

East Dorset Housing land supply report 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 1st April 2022 to 31st March 2023. 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 2023-2028 five-year period is 481 dwellings per annum. EDDC can demonstrate a housing supply of 1,876.3 dwellings between 2023-2028 therefore East Dorset is able to demonstrate a housing land supply of 3.9 years. It is important to note, that this result is based on using the Government’s recently Housing Delivery Test Results dated 2022.
- 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 December 2023, the Government issued an updated 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 or 4-year housing land supply subject to certain criteria including the local authority having consulted on a new Reg 18/19 Local Plan with allocations, policies map and other criteria. This report sets the current position for the former local authority areas of East Dorset District Council (EDDC).
- 2.1.2 It is Dorset Council's opinion that the criteria for reducing the 5-year housing land supply position down to 4-years are met. The Council consulted on its Reg 18 Local Plan consultation held from January to March 2021. The Council's consultation statement for the Dorset Council Local Plan consultation and summaries of responses were published in January 2023. Also, the Council has undertaken key consultation since the Local Plan consultation in 2021, including consultations on the Council's Interim Position Statement on Climate Change (April to June 2023), and consultations in relation to the examination of the Purbeck Local Plan. Furthermore, significant Local Plan evidence gathering has been undertaken and published during this period, including key evidence relating to viability, housing needs, the accommodation needs of Gypsies and Travellers, habitats regulations, ecology, and town centres and retail development. Further evidence work is currently being undertaken, as well as work to resolve significant issues with nutrient neutrality, and work towards implementing Biodiversity Net Gain. Therefore, progress is being made with the emerging Dorset Council Local Plan in accordance with the Council's adopted Local Development Scheme.
- 2.1.3 NPPG details measures aimed at increasing the supply of new homes nationally. These include a standard method for calculating the Local Housing Need requirement for each Local Planning authority area and the approach to the Housing Delivery Test which is updated annually. The revised NPPF also continues with the requirement for Local Planning authorities to produce an action plan if they show consistent patterns of under delivery¹.

¹ National Planning Policy Framework 2023, paragraph 79, page 21

2.2 NUTRIENT NEUTRALITY

- 2.2.1 A significant constraint affecting the deliverability of sites within the Dorset Council area is nutrient neutrality following the advice issued by 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 the catchment of one of the freshwater or estuarine habitats that are in unfavourable condition, should be nutrient neutral. This would result in no net increase in nutrients entering the protected habitat sites arising from development via both wastewater and surface water flows.
- 2.2.3 Since this advice was issued, the Government have put in measures to help to unblock housing sites. These measures include:
- A legal requirement introduced through the Levelling Up and Regeneration Act 2023 (LURA) for wastewater treatment works serving 2,000 population equivalents or more to be upgraded to reduce the nutrient flow from wastewater. This significantly reduces the burden for nutrient neutrality for development that connects to an upgraded wastewater treatment works. There is also provision for the Secretary of State to nominate additional wastewater treatment works below the 2000+ population equivalents threshold for upgrade.
 - A nutrient mitigation scheme to be managed by Natural England aimed at delivering nutrient mitigation within the affected catchments.
 - A Local Nutrient Mitigation Fund to enable Local Planning Authorities to develop local mitigation strategies to deliver mitigation for development. Both Dorset Council (for the Poole Harbour catchment) and Wiltshire Council (for the River Avon catchment) have been awarded funds to deliver mitigation within the catchments that affect the East Dorset area.
- 2.2.4 The approach Dorset Council is taking in each of the 5 catchments that affect Dorset (River Axe, River Avon, Chesil & The Fleet, Somerset Levels and Moors and Poole Harbour Catchment) is different due to the nature of the catchments and the different working arrangements with neighbouring Local Authorities that share the catchment area.
- 2.2.5 For the Poole Harbour catchment, Dorset Council and Natural England's position is that if sufficient wastewater treatment works are required to be upgraded within the catchment through the LURA, the need for development to demonstrate phosphorus neutrality will be removed. At the time of writing this report, the LURA received Royal

Assent on 26 October 2023 with the majority of provisions within the Act coming into force on 26 December 2023. Dorset Council and Natural England are in conversation with DLUHC about the Secretary of State nominating the additional wastewater treatment works within the Poole Harbour catchment for upgrade in order to remove the need for phosphorus neutrality.

- 2.2.6 At the present time, and before the nomination of additional wastewater treatment works for upgrade, there is some uncertainty within the Poole Harbour catchment about the need for phosphorus neutrality. There are currently no strategic mechanisms in place to deliver phosphorus mitigation in the short term however some mitigation proposals that are in the pipeline will enable phosphorus mitigation to be achieved. Dorset Council have an existing mechanism in place for delivering nitrogen neutrality within the Poole Harbour catchment and this approach will deliver significant nitrogen mitigation through the funds awarded through the Local Nutrient Mitigation Fund.
- 2.2.7 In the River Avon catchment, there are some mitigation projects being delivered that are providing phosphorus mitigation. With the award to Wiltshire Council through the Local Nutrient Mitigation Fund, mitigation projects will be identified and implemented to provide sufficient mitigation for future development.
- 2.2.8 Within the remaining catchments that affect the Plan area, there remains a need to demonstrate phosphorus (and for Chesil & The Fleet, nitrogen) neutrality and Dorset Council is working with partners to identify and deliver opportunities for delivering this mitigation.

