



# **Dorset Council**

## **5-year housing land supply – position statement**

**October 2025**

[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

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The following appendices are published separately to this report:

- Appendices A to F: Sites within the five-year supply, October 2025

## 2. Acronyms

APS	Annual Position Statement
CIL	Community Infrastructure Levy
MHCLG	Ministry of Housing, Communities and Local Government
DPD	Development Plan Documents
ED	East Dorset
HDT	Housing Delivery Test
LHN	Local Housing Needs
LPA	Local Planning Authority
LNMF	Local Nutrient Mitigation Fund
LURA	Levelling Up and Regeneration Act
ND	North Dorset
NPPF	National Planning Policy Framework
PINS	Planning Inspectorate
PPG	Planning Policy Guidance
SHLAA	Strategic Housing Land Availability Assessment
WDWP	West Dorset, Weymouth and Portland

### 3. Summary

- 3.1. This position statement sets out the housing land supply position for Dorset Council for the base date 1 April 2025. Dorset Council covers the former districts/boroughs of East Dorset, North Dorset, Purbeck, West Dorset and Weymouth and Portland. The adopted Local Plans covering East, North and West Dorset and Weymouth and Portland are more than 5 years old. However, Purbeck has a local plan that is less than 5 years old, as it was adopted on 18 July 2024.
- 3.2. As set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), when an adopted Local Plan is more than 5 years old, the housing requirement is the local housing need figure calculated using the standard methodology set out in PPG. However, if a Local Plan is recently adopted, this housing needs figure should be used instead. The latest local housing need figure for the Dorset Council area is calculated to be 3,246 dwellings per annum for 1<sup>st</sup> April 2025 using the standard method. Over five years, this need is 17,040 dwellings, including a 5% buffer.
- 3.3. Dorset Council can demonstrate a deliverable housing supply of 8,639 dwellings for the 2025-2030 period. This is equivalent to 2.53 years supply. Dorset Council is therefore unable to demonstrate a deliverable housing land supply of 5 years.

