonards & St Ives	2
74 Woolsbridge Road	St Leonards & St Ives	3
64 Churchill Close	Sturminster Marshall	2
Herons Green, Dorchester Road (Site 1)	Sturminster Marshall	3

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Hérons Green, Dorchester Road (Site 2)	Sturminster Marshall	7
Land East of Sheridan Way	Sturminster Marshall	7
19 & 21 Woodlinken Drive	Verwood	1
Eastworth Farm, 52 Edmondsham	Verwood	1
4 Woodlinken Way	Verwood	1
14 Woodlinken Close	Verwood	1
42 Ringwood Road	Verwood	1.1
Land at 5 West Moors Road (B3072) , Three Legged Cross	Verwood	2
Casa Velha - Land to the north Ringwood Road	Verwood	9
189 Uplands Road	West Moors	1
216 Station Road	West Moors	1
18 Uplands Road	West Moors	1
2 Weavers Close	West Moors	1
2 Abbey Road	West Moors	2
Land rear of 9-11, Shaftesbury Close	West Moors	2
R/O 98 & 100 Pinehurst Road	West Moors	2
Land to the Rear of Elmhurst Way	West Moors	3
Sturts Farm, Three Cross Road	West Moors	9
The Timberyard, Crichel House Estate, Moor Crichel	Rural	1
Manor Farm Gussage All Saints	Rural	1
More Farm (to the north of More Farm House) Moor Crichel	Rural	3
		278.1

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
Land north of Ringwood Road	Alderholt	20
Alderholt Surplus Stores, Daggons Road	Alderholt	20
Land South of Leigh Road (S of Leigh Rd new neighbourhood) (WMC8)	Colehill	44
Land South of Leigh Road (S of Leigh Rd new neighbourhood) (WMC8)	Colehill	174
Park Farm, Leigh Road (S of Leigh Rd new neighbourhood) (WMC8)	Colehill	298
Land to the east of Cranborne Road (Cranborne Rd New Neighbourhood) (WMC7)	Wimborne	176
Land Adjacent To Julians Road, Cowgrove Road And The River Stour (Cuthbury allotments New Neighbourhood) (WMC5)	Wimborne	183
Land to East and West of Cranborne Road(Cranborne Rd New Neighbourhood) (WMC7)	Wimborne	224
Charris Caravan and Camping Park, Candys Lane	Corfe Mullen	14
Land to The North Of Wimborne Road (New neighbourhood Lockyers school Corfe mullen) - Phase 2	Corfe Mullen	34
Land to The North Of Wimborne Road (New neighbourhood Lockyers school Corfe mullen) - Phase 1	Corfe Mullen	78
The Warren (Phases B,C)	Ferndown/West Parley	14
The Warren (Phases E)	Ferndown/West Parley	25
1 Carroll Avenue & 430 Ringwood Road, Ferndown	Ferndown/West Parley	15

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
14-20 Church Road, BH22 9EU	Ferndown/West Parley	38
180 Ringwood Road	Ferndown/West Parley	16
403 Wimborne Road East, Ferndown	Ferndown/West Parley	41
Land south of Christchurch Road, BH22 8SL	Ferndown/West Parley	44
Land south of Christchurch Road and east of New Road, West Parley (FWP6)	Ferndown/West Parley	191
St Leonards Hospital (care home)	St Leonards & St Ives	37
Land at Lone Pines Close, Matchams Lane	St Leonards & St Ives	31
Land North and South Edmondsham Road (NW Verwood New Neighbourhood) - Phase 1	Verwood	9
Land south of Howe lane	Verwood	29
Land North and South Edmondsham Road (NW Verwood New Neighbourhood) - Phase 2	Verwood	187
Castleman Court, Station Road	West Moors	-10
		1,932.0

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
St Margarets Hill, Wimborne	Wimborne	12
Land south of Christchurch Road, west of Ridgeway (FWP7)	West Parley	50
		62.0

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 four-year period (i.e. from 2015/16 to 2018/19) 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 2015 and built in 2017 took two years to complete.

