



## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other <i>Please specify:</i>

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	See detailed comments in supporting letter
Section	
Policy	
Page	
Appendix	

**3. Do you wish to?** *Please tick one box only.*

<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation

**4. Please use the box below to give reasons for your support/objection or make your observation .**

Please see supporting letter with appendices for full representation.

I am writing in response to your current Regulation 16 consultation on the submission Milborne St Andrew Neighbourhood Plan 2018 to 2033 on behalf of Lewis Wyatt (Construction) Ltd –Wyatt Homes in respect of their land interest to the north of Blandford Hill, Milborne St Andrew. This representation should be read in conjunction with Wyatt Homes’ previous representation submitted in response to the Regulation 14 consultation dated 3<sup>rd</sup> September 2018.

This representation provides a response to the following submission documents:

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This representation responds to the following sections of the submission draft plan:

- Vision and Objectives of the Plan
- Supporting a working, active village – specifically the housing and healthcare needs
- Promoting a walkable village and minimising potential traffic problems – specifically parking provision
- Reinforcing local character and creating attractive places to live – specifically character and design guidance
- Comments on the supporting Strategic Environmental Assessment Report

Wyatt Homes has a current planning application (2/2018/0652/FUL) for the erection of 47 dwellings (incl. 19 affordable homes) under consideration by North Dorset District Council.

As with previous representations made through the Neighbourhood Plan process a copy of the coloured

character site layout plan drawing no 17180 12A submitted under application 2/2018/0652/FUL is attached at Appendix A. The layout demonstrates how the development of the site would protect the amenity of neighbouring residents through good levels of separation to adjacent properties. The density reflects the characteristics of the village and is considered an appropriate density in this edge of village location. The affordable homes are distributed in two clusters, have been designed to be architecturally indistinguishable from market homes and are located in small groups for effective long-term management. The proposal would also deliver new public open space, play area provision as well as a site for community facilities to accommodate a new pre-school and doctors surgery.

### **Vision and Objectives of the Plan**

Section 3 of the submission Neighbourhood Plan on page 11 sets out the vision and objectives which are noted to support a working active village with affordable homes and access to jobs and services, promote a safe, walkable village, reinforce local character and minimise flood risk. The vision and objectives have not changed from the pre-submission draft plan and as with previous representations made during the Neighbourhood Plan process, Wyatt Homes supports these visions and objectives set out in the submission Neighbourhood Plan.

In fact Wyatt Homes' proposals north of Blandford Hill align and conform with these objectives with the sites location close to the facilities of the village and connectivity to public footpaths being of particular relevance to supporting a walkable village. The current application also demonstrates how the site would reinforce local character, with particular reference to the properties immediately adjacent to the site, contribute towards the affordable housing requirements of the village and minimise flood risk as demonstrated in the submitted Flood Risk Assessment.

We remain concerned that the objective of promoting a walkable village and minimising potential transport problems has not carried through into the site selection process and therefore the vision and objectives of the Neighbourhood Plan are therefore undermined. In particular we consider that locations close to the village centre should be identified for the provision of community facilities in a manner that would encourage pedestrian movement to the facilities, rather than focussing the future location of these to the edge of the village where they would draw additional vehicle movements.

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### **Supporting a working active village – Housing – Policy MSA1**

The Neighbourhood Plan sets out on pages 12 and 13 and within Policy MSA1 that the projected housing need for Milborne St Andrew is about 2.8 dwellings per annum over the plan period which equates to 42 dwellings, based upon a district wide need of 285 dwellings per annum. Information contained in 'Table 1. Housing Need Figure Basis' then accounts for a higher target of 366 dwellings per annum post 2018 based upon the target for North Dorset generated by the new standard methodology for calculating housing need as set out in the National Planning Policy Framework (NPPF). Finally adjustments are made based upon completions and extant consents to identify a remaining allocation requirement in the village for 32 dwellings.