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 four 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 old².
- 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 four-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

² National Planning Policy Framework 2023, paragraph 77

calculated using the standard methodology contained in the NPPG³ 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 homes⁴.
- 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 for⁵.

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

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

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

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

- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁶.

2.4.2 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 period⁷.

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

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.
- 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 2023 version of the NPPF includes a definition of a 'deliverable' site for the purpose of demonstrating a four-year supply.

⁶ National Planning Policy Framework 2023, paragraph 79, page 22

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

- 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.⁸

2.6 IMPLICATIONS

- 2.6.1 If a Local Planning authority is unable to demonstrate a five-year supply (or four-year supply where paragraph 266 of the NPPF applies) 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. In the case of the supply calculations for Dorset, there is only a need to demonstrate a four-year supply of deliverable sites in accordance with paragraph 266 of the NPPF.
- 2.6.2 This document establishes the four-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 2023 and having regard to recent amendments to national planning policy.

⁸ National Planning Policy Framework Glossary 2023, page 69

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 22nd April 2014 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.
- 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 area⁹ 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 2023 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 2023 and therefore the calculation of local housing need uses the 10-year period from 2023 to 2033. Over this period, the projected growth in households for the former EDDC area is as shown in Figure 3.1

⁹National Planning Practice Guidance Paragraph: 005 Reference ID: 2a-005-20190220

with the average annual change in households projected to be 327 additional households per annum.

Figure 3.1: 2014-based household projections for East Dorset 2023 to 2033

YEAR	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Number of households	40,609	40,928	41,247	41,580	41,917	42,254	42,589	42,922	43,254	43,573	43,881

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 2023. For EDDC, the affordability ratio released in 2023 is 14.51 and this figure has been used to calculate the affordability adjustment factor.

3.1.7 The adjustment factor is calculated on the following basis:

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

3.1.8 For the East Dorset area, the median workplace-based local affordability ratio gives an adjustment factor of 1.66.

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 guidance¹⁰:

“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).”

¹⁰ National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20190220

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 East Dorset and Christchurch area is outlined in Figure 2.2. These calculations indicate that the Local Housing Need requirement for the purpose of this report is 458.08 dwellings per annum.

Figure 3.2: Calculation Local Housing Need

COMPONENT	CALCULATION	RESULT
Step 1: Setting the baseline	Annual average household growth 2023 to 2033	327.2
Step 2: Adjustment to take account of affordability	Applying the adjustment factor of 1.66	543.15
Step 3: Capping the level of any increase	Applying the cap at 40% above the annual average household growth figure	458.08
Step 4: Cities and urban centres uplift	No uplift to be applied	458.08
Local Housing Need		458.08 dwellings per annum

3.2 SUPPLY BUFFER

- 3.2.1 In addition to the requirement to provide for four years' worth of housing land and to make up for the relevant shortfall within the four-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 79 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 In December 2023 the Government published official Housing Delivery Test results for 2022, which are measured over the years 2019/20, 2020/21, and 2021/22.

NEW HOMES DELIVERED

- 3.2.4 This net number of new homes delivered over the past three years within East Dorset has been gathered through annual site visits where the number of newly built homes is counted. This information will be submitted to Department for Levelling Up, Housing and Communities (DLUHC) who publish the data as live tables on Housing Supply¹¹.
- 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

¹¹ Live tables on housing supply: net additional dwellings, DLUHC

1.8¹² is applied to 'other communal accommodation'. This is based on the national average datasets for these types of communal accommodation.

NEW HOMES REQUIRED

- 3.2.6 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.
- 3.2.7 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.
- 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 delivery of housing against targets have 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 712 dwellings for the 2019-20 Year and to 537 dwellings for the 2020-2021 Year¹³.
- 3.2.8 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 Housing Delivery Test result issued by Government for the year 2022 is 90%.** As this is this is the official test result, and given recent legal advice, this Housing Delivery Test must be used. This means that a 5% buffer needs to be applied to the housing target and an Action Plan needs to be produced to set out measures to address the delivery of new homes.

¹² Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

¹³ Housing Delivery Test measurement technical note 2021 – January 2022

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 period¹⁴. 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 2023

3.4.1 Applying the above assumptions and using the completions data to 1st April 2023, enables the calculation of the five-year requirement for the period 2023 to 2028 as shown in Figure 3.3.