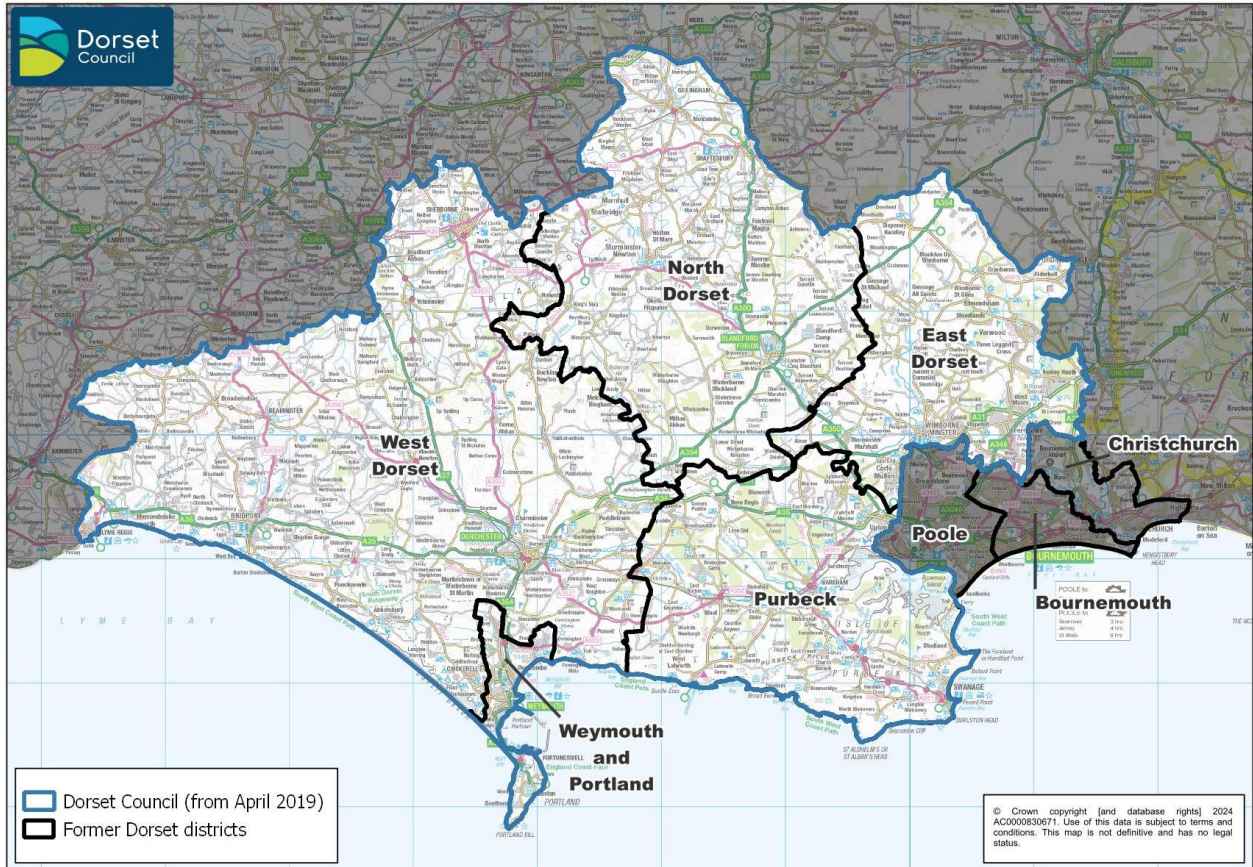
## 4. Introduction

- 4.1. The National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to identify and update annually their supply of deliverable housing sites. The previous version of the NPPF (2023) allowed local authorities to produce an Annual Position Statement (APS) to confirm their housing supply position. This would be produced through the engagement of developers and considered by the Planning Inspectorate on behalf of the Secretary of State.
- 4.2. In 2024, Dorset Council prepared and published an APS which confirmed a housing land supply of 5.02 years. After that was published, the current version of NPPF (December 2024) removed the option for councils to produce an APS to confirm the supply position. This position statement is similar to the APS which was published in 2024, but it has not been considered by the Planning Inspectorate before being published.
- 4.3. This position statement has been informed by:
  - consultation work undertaken to produce the 2024 APS
  - the findings of the Planning Inspectorate on the 2024 APS
  - a review of planning history and building control records
  - residential site monitoring

## 5. Dorset's History

- 5.1. Until a new Dorset Council Local Plan is adopted, the Local Plans for the former district areas will continue to be used for decision making.

Figure 5.1 The Dorset Council area and the pre-April 2019 council areas



### Adopted Local Plans

- 5.2. On 1<sup>st</sup> April 2025, the adopted local plans (development plan documents) in the Dorset Council area were:
- Purbeck Local Plan (2024)
  - Christchurch and East Dorset Local Plan Part 1: Core Strategy (2014), and saved policies from the East Dorset Local Plan (2002)
  - North Dorset Local Plan Part 1 (2016), and saved policies from the North Dorset Local Plan (2003)
  - Swanage Local Plan (2017)

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- West Dorset, Weymouth and Portland Local Plan (2015)
  - Bournemouth, Dorset and Poole Minerals Strategy (2014)
  - Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)
  - Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)
- 5.3. The existing Local Plans can be viewed here: [www.dorsetcouncil.gov.uk/adopted-local-plans](http://www.dorsetcouncil.gov.uk/adopted-local-plans).
- 5.4. The development plan also includes neighbourhood plans in areas where a neighbourhood plan has been 'made'. Details of made neighbourhood plans can be found here: [www.dorsetcouncil.gov.uk/dorset-council-made-neighbourhood-plans](http://www.dorsetcouncil.gov.uk/dorset-council-made-neighbourhood-plans)

### Emerging Local Plans

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- 5.5. Dorset Council is progressing with a Dorset Council Local Plan which, once adopted, will replace all the adopted Local Plans in the Dorset Council area. Information on the process for producing the Dorset Council Local Plan can be found in the Local Development Scheme, available from [www.dorsetcouncil.gov.uk/dorset-council-local-plan](http://www.dorsetcouncil.gov.uk/dorset-council-local-plan)

### Reason for change to a single Dorset Housing Land Supply Position Statement

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- 5.6. The Council has previously published housing land supply position statements for the legacy authorities because the adopted Local Plans were all less than five years old when Dorset Council was formed. There are provisions within the Planning Practice Guidance for legacy authority areas to be used until the policies in the plans are superseded or are more than five years old.
- 5.7. On 1<sup>st</sup> April 2024, the adopted Local Plans for North Dorset, Christchurch and East Dorset, Purbeck, and West Dorset, Weymouth and Portland were more than 5 years old. Notwithstanding the more recently adopted Purbeck Local Plan, it was considered that from 1<sup>st</sup> April 2024 onwards (the fifth anniversary of when Dorset Council came into existence), it was appropriate to move to a single Dorset Council housing land supply calculation. This will assist with production of the Dorset Council Local Plan and provide a more consistent approach across the area. It also helps with the process of confirming the Dorset Council housing land supply position through the production of a single annual position statement.