The methodology set out in the submission Neighbourhood Plan for calculating housing requirements for Milborne St Andrew is based upon a 'pro-rata' proportion of the rural areas target in North Dorset's adopted Local Plan. This approach of dividing the local plan figure out on a pro-rata basis is not considered to be a sound approach to distributing development in the countryside for a number of reasons.

North Dorset District Council adopted its current Local Plan, the North Dorset Local Plan Part 1 (LPP1) in January 2016. LPP1 covers the period 2011-2031. The Council has been undertaking a Local Plan Review since the

adoption of the plan, a requirement of the Inspector who examined LPP1. This requirement was imposed due to the publication of new housing need evidence in the 2015 Eastern Dorset Strategic Housing Market Assessment (SHMA 2015) at the end of the examination process of LPP1.

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This background is entirely relevant to the examination of the Milborne St Andrew Neighbourhood Plan in determining whether it meets the basic conditions. At no point in any of the Neighbourhood Plan submission documents is there any acknowledgement that the North Dorset Local Plan Part 1 is out of date and has been for some time, nor that the Council cannot demonstrate a 5 year housing supply.

The Council is in its current position due to extensive shortfall in housing delivery over the last 12 years and due to a continued reliance on a spatial strategy that directs all strategic growth to the 4 market towns (Blandford Forum, Shaftesbury, Gillingham and Sturminster Newton) in the district. Without a fundamental change in this spatial strategy to deliver some strategic growth in the more sustainable settlements such as Milborne St Andrew, housing delivery will continue to fall significantly short of meeting the needs of the area.

It is requirement for the Neighbourhood Plan to be in general conformity with the strategic policies for the development plan for the area. In these circumstances, the strategic housing policies in the adopted Local Plan are considered to be out of date due to the lack of demonstrable 5 year housing supply. The submission Neighbourhood Plan is proposing to set a housing requirement for the Neighbourhood Plan area based upon an out of date strategic housing policy in the Local Plan and a failed spatial strategy. This brings into question the appropriateness of Neighbourhood Plan policy MSA1 and how a judgement of general conformity can be then made with a strategic policy in the development plan which is accepted to be out of date.

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A further issue of distributing the rural area target across the settlements on a pro-rata basis is that the settlements in North Dorset beyond the four main market towns have a high degree of variation in their sustainability and therefore their ability to accommodate new development. Milborne St Andrew is one of the more sustainable and larger villages in North Dorset and therefore it is reasonable to expect that it would need to take a higher proportion of the countryside requirement.

In the above context of the Local Plan position and the serious housing supply issue in the area it is considered that Neighbourhood Plan should look to increase its housing needs in line with projected increases and allocate more sites to ensure that it can meet these needs.

### **Larger Family Sized Homes**

The submission Neighbourhood Plan seeks to maintain the emphasis on delivery of smaller homes. 'Policy MSA2: Market Housing Needs – Dwelling Types' of the Neighbourhood Plan is set out on page 14 and indicates the type and scale of housing expected in the Neighbourhood Plan Area. It states that 'larger open-market homes (with the equivalent space for four or more bedrooms) will require special justification...'

This Policy remains inconsistent with the adopted North Dorset Local Plan Policy 7 on delivering homes which recognises the need for market family sized dwellings of 3 bedrooms or more. 60% of all new development in the District should be of this size and the policy is reflective of the SHMA 2015 requirement of 16% of new market houses to be 4 bedrooms or more.

The suggested approach to family sized homes in the Neighbourhood Plan will put at risk the delivery of the housing needs required in the district as well as establishment of mixed communities resulting in new developments skewed towards smaller sized properties. Provision of 16% of new dwellings as 4 bedroom properties should not require 'special justification' as it would be meeting an acknowledged requirement in the most recent evidence of objectively assessed need. This policy is not considered to be in general conformity with the strategic policies in the adopted development plan and the text regarding special justification for larger 4 bedroom homes should be removed.