Figure D1: Windfall rates – dwellings

AREA	2015/16	2016/17	2017/18	2018/19	2019/20	FIVE-YEAR AVERAGE
Alderholt	0.0	8.0	7.0	6.0	5.0	5.2
Colehill/Wimborne	8.0	17.0	13.0	8.0	34.0	16.0
Corfe Mullen	10.0	6.0	2.0	3.0	4.0	5.0
Ferndown	50.0	6.0	4.0	22.0	18.0	20.0
Holt, Knowlton & Sixpenny Handley	1.0	4.0	13.0	7.0	14.0	7.8
St Leonards & St Ives	4.0	8.0	14.0	11.0	6.0	8.6
Sturminster Marshall	13.0	0.0	7.0	1.0	5.0	5.2
Verwood	4.0	8.0	11.0	7.0	4.0	6.8
West Moors	5.0	0.0	1.0	4.0	1.0	2.2
Rural (inc Vale of Allen, Pampill and Cranborne)	5.0	1.0	3.0	1.0	5.0	3.0
East Dorset	100.0	58.0	75.0	70.0	96.0	79.8

- 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 17.4% 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 43.5% would have been completed leading to a cumulative total of 60.9% of all

minor sites completed within the first 2 years of permission and so on with 100% of minor sites on average being completed by year 7.

- D.4 When applying the windfall and build-out rates, the total number of units expected to be completed each year can be estimated. Within each year, an additional supply of sites would be granted permission on top of those already granted permission in the preceding year further adding to the number of sites being completed each year. Figure D3 shows the estimated completions for 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	11.1%	77.8%	77.8%	88.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Colehill/Wimborne	17.4%	60.9%	78.3%	91.3%	95.7%	95.7%	100.0%	100.0%	100.0%	100.0%	100.0%
Corfe Mullen	33.3%	66.7%	83.3%	91.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Ferndown	28.6%	68.6%	82.9%	91.4%	94.3%	97.1%	97.1%	100.0%	100.0%	100.0%	100.0%
Holt, Knowlton & Sixpenny Handley	20.0%	46.7%	86.7%	93.3%	93.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
St Leonards & St Ives	16.7%	50.0%	91.7%	95.8%	95.8%	95.8%	95.8%	100.0%	100.0%	100.0%	100.0%
Sturminster Marshall	42.9%	71.4%	85.7%	85.7%	85.7%	85.7%	85.7%	100.0%	100.0%	100.0%	100.0%
Verwood	38.1%	76.2%	85.7%	90.5%	95.2%	95.2%	95.2%	95.2%	95.2%	95.2%	95.2%
West Moors	16.7%	50.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Rural (inc Vale of Allen, Pampill and Cranborne)	62.5%	75.0%	87.5%	87.5%	87.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
East Dorset	26.9%	63.8%	85.0%	91.9%	95.0%	96.9%	97.5%	99.4%	99.4%	99.4%	99.4%

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	17.4%	43.5%	17.4%	13%	4.4%	95.70%
Year 1		17.4%	43.5%	17.4%	13%	91.3%
Year 2			17.4%	43.5%	17.4%	78.30%
Year 3				17.4%	43.5%	60.90%
Year 4					17.4%	17.4%
Cumulative Total	17.4%	60.9%	78.30%	91.3%	95.70%	95.7%
Wimborne and Colehill windfall rate = 12 dwellings per annum						
Profiled windfall delivery (dwellings)						
Year 0	2	5	2	2	0	11
Year 1		2	5	2	2	11
Year 2			2	5	2	9
Year 3				2	5	7
Year 4					2	2
Total windfall allowance	2	7	9	11	11	40

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 (5 YR AVERAGE)	WINDFALL ALLOWANCE: PROFILED WINDFALL DELIVERY RATE OVER 5 YEARS	DISCOUNTED WINDFALL ALLOWANCE
Alderholt	5.2	17.8	16.0
Colehill/Wimborne	16.0	55.0	49.5
Corfe Mullen	5.0	18.8	16.9
Ferndown	20.0	73.1	65.8
Holt, Knowlton & Sixpenny Handley	7.8	26.5	23.9
St Leonards & St Ives	8.6	30.1	27.1
Sturminster Marshall	5.2	19.3	17.4
Verwood	6.8	26.2	23.6
West Moors	2.2	8.1	7.3
Rural (inc Vale of Allen, Pampill and Cranborne)	3.0	12.0	10.8
East Dorset	79.8	286.9	258.2

Appendix E. Specific large windfall sites

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

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Wimborne Market, Station Terrace, Wimborne	Colehill/ Wimborne	82
26 - 32 Canford Bottom, Colehill	Colehill/ Wimborne	15
		97

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
Land Adjacent Back Lane - Community Land Trust	Sixpenny Handley	19
Land south of Common Road	Sixpenny Handley	11