- 5.8. In addition, the government's 2023 Housing Delivery Test result (published in December 2024) is the first to show a single result for Dorset.<sup>1</sup>

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<sup>1</sup> Housing Delivery Test results available from: <https://www.gov.uk/government/collections/housing-delivery-test>

## 6. Housing sites constraints: sites affected by nutrient neutrality

### Advice from Natural England

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- 6.1. Natural England issued advice on 16 March 2022 which identified a number of protected freshwater or estuarine habitats that are in unfavourable condition. New developments within the identified catchments should be nutrient neutral. This means there should be no net increase in nutrients entering the protected habitat sites arising from development via both wastewater and surface water flows.
- 6.2. Within Dorset, there are five catchments that are affected by the nutrient neutrality requirement. These are:
- Poole Harbour: sensitive to both phosphorus and nitrogen
  - Chesil & The Fleet: sensitive to both phosphorus and nitrogen
  - River Axe: sensitive to phosphorus
  - River Avon: sensitive to phosphorus
  - Somerset Levels & Moors: sensitive to phosphorus
- 6.3. Since this advice was issued, the Government has put in place measures to help to unblock housing sites, which include:
- Wastewater treatment works serving 2,000+ people are required to be upgraded to reduce the nutrient flow from wastewater (required by the Levelling Up and Regeneration Act 2023 – LURA). The LURA also included provisions for the Secretary of State to nominate additional wastewater treatment works for upgrade.
  - A nutrient mitigation scheme managed by Natural England to deliver nutrient mitigation within the affected catchments.
  - A Local Nutrient Mitigation Fund (LNMF) to enable Local Planning Authorities to develop local mitigation strategies to deliver mitigation for development. Dorset Council has been awarded funds from the LNMF to deliver nutrient mitigation within the Poole Harbour catchment. Similar awards have been made to Wiltshire Council for the River Avon catchment and Somerset Council for the Somerset Levels and Moors catchment.

### Working towards a solution

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- 6.4. Dorset Council is taking a different approach in each of the five catchments that affect Dorset. This is due to the nature of the catchments and the different working

arrangements with neighbouring local authorities that share the catchment areas. In all catchments, a market-based approach has been introduced with options for developments to either deliver their own mitigation, to secure mitigation from a third party or, to secure mitigation from one of the Local Planning Authority schemes.

- 6.5. Within the Poole Harbour catchment, the list of wastewater treatment works that are required to be upgraded through the provisions of LURA includes additional upgrades for phosphorus at seven smaller wastewater treatment works by 1 April 2035. This is in addition to the required upgrades for phosphorus and nitrogen at all works serving a population equivalent above 2,000 in the catchment by 1 April 2030.
- 6.6. On 24 May 2024, a letter was received from Natural England confirming their revised position for the catchment. The letter stated:

“Natural England’s assessment is that this [the expanded list of wastewater treatment works upgrades] will deliver the reduction in phosphorus levels required to achieve the conservation objectives of the site, with headroom for new development. It is therefore Natural England’s view that the upgrades provide a legally binding solution to restore sustainable phosphorus levels in the Poole Harbour Special Protection Area/Ramsar site”.
- 6.7. This means that applications for developments within the Poole Harbour catchment now only need to demonstrate nutrient neutrality for nitrogen. Natural England’s Nutrient Mitigation Scheme has secured a significant nutrient mitigation project equivalent to the nutrient loading from around 3,700 new homes. Whilst a proportion of this Natural England scheme has been assigned to developments, further mitigation is being delivered through the use of the LNMF awarded to Dorset Council. Dorset Council have temporary credits available for mitigation required up to 31<sup>st</sup> March 2030. Permanent credit sales will be available in the near future.
- 6.8. In the River Avon catchment, there are some mitigation projects that are providing phosphorus mitigation. With the award to Wiltshire Council through the LNMF, mitigation projects will be identified and implemented to provide sufficient mitigation for future development. Dorset Council has agreements in place to enable sufficient mitigation to be provided for developments within the Dorset Council area.
- 6.9. Similarly, in the Somerset Levels & Moors catchment, there are mitigation projects being delivered that are providing phosphorus mitigation for developments within the Dorset Council part of the catchment. Somerset Council are looking to continue to deliver phosphorus mitigation through the use of the LNMF award and Dorset Council has

agreements in place to enable sufficient mitigation to be provided for developments within the Dorset Council area.