### **Supporting a working active village - Healthcare**

The issue of Healthcare is addressed at page 16 of the Neighbourhood Plan indicating that a larger surgery would be welcomed to support the increasing population and local healthcare requirements. The submission plan has been updated to reflect upon difficulties of expansion at the existing branch surgery in the village in Milton Road Close but also identifies difficulties associated with NHS lease restrictions on NHS primary care contracts which could result in problems with relocating to a new facility.

Notwithstanding this, Wyatt Homes is supportive of the community's aspiration to see improved GP facilities in the village. Rather than including the provision of a new surgery as a delivery requirement of an allocation policy, we consider that it would be more appropriate for the Neighbourhood Plan to provide a generic expression of support for the inclusion of such a facility within proposed new developments, provided that it is in a suitable and accessible location to meet the needs of both existing and new residents.

As part of Wyatt Homes current planning application under consideration, it is proposed to provide a site for two community use buildings for the purposes of delivering a new healthcare surgery and a new location for the pre-school to deliver significant public benefit alongside the residential development.

### **Settlement Boundary**

The settlement strategy should be amended to include allocated and consented sites. This is necessary to ensure consistency with the Local Plan and national guidance, as confirmed by the recent Neighbourhood Plan Examiners reports on the Pimperne and Sturminster Newton Neighbourhood Plans.

### **Car Parking**

The Neighbourhood Plan deals with the level of car parking provision required of new development in the Plan Area. Car parking provision is proposed in Policy MSA8 on page 32 and indicates 1.5 spaces for 1 bedroom units and up to 4 spaces for 4 bedroom units. Whilst we recognise a reduction in the number of spaces required for 1 bedroom units from 2 to 1.5 between the submission plan and pre-submission draft, the figures still do not conform with adopted standards in the district Development Plan which are aligned with Dorset County Council standards as set out in the Bournemouth, Poole and Dorset Residential Parking Study May 2011.

The parking provision requirements are based upon survey work carried out by the Neighbourhood Plan Group which is shown in a data sample table on page 32 of the Neighbourhood Plan. The number of allocated spaces carried forward into the policy are considered to be skewed towards the high end of responses in the data samples rather than reflecting the average response, with no justification for such an approach.

For example, only 22% of 204 respondents indicated that they have more than 2 cars yet all 3 and 4 bedroom properties are expected to provide 3 allocated spaces and 1 unallocated space. This is considered a disproportionate response to the evidence that has been collected which identified a low percentage of households owning more than 2 cars.

The visitor allowances are also excessive when considered alongside high levels of allocated provision. There is no evidence to support these high figures attributed to both allocated and visitor spaces, in fact, the evidence points to lower levels of provision. When drawing comparisons with the Bournemouth, Poole and Dorset Residential Car Parking Study 2011, where allocated spaces are being provided sufficiently, there would not be an expectation to provide more than 0.5 spaces per dwelling and the non-allocated requirement could be as low as 0.1 or none at all.

The policy still seeks to impose design requirements on the parking areas. The policy suggests that large areas of hard surfacing should be avoided, yet in demanding high levels of parking provision, a consequence of the policy is likely to be large areas of hard surfacing to accommodate such requirements.

The Neighbourhood Plans proposed 'reality position' does not consider or take account the requirement in national and local plan policy to promote sustainable modes of transport. With the Neighbourhood Plan Policy requiring development to provide excessive car parking spaces, car ownership is being encouraged and unsustainable trips by private car are promoted which is inconsistent with central government objectives. It also runs contrary to the Neighbourhood Plans vision and objectives of promoting a walkable village.

Wyatt Homes therefore continues to object to proposed Policy MSA8 and considers that it should be deleted from the Plan with parking standards adopted in the Local Plan and the Bournemouth, Poole and Dorset Residential Parking Study May 2011 used to inform parking requirements for future development in Milborne St Andrew.