Figure 3.3: Five Year Housing Requirement 2023-2028

COMPONENT	CALCULATION	RESULT
EDDC		
Step 1: Setting the baseline	Annual average household growth 2023 to 2033	327.2
Step 2: Adjustment to take account of affordability	Applying the adjustment factor of 1.66	543.15
Step 3: Capping the level of any increase	Applying the cap at 40% above the annual average household growth figure	458.08
Step 4: Cities and urban centres uplift	No uplift to be applied	458.08
Local Housing Need EDDC		458.08 dwellings per annum
EDDC HOUSING REQUIREMENT		
Local Housing Need for EDDC		458.08 dwellings per annum
Multiplied by the 5 year period (2023-2028)	458.08 x 5	2,290.4

¹⁴ National Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722

Plus, the 5% buffer (derived from the Housing Delivery Test)	$2,290.4 \times 1.05$	2,404.9
Total 5-year requirement		2,405

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 2023 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 dwellings¹⁵. Historically, from the point of the grant of planning permission, just under 96% 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	326.9	322.9	306.7

4.3 MAJOR SITES WITH EXTANT PLANNING PERMISSION

- 4.3.1 For major sites with extant planning permission, the relevant parts of the NPPF 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)”.

¹⁵ Based on available records of completed residential development sites since 2015/16

- 4.3.2 For sites of 10 dwellings or more that benefit from an extant detailed planning permission (either full or reserved matters) a case by case assessment has been made to assess how many new homes will be delivered within five years. This case by case analysis has included consideration of the number and type of units being delivered on a site, the details of any infrastructure requirements, the discharge of conditions associated with the planning permission, whether a CIL commencement notice had been received, feedback from the developer as to their programme for developing the site and information from case officers 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.

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	1,525.2	1,404.2	1,334

4.4 SITES ALLOCATED WITHIN THE LOCAL PLAN

- 4.4.1 The definition of deliverable in the NPPF 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 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"¹⁶.
- 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"¹⁷.
- 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.

¹⁶ National Planning Policy Framework paragraph 70, 2023

¹⁷ National Planning Policy Framework paragraph 72, 2023

- 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 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 policy¹⁸.

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*	3	7.4	0
Corfe Mullen	3.6	8.7	7.8
Colehill/Wimborne	22.0	58.2	52.3
Ferndown/West Parley	19.3	51.4	46.2
Holt, Knowlton & Sixpenny	6	15.8	14.2
St Leonards & St Ives	8.2	22.5	20.3
Sturminster Marshall	3.2	8.4	7.5
Verwood	5.9	16.3	14.7
West Moors	4.6	13.1	11.8
Rural (inc Vale of Allen, Pampill and Cranborne)	2.8	7.4	6.7
East Dorset	78.6	201.8	181.6

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

¹⁸ National Planning Policy Framework paragraph 72, 2023

4.6 SPECIFIC LARGE SITES

- 4.6.1 The minor sites windfall allowance does not make any allowance for sites not identified in the development plan that fall within the definition of major development (i.e. sites of 10 or more dwellings).
- 4.6.2 As set out under minor sites windfall, when including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be “compelling evidence that they will provide a reliable source of supply...” and that the allowance “...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”¹⁹.
- 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 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	603.2	60.0	54

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.

¹⁹ National Planning Policy Framework 2023, paragraph 72

4.8 RURAL EXCEPTION SITES

4.8.1 In order for a rural exception site to deliver housing, a housing needs survey, grant funding and planning permission is needed. 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 2023

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 2023

SUPPLY CATEGORY	FIVE-YEAR SUPPLY ESTIMATE (EXCLUDING DISCOUNT)	DISCOUNTED FIVE-YEAR SUPPLY (2023 TO 2028)
Minor sites with planning permission	322.9	306.7
Major sites with extant planning permission	1,404.2	1,334
Sites allocated within the Local Plan	0	0
Minor sites windfall allowance	201.8	181.6
Specific large sites	60	54
Neighbourhood Plans	0.0	0.0
Rural exception sites	0.0	0.0
TOTAL	1,988.9	1,876.3

4.9.2 The updated position using the most up-to-date information (with a base date of 1 April 2023) indicates that the Councils have a supply equivalent to 1,876.3 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 2,405 dwellings for the period 2023 to 2028 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 481 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 2023 to 2028 period is set out in Figure 4.7. After the application of the relevant discounts, the total number of deliverable sites is estimated at 1,876.3 dwellings. This supply calculation is based on sites and information available as at the 1 April 2023 base date.
- 5.1.3 For the period 2023 to 2028 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 3.9 years as shown in Figure 5.1