- 6.10. For the River Axe catchment, East Devon District Council have been awarded LNMF This will enable mitigation projects to be delivered within the River Axe catchment with the aim of enabling development to take place.
- 6.11. The Chesil & The Fleet catchment is not eligible to bid to the LNMF due to the low levels of development that are expected within the catchment. Instead, Dorset Council will be working with partners to identify and deliver opportunities for delivering mitigation in this and other catchments.

## 7. Housing land supply calculations

- 7.1. National policy requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing against their housing requirement set out in adopted strategic policies, or against their Local Housing Need (LHN) where the strategic policies are more than 5 years old.
- 7.2. On the base date (1 April 2025), all apart from one of the adopted Local Plans that cover the Dorset Council area were more than 5 years old, and therefore the Local Housing Need has been calculated using the Standard Methodology<sup>2</sup>.

### Standard Methodology

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- 7.3. The standard methodology for calculating the LHN for an area starts with the existing housing stock for an area adjusted to take into account local housing affordability, as follows:
  - **Step 1** sets the baseline using the existing housing stock of the area
  - **Step 2** adjusts this baseline through the application of affordability ratio

### Step 1 – Setting the baseline

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- 7.4. The first step, setting the baseline, involves calculating 0.8% of the existing housing stock for the area. The government publishes these statistics on an annual basis.<sup>3</sup> The most recent housing stock figure for Dorset is for the year 2024 and is 188,556.

$$188,556 \times 0.8\% = 1,508.4$$

### Step 2 – Applying the affordability adjustment

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- 7.5. The second step adjusts the baseline figure, taking into account the latest affordability statistics for the area. Specifically, this uses the ratio of median house price to median gross annual workplace-based earnings, as published by the Office of National

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<sup>2</sup> Ref: Para 78 and footnote 49 of the NPPF, Para 004 of the PPG Housing and Economic Needs Assessment, ID 2a-004-20241212.

<sup>3</sup> Table 125 available from <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

Statistics.<sup>4</sup> Because these statistics tend to fluctuate from year to year, an average is taken over the most recent 5 years. These are set out in the table below.

Figure 7.1: Dorset affordability ratios between 2020 and 2024

2020	2021	2022	2023	2024	Average
10.14	12.26	11.85	11	10.07	11.06

7.6. The formula used to calculate the adjustment factor is:

$$\text{Adjustment factor} = \left( \frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$$

7.7. The adjustment factor for Dorset is therefore:  $((11.06 - 5) / 5) \times 0.95 + 1 = 2.15$

7.8. When combined with the figure from step 1, this gives a local housing need figure of:  
 $1508.4 \times 2.15 = 3,246$  homes a year

### Local Housing Need – Dorset wide

7.9. The two steps used in the calculation of the LHN figure for the Dorset Council area are outlined above. These calculations indicate that the LHN requirement at 1<sup>st</sup> April 2025 is **3,246 dwellings per annum (dpa)**.

### Housing Delivery Test

7.10. The Housing Delivery Test (HDT) assesses the delivery of homes over the previous three financial years against the housing requirement for the area. The government publishes a rulebook on how to calculate the HDT.<sup>5</sup>

7.11. The net number of new homes delivered in the Dorset Council area has been gathered through a number of sources including building control completion certificates, council tax records and site visits. This information is submitted annually to Ministry of Housing,

<sup>4</sup> Available from:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

<sup>5</sup> Ref: <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

Communities and Local Government (MHCLG<sup>6</sup>) who publish the data as live tables on Housing Supply.<sup>7</sup>

7.12. In addition to the delivery of new homes, an allowance is made within the HDT for increases in communal accommodation based on the number of bed spaces delivered. In line with the Housing Delivery Test Measurement Rule Book 'student only accommodation' is counted at 2.5 persons per household whilst a ratio of 1.8 is applied to 'other communal accommodation'. This is based on the national average datasets for these types of communal accommodation.