### **Improving Recreation Opportunities**

Table 8 of the submission Neighbourhood Plan sets out what further recreation opportunities will be required from development in the Neighbourhood Plan area based upon the Fields in Trust (FIT) standards adopted in the Local Plan. Wyatt Homes welcomes the acknowledgement that the current provision of formal playing pitches is above the requirement and that no further provision will be sought by the Neighbourhood Plan.

It is unclear how the open space requirements in Table 8 have been derived; the 'requirement per 10 homes' figure does not appear to reflect FIT guidance in terms of the amount of provision. Policy MSA12a) therefore appears to be at odds with Local Plan and FIT guidance both in terms of the level of open space provision and the 10 dwelling threshold for on-site provision. The requirement for off-site improvements to have the clear support of the parish Council is also unnecessarily onerous, conflicts with the CIL regulations s106 tests, and should be removed.

Wyatt Homes support in principle the need for development to improve recreation opportunities subject to planning obligations meeting the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind as set out in the Community Infrastructure Levy Regulations 2010.

### **Character and Density**

Policy MSA14 - Character and Design of the submission Neighbourhood Plan continues to require new development to respond positively to local character in the village. Whilst the general aims of the policy are supported the detailed wording seeks to impose restrictions on the density of development and a minimum rear garden depth. These maximums are considered inappropriate as each proposal should be considered on its merit. The minimum rear garden depth of 10 metres is unnecessary and should be left to the merits of a proposal having regard to impact on character and amenity. In some instances a smaller rear garden maybe appropriate with greater provision to the side for example. We therefore still consider that reference to garden size should be deleted with the matter left to planning judgement when considering matters of character and amenity.

The policy indicates that 'The density of housing areas should be below 20 dwellings per hectare'. Paragraph 6.29 leading up to the policy on page 46 acknowledges that "*The density of development varies across the village...*" it then however, leads onto suggest that the village has an average density of 17 dwellings per hectare

which is used to justify the imposition of the maximum density of 20 dwellings per hectare in the policy. Wyatt Homes objects to the setting of a maximum density of 20dph for the following reasons.

In considering smaller areas of Milborne St Andrew our analysis indicates a number of areas have higher densities than prescribed in the Neighbourhood Plan Policy.

- St Andrews View – 38 dph
- Fox View – 30 dph
- Hopsfield – 28 dph
- Coles Lane – 30 dph

The suggested limit of 20 dph is not consistent with many areas of the village and it is not consistent with Government's requirements for the best use of land. Of note, when applying such density restrictions to the Neighbourhood Plans preferred option for allocation (which measures approximately 2.2 hectares) it would not leave much land available for the required community facilities and play space once the minimum of 32 dwellings has been delivered on the site.

Density should not be defined as a judgement as to whether a scheme has an acceptable impact on character and appearance. The layout and design process should be used to determine whether a development responds positively to the character of an area and reinforces local distinctiveness. As such, we maintain that reference to a density maximum should be removed from policy MSA14 of the Neighbourhood Plan.

### **Strategic Environmental Assessment (SEA) – Submission Draft Plan Environmental Report**

The submission Neighbourhood Plan is supported by a Strategic Environmental Assessment (SEA) dated October 2018. The SEA includes a Summary Assessment sustainability table (9b) on page 34 of policies MSA2-4 which provides an overview of potential impacts of the sites considered as potential allocations for development during the Neighbourhood Plan process. The table indicates the impacts associated with development of the land at Blandford Hill – North side.

We note and welcome the update to the impact on biodiversity, fauna and flora which is now shown as 'positive impact likely'. This is consistent with the ecological survey work undertaken by Wyatt Homes and the certification of a biodiversity mitigation plan by the Dorset County Council Natural Environment Team. This work demonstrates that through development of the site the biodiversity interest of the site can in fact be enhanced and therefore should be seen as a 'positive impact' of development.