Figure 5.1: Five-year supply calculation

SUPPLY REQUIREMENT		2,404.9
Annual Housing Requirement	(Local Housing Need)	458.08
Requirement over Five Year Period (2023 to 2028)	458.08×5	2290.4
Plus 5% buffer	$2,290.4 * 1.05$	2,404.92
5-year requirement		2,404.92
Annualised requirement	$2,404.92 \div 5$	480.9
DELIVERABLE SUPPLY (DISCOUNT APPLIED)		1876.3
Minor sites with planning permission		306.7
Major sites with extant planning permission		1,334
Sites allocated within the Local Plan		0
Minor sites windfall allowance		181.6
Specific large sites		54
Neighbourhood Plans		0.0
Rural exception sites		0.0
CALCULATION OF FIVE-YEAR SUPPLY		
Deliverable Supply ÷ Annualised requirement	$1,876.3 \div 480.9$	3.9years

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
n/s	58 Ringwood Road (moved due to Nat England)	3/19/2171/OUT	Alderholt	4
u/c	24A Stour View Gardens/ 91 Wimborne Road	3/19/0545/RM	Corfe Mullen	3
n/s	Smugglers Hyde 47 Brook Lane	3/19/0382/FUL	Core Mullen	1
n/s	The Old Mill, Mill Street, Corfe Mullen, Wimborne, Dorset, BH21 3RH	3/19/0810/FUL	Corfe Mullen	2
n/s	2 Blythe Road, Corfe Mullen, Wimborne, BH21 3LR	3/20/0555/PNDEM	Corfe Mullen	1
n/s	11 Highfield Close, Corfe Mullen, Wimborne, BH21 3JE	3/21/1447/FUL	Corfe Mullen	1
u/c	15 Croft Close, Corfe Mullen, Wimborne, BH21 3JE	3/21/1447/FUL	Corfe Mullen	1
u/c	Land to the North of Pardys Hill, West of Sleight Lane, Corfe Mullen, Dorset	3/21/1594/RM	Corfe Mullen	9
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
u/c	9 Ridgeway, Corfe Mullen, Wimborne, BH21 3HS	3/21/1209/FUL	Corfe Mullen	3
u/c	29 Hanaham Road, Corfe Mullen, Wimborne, BH21 3PX	3/21/1294/FUL	Corfe Mullen	3
u/c	27 Corfe View Road, Corfe Mullen, BH21 3NG	3/21/0779/FUL	Corfe Mullen	1
n/s	Land Rear of 1 East Way, Corfe Mullen, Wimborne, BH21 3NA	P/FUL/2021/04216	Corfe Mullen	1
n/s	26 Corfe View Road, Corfe Mullen, Wimborne, BH21 3NA	P/FUL/2022/02300	Corfe Mullen	1
n/s	Caretakers Flat, Castle Court School, Knoll Lane, Corfe Mullen, Wimborne, BH21 3RF	P/FUL/2022/02300	Corfe Mullen	1
n/s	150 Leigh Road Wimborne Minster BH21 2DB	P/FUL/2021/03858	Wimborne Minster	-1
n/s	20-23 East Street	3/17/3058/FUL	Wimborne Minster	15
n/s	Vacant Land Brook Road, Wimborne, BH21 2FR	3/20/2119/FUL	Wimborne Minster	1
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	3.2
n/s	Existing Car Park located to the South/West of Tapper Court	3/19/0005/FUL	Wimborne Minster	2
n/s	Hayeswood County First School, Cutlers Place, Colehill, Wimborne, Dorset, BH21 2HN	3/19/0862/FUL	Colehill	1
n/s	Uddens Lake, Uddens Drive, Colehill, BH21 7BH	3/20/0469/FUL	Colehill	1
n/s	41c East Street, Wimborne Minster, Wimborne, BH21 1DX	3/20/2113/FUL	Wimborne Minster	2
n/s	The Coach House, 2 Rowlands Hill, Wimborne Minster, Wimborne, BH21 1AN	01/11/2021	Wimborne Minster	1
n/s	19 & 19a Wimborne Road, Wimborne Minster, Wimborne, Dorset, BH21 1NP	3/20/0741/FUL	Wimborne Minster	1
n/s	37 Barnes Crescent, Wimborne Minster, BH21 2AY	P/FUL/2021/04105	Wimborne Minster	2
n/s	Land West of 38 Canford Bottom, Colehill, Dorset, BH21 2HD	p/FUL/2022/01877	Colehill CP	4
n/s	Stocks Cottage, Furzehill, Colehill, Wimborne, BH21 4HD	P/FUL/2022/02242	Colehill CP	2
n/s	58 Lonnen Road, Colehill, Wimborne, BH21 7AX	P/FUL/2022/05316	Colehill CP	1
n/s	Cutting Edge, 105 Wimborne Road West, Canford Bottom, Wimborne, BH21 2DH	P/FUL/2022/05437	Colehill CP	3
n/s	5 Gordon Road, Wimborne Minster, BH21 2AP	3/21/1574/FUL	Wimborne Minster	1
n/s	1 East Borough, Wimborne Minster, Wimborne, BH21 1PA	3/21/1702/FUL	Wimborne Minster	2
n/s	32-34 Rowland Hill, Wimborne Minter, BH21 1AW	P/FUL/2002/03969	Wimborne Minster	8
n/s	2 Rowlands Hill, Wimborne Minster, Dorset, BH21 1AN	P/FUL/2022/07704	Wimborne Minster	1
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	Land off Brook Road, near of 33 Barnes Crescent	3/19/0296/FUL	Wimborne Minster	3
u/c	r/o 77 Barnes Crescent	3/19/0533/FUL	Wimborne Minster	1
u/c	Boundary House, Boundary Drive, Colehill, Wimborne, BH21 2RE	3/20/1382/FUL	Colehill	1
u/c	Crofton, Furzehill, Colehill, Wimborne, BH21 4HD	3/20/1355/RM	Furzehill	4
u/c	r/o 6 Livingstone Road, Wimborne Minster, Wimborne, BH21 2AX	3/20/1809/FUL	Wimborne Minster	1
u/c	4 Hayes Lane, Canford Bottom, Wimborne, BH21 2JE	3/21/0255/FUL	Colehill	2
u/c	28 West Borough, Wimborne Minster, Wimborne, BH21 1NF	3/20/1252/FUL	Wimborne Minster	1