7.13. Where delivery as measured by the HDT falls below the planned rate, paragraph 79 of NPPF states that 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.

7.14. The NPPF states that the HDT results apply the day following their publication and that they continue to apply until new HDT results are published. In December 2024, the Government published HDT results for 2023, which are measured over the years 2020/21, 2021/22 and 2022/23. The results for the Dorset Council area are in the table below.

Figure 7.2: HDT results for 2023 for the Dorset Council area (source: MHCLG)

Area	Total number of homes required (2020-2023)	Total number of homes delivered (2020-2023)	Housing Delivery Test: 2022 measurement
Dorset Council	4,774	5,065	106%

7.15. Note that this is the first year that the government has published a single figure for the Dorset Council area. Previous figures have been published for the former local plan areas.

<sup>6</sup> Ref: Formerly the Department for Levelling Up Housing and Communities (DLUHC)

<sup>7</sup> Ref: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>

7.16. The HDT result of **106%** suggests good performance, and places Dorset Council above the various penalties outlined in paragraph 79 of the NPPF.

## New homes required

7.17. The calculations of the five-year requirement for the period 2025 to 2030 are shown in the table below. As set out in the NPPG<sup>8</sup>, no allowance has been made for any shortfall against adopted Local Plan targets as the Local Housing Need Figure has been used to derive the housing target for the area.

7.18. Paragraph 78 of the NPPF (2024) requires the addition of a buffer to the supply. This is normally 5% (“to ensure choice and competition in the market for land”) but can be increased to 20% in certain circumstances, such as when the Housing Delivery Test result falls below 85%.

*Figure 7.3: Five-year requirement (1<sup>st</sup> April 2025 to 31 March 2030)*

	Dorset Council area (number of dwellings)
Local Housing Need figure – annual requirement (using the standard method)	<b>3,246</b>
LHN plus 5% buffer (x 1.05)	<b>3,408</b>
Total 5-year requirement (x 5)	<b>17,042</b>

<sup>8</sup> NPPG Housing Supply and Delivery, Reference ID: 68-031-20190722

## 8. Five year housing land supply

8.1. The NPPF glossary provides a definition of a ‘**deliverable**’ site for the purpose of demonstrating a 5-year supply:

“**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. The PPG<sup>9</sup> adds to this definition and explains which sites require further evidence to be considered deliverable, namely those which:

- have outline planning permission for major development
- are allocated in a development plan
- have a grant of permission in principle
- are identified on a brownfield register.

8.3. To demonstrate deliverability, evidence may include:

- Current planning status: for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning permission agreement that sets out the timescales for approval of reserved matters applications and discharge of conditions,

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<sup>9</sup> Ref: Paragraph 007 of the PPG Housing Supply and Delivery, ID: 68-007-20190722.

- Firm progress being made towards the submission of an application – for example, a written agreement between the LPA and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates, or
- Clear relevant information about site viability, ownership constraints or infrastructure provision, such as a successful participation in bids for large-scale infrastructure funding or other similar projects.

## **Types of sites within Dorset's 5-year housing land supply**

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8.4. Potential sources of housing supply considered to be deliverable within five years are split into the following categories:

- Major sites (10+ dwellings) that benefit from full planning permission (including reserved matters);
- Major sites (10+ dwellings) that benefit from outline planning permission;
- Sites allocated in adopted Local Plans;
- Sites allocated in made neighbourhood plans;
- Specific large sites (10+ dwellings) identified as having development potential (e.g. through the SHLAA or the brownfield register);
- Minor sites (1 to 9 dwellings) that benefit from planning permission;
- Minor sites windfall allowance.

8.5. For each of these site categories, different criteria have been used to estimate delivery within 5 years and therefore the contribution towards the 5-year supply.

8.6. 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 conclusions from 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 base date (1 April each year) can be considered when demonstrating site deliverability if the site was considered deliverable at the base date.

8.7. To inform the 2024 APS, the Council contacted landowners and developers of larger sites for detailed information such as their expected trajectories for housing delivery and

information in relation to progress being made towards delivery. Where information has been previously received from developers, this has been used to inform the inclusion of sites within the 5 Year Housing Land Supply. If no such information has been received from a developer, assumptions have been used for expected delivery, based on appropriate average delivery rates in the area as well as local and site-specific circumstances.