The site has been shown as 'impact neutral' in respect of its impact on cultural heritage. Wyatt Homes commissioned a Historic Environment Assessment which has been submitted with the current planning application. This serves to demonstrate that the proposed development would not have an impact on cultural heritage and this impact can now be considered 'neutral'. We would therefore dispute the results shown in table 9b that indicate that the impact on cultural heritage is uncertain.

The only impact where some adverse impact is likely is to landscape. The impact on landscape could be significantly mitigated through a sensitive landscaping strategy. In the absence of any other negative impacts now attributable to development of the site north of Blandford Hill and the assessment show a number of positive impacts associated with 'Biodiversity, fauna and flora', Housing, jobs and community' and 'Safe and accessible' Blandford Hill is considered a credible and sustainable site suitable for allocation in the Neighbourhood Plan given the current Local Plan and housing supply context.

### **Summary**

In summary, Wyatt Homes considers that the site north of Blandford Hill would contribute towards meeting the vision and objectives of the Neighbourhood Plan and would be a wholly sustainable site for inclusion as an additional allocation in the Neighbourhood Plan.

We raise objection however, to the methodology for calculating housing requirements in the Neighbourhood Plan Area and raise questions regarding the issue of conformity with an out of date Local Plan that has no immediate timeline for being updated. This in the context of a significant lack of housing supply raises significant concerns that the Neighbourhood Plan would be out of date as drafted as soon as it was made.

Furthermore, we also raise specific objection to policies MSA2 and the limits imposed on larger family homes,

MSA8 and levels of parking provision and MSA14 and the maximum limit for the density of new housing development.

Whilst responding, we formally request the opportunity to participate at any future hearing session held by the Examiner. We also formally request notification of the Local Planning Authority's decision under regulation 19 in relation to the Milborne St Andrew Neighbourhood Development Plan.

*Continue overleaf if necessary*

**5. Please give details of any suggested modifications in the box below.**

*Continue overleaf if necessary*



**6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*If submitting the form electronically, no signature is required.*

*Please use this box to continue your responses to Questions 4 & 5 if necessary*

1 March 2018



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## MILBORNE ST ANDREW NEIGHBOURHOOD PLAN 2018 to 2033 – REPRESENTATION IN RESPONSE TO CONSULTATION ON THE SUBMITTED PLAN

### WYATT HOMES – LAND NORTH OF BLANDFORD HILL

Dear Sir/Madam,

I am writing in response to your current Regulation 16 consultation on the submission Milborne St Andrew Neighbourhood Plan 2018 to 2033 on behalf of Lewis Wyatt (Construction) Ltd – Wyatt Homes in respect of their land interest to the north of Blandford Hill, Milborne St Andrew. This representation should be read in conjunction with Wyatt Homes' previous representation submitted in response to the Regulation 14 consultation dated 3<sup>rd</sup> September 2018.

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Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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### **Vision and Objectives of the Plan**

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In the above context of the Local Plan position and the serious housing supply issue in the area it is considered that Neighbourhood Plan should look to increase its housing needs in line with projected increases and allocate more sites to ensure that it can meet these needs.

### **Larger Family Sized Homes**

The submission Neighbourhood Plan seeks to maintain the emphasis on delivery of smaller homes. 'Policy MSA2: Market Housing Needs – Dwelling Types' of the Neighbourhood Plan is set out on page 14 and indicates the type and scale of housing expected in the Neighbourhood Plan Area. It states that 'larger open-market homes (with the equivalent space for four or more bedrooms) will require special justification...'

This Policy remains inconsistent with the adopted North Dorset Local Plan Policy 7 on delivering homes which recognises the need for market family sized dwellings of 3 bedrooms or more. 60% of all new development in the District should be of this size and the policy is reflective of the SHMA 2015 requirement of 16% of new market houses to be 4 bedrooms or more.