u/c	6 Hayes Lane, Canford Bottom, Wimborne, BH21 2JE	3/21/0232/FUL	Colehill	1
u/c	19 Wimborne Road, Wimborne Minster, Wimborne, BH21 1NP	3/21/0256/FUL	Wimborne Minster	2
u/c	118 and 120, Middlehill Road, Colehill, BH21 2HG	P/FUL/2022/01037	Colehill	2
u/c	Beechcroft, Northleigh Lane, Colehill, Wimborne, BH21 2PN	P/FUL/2022/02485	Colehill	1
u/c	64 and 66 Barnes Crescent, Wimborne Minster, Wimborne, Dorset, BH21 2AZ	P/FUL/2022/01290	Wimborne Minster	3
u/c	Land to the r/o 41 Barnes Crescent, Wimborne, BH21 2AY	P/FUL/2022/02687	Wimborne Minster	2
n/s	Plot Adj 11 Fernlea Close	3/19/2286/OUT	Ferndown	1
n/s	9 Fernlea Close Ferndown	3/19/2285/OUT	Ferndown	4
n/s	434 Ringwood Road, Ferndown, BH22 9AY	3/20/0566/FUL	Ferndown	1.1
n/s	406 Ringwood Road, Ferndown, BH22 9AU	P/FUL/2021/04095	Ferndown	3
n/s	135-137 Christchurch Road, West Parley, Ferndown, BH22 8TB	3/20/2061/FUL	West Parley	7
n/s	4 Golf Links Road, Ferndown, BH22 8BY	3/21/0638/FUL	Ferndown	4
n/s	11 Fernlea Close	3/19/2344/FUL	Ferndown	4
n/s	Bedborough Farm, Uddens Drive, Colehill, Wimborne, BH21 7BQ	3/21/1277/FUL	Ferndown	2
n/s	442 Ringwood Road, Ferndown, BH22 9AY	3/21/1471/FUL	Ferndown	3
n/s	Kingsland House, 512-514 Wimborne Road East, Ferndown, BH22 9NG	P/FUL/2021.04212	Ferndown	6
n/s	Stapehill Farm, Uddens Drive, Hampreston, Wimborne, BH21 7BE	P/FUL/2021/04936	Ferndown	1
n/s	Land Rear of 68 Victoria Road, Ferndown, BH22 9JA	P/FUL/2022/04737	Ferndown	0.55
n/s	Amberwood House Care Home, 418 Ringwood Road, Ferndown, BH22 9AX	P/FUL/2022/07414	Ferndown	4
n/s	84 Golf Links Road, Ferndown, BH22 8BZ	3/19/0460/OUT	Ferndown	5
u/c	Stourvale Nursery, Church Lane	3/15/0458/PMBPA	West Parley	1
u/c	578 Wimborne Road East, Ferndown, BH22 9NN	3/20/1325.FUL	Ferndown	8
u/c	1 Christchurch Road, Longham, Ferndown BH22 8TD	3/20/0860/FUK	Ferndown	1
u/c	4-16 Victoria Road	3/19/1972/RM	Ferndown	3
u/c	The Barn, 339 Ringwood Road	3/19/1271/CONDR	Ferndown	1
u/c	131 Christchurch Road	3/19/1337/FUL	Ferndown	1
u/c	52 Golf Links Road	3/15/0723/FUL	Ferndown	7
u/c	14 Golf Links Road	3/17/1949/FUL	Ferndown	1
u/c	6 Stour Close, Little Canford	3/17/2071/FUL	Ferndown	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	74 Woolsbridge Road, Ashley Heath, Ringwood, BH24 2LX	3/21/0770/FUL	St Leonards & St Ives	5
n/s	22 Bushmead Drive, Ashley Heath, BH24 2HU	3/21/1586/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	19 Cedar Avenue, St Leonards and St Ives, Ringwood, BH24 2QF	P/FUL/2021/05119	St Leonards & St Ives	1
n/s	151 Sandy Lane and Land rear of 2 Woodlands Way, St Leonards and St Ives, BH24 2LH	3/21/1675/FUL	St Leonards & St Ives	2
n/s	44 Avon Castle Drive, Ashley Heath, Ringwood, BH24 2SH	3/21/0395/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	11 Cherry Tree Close, St Leonards and St Ives, Ringwood, BH24 2QN	3/21/1770/FUL	St Leonards & St Ives	1
n/s	27 Oaks Drive, St Leonards and St Ives, Ringwood, BH24 2QR	P/FUL/2022/04769	St Leonards & St Ives	4
n/s	2 Strode Gardens, St Leonards and St Ives, Ringwood, BH24 2LF	P/FUL/2022/04775	St Leonards & St Ives	1
n/s	Casa Mianda, 7 Badgers Close, Ashley Heath, Ringwood, BH24 2JH	P/FUL/2021/05673	St Leonards & St Ives	1
n/s	Land to the rear of 7 Ashley Drive North, Ashley Heath, Ringwood, BH24 2JL	3/21/1584/FUL	St Leonards & St Ives	1
n/s	15 Braeside Road, St Leonards and St Ives, Ringwood, VH24 2PQ	3/21/0061/PIP	St Leonards & St Ives	1
u/c	Petherton Cottage, Horton Road, Ashley Heath, Ringwood, BH24 2ED	3/21/0076/FUL	St Leonards & St Ives	1
u/c	Land Adjacent 29 Sandy Lane, St Leonards and St Ives, Ringwood, BH24 2HU	P/FUL/2021/03883	St Leonards & St Ives	1
u/c	20 Bushmead Drive, Ashley Heath, Ringwood, BH24 2HU	3/21/0445/FUL	St Leonards & St Ives	2
u/c	103 Woolsbridge Road, Ashley Heath, Ringwood, BH24 2LZ and Land at the rear of 34 and 36, The Glade, BH24 2HR	3/21/0416/FUL	St Leonards & St Ives	1
u/c	9 Boundary Lane	3/16/2790/FUL	St Leonards & St Ives	1
u/c	64 Churchill Close	3/20/1194/FUL	Sturminster Marshall	2
u/c	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	Dorset Springs, Poole Road, Sturminster Marshall, Wimborne, BH21 4BQ	3/21/0722/FUL	Sturminster Marshall	1
n/s	Churchill Arms Public House, Station Road, Sturminster Marshall	3/20/2184/FUL	Sturminster Marshall	1