- 8.8. The Council has not applied deductions to the 5YHLS to account for unforeseen circumstances, as there is no national requirement or guidance for local authorities to do this. As part of stakeholder engagement to inform the 2024 APS, the Council invited developers and agents to suggest whether discounts to the calculations for deliverable sites were appropriate and if so, what scale of discount was appropriate. Relevant appeal decisions were requested to back up the suggested discounting. No information on discounting was put forward by those who responded, and the APS was agreed by the Planning Inspectorate without requiring discounts.

**A. Major sites with detailed planning permission <sup>10</sup>**

- 8.9. For sites of 10 dwellings or more that have extant detailed planning permission (either full or reserved matters) on the base date, a case-by-case assessment has been made to assess how many new homes are likely to 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, information from case officers working on specific applications, and any other relevant information.

Figure 8.1: Major sites with planning permission

	Source supply	Amount deliverable within 5 years
Major sites with detailed planning permission	6,300	4,933

<sup>10</sup> Please see Appendix A: Major sites with planning permission for further detail.

## B. Major sites with outline planning permission

8.10. Major sites with outline permission on the base date were carefully considered, taking into account progress towards gaining reserved matters consent, along with information from the developer about their programme for delivering the site including their anticipated start date and completion rate. 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.

*Figure 8.2: Major sites with outline planning permission*

	Source supply	Amount deliverable within 5 years
Major sites with outline planning permission	2,090	717

## C. Sites allocated within the Local Plan<sup>11</sup>

8.11. For the sites allocated in an adopted Local Plan including the recently adopted Purbeck Local Plan (adopted 18 July 2024) but without planning permission on the date, evidence included information from the site developers and progress being made towards securing planning permission and delivery. These considerations again gave rise to an assessed level of delivery for inclusion within the five-year supply. It should be noted that once a local plan site has been granted planning consent, it is moved to the appropriate planning consent category.

8.12. No allowance has been made for new allocations being considered through the emerging Dorset Council Local Plan as this emerging plan can be given very limited weight in planning decisions. The approach for sites allocated in the adopted development plan is considered to accord with the definition of deliverable in the NPPF.

<sup>11</sup> Please see Appendix C: Sites allocated within Local Plans for further detail.

*Figure 8.3: Sites allocated within the Local Plan*

	Source supply	Amount deliverable within 5 years
Sites allocated within the Local Plan	3,001	636

#### **D. Sites allocated in Neighbourhood Plans<sup>12</sup>:**

- 8.13. Across the Dorset Council area there were 36 neighbourhood plans that have been made part of the development plan on 1<sup>st</sup> April 2025. Wool and Wimborne St Giles are the 37<sup>th</sup> and 38<sup>th</sup> neighbourhood plans but were made after the base date.
- 8.14. The made plans currently allocate land for around 1,419 new homes. These include sites where pre-application advice has been sought. It should be noted that once a neighbourhood plan site has been granted planning consent, it is moved to the appropriate planning consent category.
- 8.15. The approach to Neighbourhood Plan allocations accords with the NPPF definition of deliverable.

*Figure 8.4: Sites allocated in Neighbourhood Plans*

	Source supply	Amount deliverable within 5 years
Site allocated in Neighbourhood Plans	731	189

#### **E. Specific Large Sites<sup>13</sup>**

- 8.16. This is a category for large windfall sites. These are large (10+ dwelling) sites that have not been allocated in a local or neighbourhood plan, and don't have planning permission at the base date. Smaller windfall sites (less than 10 dwellings) are covered by the minor sites windfall allowance, which is explained further down.
- 8.17. When making 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

<sup>12</sup> Please see Appendix D: Sites allocated in neighbourhood plans for further detail.

<sup>13</sup> Please see Appendix E: Specific large sites for further detail.

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”.

- 8.18. Where specific large sites (10+ dwellings) have been identified that are expected to contribute to the housing land supply within 5 years, an allowance has been included. These sites have either been identified through the strategic housing land availability assessment, are on the Council’s brownfield register, have permission in principle, or are sites where planning permission is likely to be granted imminently (i.e. sites with resolution to grant permission subject to a section 106 agreement). For each of these sites, there is clear evidence that development 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 1 April base date in line with the monitoring data that underpins this report.
- 8.19. The approach to major identified (windfall) sites is in accordance with the definition of deliverable in the NPPF.