The suggested approach to family sized homes in the Neighbourhood Plan will put at risk the delivery of the housing needs required in the district as well as establishment of mixed communities resulting in new developments skewed towards smaller sized properties. Provision of 16% of new dwellings as 4 bedroom properties should not require 'special justification' as it would be meeting an acknowledged requirement in the most recent evidence of objectively assessed need. This policy is not considered to be in general conformity with the strategic policies in the adopted development plan and the text regarding special justification for larger 4 bedroom homes should be removed.

### **Supporting a working active village - Healthcare**

The issue of Healthcare is addressed at page 16 of the Neighbourhood Plan indicating that a larger surgery would be welcomed to support the increasing population and local healthcare requirements. The submission plan has been updated to reflect upon difficulties of expansion at the existing branch surgery in the village in Milton Road Close but also identifies difficulties associated with NHS lease restrictions on NHS primary care contracts which could result in problems with relocating to a new facility.

Notwithstanding this, Wyatt Homes is supportive of the community's aspiration to see improved GP facilities in the village. Rather than including the provision of a new surgery as a delivery requirement of an allocation policy, we consider that it would be more appropriate for the Neighbourhood Plan to provide a generic expression of support for the inclusion of such a facility within proposed new developments, provided that it is in a suitable and accessible location to meet the needs of both existing and new residents.

As part of Wyatt Homes current planning application under consideration, it is proposed to provide a site for two community use buildings for the purposes of delivering a new healthcare surgery and a new location for the pre-school to deliver significant public benefit alongside the residential development.

## **Settlement Boundary**

The settlement strategy should be amended to include allocated and consented sites. This is necessary to ensure consistency with the Local Plan and national guidance, as confirmed by the recent Neighbourhood Plan Examiners reports on the Pimperne and Sturminster Newton Neighbourhood Plans.

## **Car Parking**

The Neighbourhood Plan deals with the level of car parking provision required of new development in the Plan Area. Car parking provision is proposed in Policy MSA8 on page 32 and indicates 1.5 spaces for 1 bedroom units and up to 4 spaces for 4 bedroom units. Whilst we recognise a reduction in the number of spaces required for 1 bedroom units from 2 to 1.5 between the submission plan and pre-submission draft, the figures still do not conform with adopted standards in the district Development Plan which are aligned with Dorset County Council standards as set out in the Bournemouth, Poole and Dorset Residential Parking Study May 2011.

The parking provision requirements are based upon survey work carried out by the Neighbourhood Plan Group which is shown in a data sample table on page 32 of the Neighbourhood Plan. The number of allocated spaces carried forward into the policy are considered to be skewed towards the high end of responses in the data samples rather than reflecting the average response, with no justification for such an approach.

For example, only 22% of 204 respondents indicated that they have more than 2 cars yet all 3 and 4 bedroom properties are expected to provide 3 allocated spaces and 1 unallocated space. This is considered a disproportionate response to the evidence that has been collected which identified a low percentage of households owning more than 2 cars.

The visitor allowances are also excessive when considered alongside high levels of allocated provision. There is no evidence to support these high figures attributed to both allocated and visitor spaces, in fact, the evidence points to lower levels of provision. When drawing comparisons with the Bournemouth, Poole and Dorset Residential Car Parking Study 2011, where allocated spaces are being provided sufficiently, there would not be an expectation to provide more than 0.5 spaces per dwelling and the non-allocated requirement could be as low as 0.1 or none at all.

The policy still seeks to impose design requirements on the parking areas. The policy suggests that large areas of hard surfacing should be avoided, yet in demanding high levels of parking provision, a consequence of the policy is likely to be large areas of hard surfacing to accommodate such requirements.

The Neighbourhood Plans proposed 'reality position' does not consider or take account the requirement in national and local plan policy to promote sustainable modes of transport. With the Neighbourhood Plan Policy requiring development to provide excessive car parking spaces, car ownership is being encouraged and unsustainable trips by private car are promoted which is inconsistent with central government objectives. It also runs contrary to the Neighbourhood Plans vision and objectives of promoting a walkable village.