u/c	Land East of Sheridan Way,	3/11/0133/FUL	Sturminster Marshall	7
n/s	9 Kings Street, Sturminster Marshall, Wimborne, BH21 4BJ	3/21/0140/FUL	Sturminster Marshall	1
n/s	Millmoor Farm, Kings Street, Sturminster, Marshall, BH21 4BN	P/FUL/2022/00559	Sturminster Marshall	1
n/s	4 High Close, Sturminster Marshall, Dorset, BH21 4BE	P/FUL/2022/05385	Sturminster Marshall	1
n/s	97 High Street, Sturminster Marshall, Wimborne, BH21 4AT	P/OUT/2021/04873	Sturminster Marshall	3
n/s	Stables, Heathlands, Lower Common Lane, Three Legged Cross, Dorset, BH21 6RX	3/19/1304/FUL	Verwood	1
n/s	21 Burnbake Road, Verwood, BH31 6ER	3/21/1674/FUL	Verwood	1
n/s	Providence Villa, 5 West Moors Road, Three Legged Cross, Wimborne, BH21 6QT	3/20/1552/OUT	Verwood	4
u/c	81 Church Road, Three Legged Cross, Wimborne, Dorset, BH21 6RQ, appeared to have changed mine – new sites 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
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
u/c	11 Woodlinken Drive (7 The Willows), Verwood, BH31 6BN	P/FUL/2021/03857	Verwood	1
u/c	55 Lake Road, Verwood, BH31 6BX	3/21/1839/FUL	Verwood	1
u/c	Land to the front and side of Old Oaks, Eastworth Road, Verwood, BH31 7PJ	P/FUL/2021/05633	Verwood	1
u/c	Plot 4, Land to the rear of NO.5, Woodlinken Drive, Verwood, BH31 6BW	P/FUL/2022/01599	Verwood	1
u/c	Four Winds, Dewlands Road, Verwood, BH31 6PN	P/FUL/2022/04242	Verwood	2
u/c	44 Lake Road, Verwood, BH31 6BX	P/FUL/2022/006625	Verwood	-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
n/s	7 Abbey Road, West Moors, Ferndown, BH22 0AU	P/FUL/2021/05574	West Moors	1
n/s	Standford House, Three Cross Road, West Moors, Dorset, BH21 6QW	P/PAAC/2022/077	West Moors	1
n/s	30 Oakhurst Lane, West Moors, Ferndown, BH22 0DT	P/OUT/2022/0336	West Moors	1
u/c	2 Abbey Road, West Moors, Ferndown, BH22 0AU	3/21/0382/FUL	West Moors	2
u/c	18 Uplands Road, West Moors, Ferndown, BH22 0BB	3/19/2458/FUL	West Moors	1