*Figure 8.5: Specific Large Sites*

	Source supply	Amount deliverable within 5 years
Specific Large Sites	2,633	258

## F. Minor sites with planning permission<sup>14</sup>

- 8.20. The NPPF definition of deliverable states that: “sites which do not involve major development and have planning permission ... should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years”.
- 8.21. Within Dorset, a large proportion (around 25%) of the housing completions over the past 5 years have been made up of small sites of less than 10 dwellings, equating to an average of 381 dwellings per year. Historically, from the point of the grant of planning permission, just under 96% of these minor sites have been built within five years.
- 8.22. The approach adopted for minor sites with planning permission is considered robust and in accordance with the relevant parts of the definition of deliverable.

<sup>14</sup> Please see Appendix F: Minor sites with planning permission for further detail.

Figure 8.6: Minor sites with planning permission

	Source supply	Amount deliverable within 5 years
Minor sites with planning permission	1,381	1,381

## G. Minor sites windfall allowance

8.23. This category estimates the predicted number of additional minor sites that might be delivered over the next 5 years, in addition to sites already with planning permission. It is based on trends over the previous five years.

8.24. A windfall site is a site not specifically identified in a local or neighbourhood plan. National policy notes 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”. 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.”

8.25. In order to make a windfall allowance, we first look at the completion rate over the previous 5 years. While there can be fluctuations from year to year, we consider that 5 years provides a reasonable period in which to establish a trend for the next 5 years. These figures are shown in Figure 8.7.

Figure 8.7: Dwelling completions on minor sites (1-9 dwellings) over the last 5 years

Year	20/21	21/22	22/23	23/24	24/25	Total (a)
Delivery	403.82	427.53	409.53	295.1	370	1,905.98

8.26. The next part of the calculation involves subtracting from the previous total (a) the number of dwellings with planning permission which already form part of the 5-year supply. This is to avoid double counting. This is shown in Figure 8.8.

Figure 8.8: The difference in dwellings between minor permissions in the 5-year supply and the completions on minor sites over the previous 5 years

Total dwellings completed over last five years on minor sites (a)	Total dwellings with permission on minor sites in 5-year supply at 1 April 2025 (b)	Difference (a – b)
1,905.98	1,381	524.98

8.27. This calculation provides a minor sites windfall allowance of 525 dwellings. While it is accepted that this assumes that minor completions will continue at the same rate over the next 5 years as they did over the previous 5 years, it is still considered to be conservative figure. This is because past windfall delivery rates have been affected by Covid, inflation and nutrient neutrality.

8.28. The approach to minor windfall sites is considered to be in accordance with national policy.

Figure 8.9: Minor sites windfall allowance for each former local authority area

	Amount deliverable within 5 years
Minor sites windfall allowance	525

## Supply Position at 1 April 2025

8.29. 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.

*Figure 8.10: Five-Year Supply Calculations*

Supply Requirement	Total
Local Housing Need	3,246
Local Housing Need + 5% buffer	3,408
<b>Sources of Deliverable supply</b>	
A. Major sites with full planning permission	4,933
B. Major sites with outline planning permission	717
C. Sites allocated in the Local Plans	636
D. Sites allocated in neighbourhood plans	189
E. Large identified sites	258
F. Minor sites with planning permission	1,381
G. Minor sites windfall allowance	525
<b>Total supply</b>	<b>8,639</b>
<b>Calculation of 5-year supply</b>	
Deliverable supply ÷ annualised requirement	$8,639 \div 3,408 = 2.53 \text{ years}$

## 9. Conclusion: Five-year housing requirement against supply

- 9.1. The requirement to maintain a supply of deliverable sites to cover the 5-year period is derived from national policy. As the adopted Local Plans covering most of the Dorset Council area were adopted more than 5 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 Dorset Council area, this gives an annual housing target of 3,246 new homes per year. A 5% buffer needs to be added to this. For the 5-year period 2025 to 2030 the total requirement is 17,042. In line with national guidance, no allowance has been made for any shortfall in provision against the Local Plan target due to the standard method being used (as the affordability adjustment compensates for any past undersupply).
- 9.2. The supply of deliverable sites that can be counted as being part of the 5-year supply for the 2025–2030 period is set out in Figure 8.10. It is based on sites considered deliverable on the 1 April 2025 base date. Based on the latest information and evidence available, Dorset Council can demonstrate a deliverable supply of 8,639 new homes on deliverable sites, equivalent to 2.53 years.