u/c	189 Uplands Road	3/18/1438/FUL	West Moors	1
u/c	77 Elmhurst Road, West Moors, Ferndown, BH22 0DG	p/FUL/2022/0220	West Moors	2
u/c	19 Oakhurst Lane, West Moors, Ferndown, BH22 0DT	P/FUL/2002/03168	West Moors	1
n/s	Grange Farm, Colehill, Wimborne, BH21 4HX	3/19/2378/FUL	Holt CP	9
n/s	4 Sheepcroft Lane, Holt, Wimborne, BH21 7DA	3/20/0978/FUL	Holt CP	1
n/s	Barn C, Brooklands Farm, Horton, Wimborne, BH21 7JU	3/20/2244/PNAGD	Holt CP	1
n/s	Frogmore Lane, Sixpenny Handley, Salisbury, SP5 5NY	3/20/1328/FUL	Sixpenny Handley and Pentridge CP	7
n/s	Brooklands Farm (Barn A), Horton, Wimborne, BH21 7JU	3/21/1389/FUL	Holt	1
n/s	Vicarage Farm, Harts Lane, Holt, Dorset, BH21 7DH	P/PAAC/2022/05988	Holt CP	1
n/s	Barn at Land off Bakers Lane, Holtwood, BH21 7BY	P/FUL/2022/07956	Holt CP	1
n/s	Manor Farm, Horton, Dorset, BH21 7JA	P/FUL/2022/07956	Horton CP	1
n/s	Thorneydown Farm, A354 From Handley Cross to the Access to Chapel, Down Farm, Woodcutts, Dorset, SP5 5RX	P/FUL/2022/05026	Sixpenny Handley and Pentridge CP	2
u/c	Framptons Yard	3/19/0826/FUL	Holt	4
u/c	Little Owls Farm	3/19/0777/RM	Holt	5
n/s	Underwood Farm, Hinton Martell, BH21 4JL	3/20/0799/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	2
n/s	Witchampton Methodist Church, Chapel Row, Witchampton, BH21 5AL	3/20/0921/FUL	Witchampton CP	1
n/s	Pound Farm, Hinton Martell, Wimborne, BH21 7HP	3/21/0304/FUL	Hinton CP	1
n/s	North Farm, Gussage All Saints, Wimborne, BH21 5JE	3/21/0689/FUL	Gussage ST Michael CP	1
n/s	Loverly Farm, Moor Crichel, Wimborne, BH21 5EB	P/FUL/2021/05634	Gussage All Saints CP	2
u/c	Land at Summer Hill, War Memorial to Amen Corner, Street Gussage All Saints, BH21 5ET	3/19/2499/FUL	Gussage All Saints CP	1
u/c	Land Adjoining Summerhill, Gussage All saints, Dorset, BH21 5ET	3/19/2499/FUL	Gussage All Saints CP	2

u/c	Land To the North East of Tonbridge, Custard Hill, Gussage All Saints, Bh21 5ES	3/20/0660/FUL	Gussage All Saints	1
u/c	Sunny Patch, Witchampton, Wimborne, Bh21 5AZ	3/21/0943/FUL	Witchampton CP	1
u/c	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
			Total	322.9

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, Alderholt, SP6 3HZ	3/16/1446/OUT	Alderholt	45
n/s	Alderholt Surplus Stores, Draggons Road, Alderholt, SP6 3TB	3/17/1644/NMA	Alderholt	89
u/c	Charris Caravan and Camping Park, Candys Lane	3/18/1594/CLP	Corfe Mullen	6
u/c	Land to the North of Wimborne Road (New neighbourhood Lockyers School Corfe Mullen)	3/20/0667/RM	Corfe Mullen	34
u/c	Land to the East and West of Cranborne Road (Cranborne Road New Neighbourhood) (WMC7)	3/19/2437/RM	Wimborne	228
u/c	Land adjacent to Julians Road, Cowgrove Road and the River Stour (Cuthbury Allotments New Neighbourhood WMC5)	3/19/2449/FUL	Wimborne	77
u/c	Land South of Leigh Road (S of Leigh Rd new neighbourhood) (WMC8) – Care Home Appeal	3/19/2449/FUL	Wimborne	35.55
u/c	Park Farm, Leigh Road (S of Leigh Road New Neighbourhood) (WMC8)	3/18/2262/RM	Wimborne	98
u/c	Wimborne Market, Station Terrace, Wimborne	3/21/1556/FUL	Wimborne	108
n/s	Land South of Leigh Road (S of Leigh Road new neighbourhood) (WMC8)	3/17/0848/FUL	Wimborne	44
n/s	Land South of Leigh Road (S of Leigh Road new neighbourhood) (WMC8)	3/18/3305/FUL	Wimborne	157
u/c	The Warren (Phase B,C)	3/97/0742/REM	Ferndown	14
u/c	The Warren (Phase E)	3/06/0395/REM	Ferndown	25
u/c	1 Carroll Avenue & 430 Ringwood, Ferndown	3/16/1306/FUL	Ferndown	15
u/c	Land East of New Road, West Parley (FWP6) – Phase 1	P/RES/2022/03505	Ferndown/West Parley	256
n/s	Land East of New Road, West Parley (FWP6) [remaining Phases on allocation sites)	3/17/3609	West Parley	40
n/s	180 Ringwood Road	3/19/1861/OUT	Ferndown	15.67
u/c	Land at Lone Pines Close, Matchams Lane, Hurn, Christchurch, Dorset, BH23 6LP	3/19/1124/CLP	St Leonards & St Ives	10
n/s	Land south of Howe Lane	3/19/0019/RM	Verwood	29
u/c	Land North and South Edmondsham Road (NW Verwood New Neighbourhood) – Phase 2	3/19/2512/RM	Verwood	50

u/c	Land to south site of Horton Road, Three legged Cross	3/18/1746/CLP	Knowlton	28
			Total	1,404.2

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.

Status	Address	Application Number	Settlement	Estimated delivery within 5 years
			Total	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 2018/19 to 2022/23) 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

	2018/19	2019/20	2020/21	2021/22	2022/23	FIVE-YEAR AVERAGE
Alderholt*	6.0	5.0	2.0	1.0	1.0	5.6
Corfe Mullen	3.0	4.0	3.0	8.0	0.0	2.4
Colehill/Wimborne	18.0	34.0	25.0	21.0	12.0	21.4
Ferndown	22.0	18.0	4.0	27.0	25.3	10.8
Holt, Knowlton & Sixpenny Handley	6.0	9.0	3.0	6.0	6.0	7.0
St Leonards & St Ives	11.0	7.0	10.0	3.0	10.0	10.0

Sturminster Marshall	1.0	5.0	8.0	2.0	0.0	4.2
Verwood	7.0	4.0	3.6	2.0	13.0	6.7
West Moors	4.0	1.0	13.0	2.0	3.0	3.8
Rural (inc Vale of Allen, Pampill and Cranborne)	1.0	5.0	4.0	3.1	1.0	2.8
East Dorset (Small sites)	79.0	92.0	75.6	75.1	71.3	74.7

*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	13.3%	53.3%	66.7%	80.0%	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	11.0%	47.9%	79.5%	90.4%	94.5%	95.9%	98.6%	98.6%	100.0%	100.0%	100.0%
Ferndown/West Parley	22.7%	53.0%	77.3%	92.4%	97.0%	98.5%	98.5%	100.0%	100.0%	100.0%	100.0%
Holt, Knowlton & Sixpenny	16.7%	26.7%	70.0%	96.7%	96.7%	96.7%	100.0%	100.0%	100.0%	100.0%	100.0%
St Leonards & St Ives	12.8%	55.3%	83.0%	93.6%	97.9%	97.9%	97.9%	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	32.4%	70.6%	88.2%	94.1%	94.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%
West Moors	21.4%	57.1%	85.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Rural	21.1%	73.7%	84.2%	89.5%	89.5%	94.7%	100.0%	100.0%	100.0%	100.0%	100.0%
Total	17.1%	52.3%	79.0%	91.3%	95.5%	97.0%	98.2%	99.1%	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	11.0%	37.0%	31.5%	11.0%	4.1%	94.5%
Year 1		11.0%	37.0%	31.5%	11.0%	90.4%
Year 2			11.0%	37.0%	31.5%	79.5%
Year 3				11.0%	37.0%	47.9%
Year 4					11.0%	11.0%
Cumulative Total	11.0%	47.9%	79.5%	90.4%	94.5%	
Wimborne and Colehill annual windfall rate = 22.0 dwellings per annum						
Profiled windfall delivery (dwellings)						
Year 0	2.4	8.1	6.9	2.4	0.9	20.7
Year 1		2.4	8.1	6.9	2.4	19.8
Year 2			2.4	8.1	6.9	17.4
Year 3				2.4	8.1	10.5
Year 4					2.4	2.4
Total windfall allowance	2.4	10.5	17.4	19.8	20.7	70.8

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	Land to North of Eastworth Farm (LIS_V3)	P/FUL/2022/03125	Verwood	38
n/s	Land at Back Lane (site 1)	P/FUL/2021/05768	Sixpenny Handley	22
			Total	60

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