Wyatt Homes therefore continues to object to proposed Policy MSA8 and considers that it should be deleted from the Plan with parking standards adopted in the Local Plan and the Bournemouth, Poole and Dorset Residential Parking Study May 2011 used to inform parking requirements for future development in Milborne St Andrew.

## **Improving Recreation Opportunities**

Table 8 of the submission Neighbourhood Plan sets out what further recreation opportunities will be required from development in the Neighbourhood Plan area based upon the Fields in Trust (FIT) standards adopted in the Local Plan. Wyatt Homes welcomes the acknowledgement that the current provision of formal playing pitches is above the requirement and that no further provision will be sought by the Neighbourhood Plan.

It is unclear how the open space requirements in Table 8 have been derived; the 'requirement per 10 homes' figure does not appear to reflect FIT guidance in terms of the amount of provision. Policy MSA12a) therefore appears to be at odds with Local Plan and FIT guidance both in terms of the level of open space provision and the 10 dwelling threshold for on-site provision. The requirement for off-site improvements to have the clear support of the parish Council is also unnecessarily onerous, conflicts with the CIL regulations s106 tests, and should be removed.

Wyatt Homes support in principle the need for development to improve recreation opportunities subject to planning obligations meeting the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind as set out in the Community Infrastructure Levy Regulations 2010.

### **Character and Density**

Policy MSA14 - Character and Design of the submission Neighbourhood Plan continues to require new development to respond positively to local character in the village. Whilst the general aims of the policy are supported the detailed wording seeks to impose restrictions on the density of development and a minimum rear garden depth. These maximums are considered inappropriate as each proposal should be considered on its merit. The minimum rear garden depth of 10 metres is unnecessary and should be left to the merits of a proposal having regard to impact on character and amenity. In some instances a smaller rear garden maybe appropriate with greater provision to the side for example. We therefore still consider that reference to garden size should be deleted with the matter left to planning judgement when considering matters of character and amenity.

The policy indicates that 'The density of housing areas should be below 20 dwellings per hectare'. Paragraph 6.29 leading up to the policy on page 46 acknowledges that "*The density of development varies across the village...*" it then however, leads onto suggest that the village has an average density of 17 dwellings per hectare which is used to justify the imposition of the maximum density of 20 dwellings per hectare in the policy. Wyatt Homes objects to the setting of a maximum density of 20dph for the following reasons.

In considering smaller areas of Milborne St Andrew our analysis indicates a number of areas have higher densities than prescribed in the Neighbourhood Plan Policy.

- St Andrews View – 38 dph
- Fox View – 30 dph
- Hopsfield – 28 dph
- Coles Lane – 30 dph

The suggested limit of 20 dph is not consistent with many areas of the village and it is not consistent with Government's requirements for the best use of land. Of note, when applying such density restrictions to the Neighbourhood Plans preferred option for allocation (which measures approximately 2.2 hectares) it would not leave much land available for the required community facilities and play space once the minimum of 32 dwellings has been delivered on the site.

Density should not be defined as a judgement as to whether a scheme has an acceptable impact on character and appearance. The layout and design process should be used to determine whether a development responds positively to the character of an area and reinforces local distinctiveness. As such, we maintain that reference to a density maximum should be removed from policy MSA14 of the Neighbourhood Plan.

### **Strategic Environmental Assessment (SEA) – Submission Draft Plan Environmental Report**

The submission Neighbourhood Plan is supported by a Strategic Environmental Assessment (SEA) dated October 2018. The SEA includes a Summary Assessment sustainability table (9b) on page 34 of policies MSA2-4 which provides an overview of potential impacts of the sites considered as potential allocations for



development during the Neighbourhood Plan process. The table indicates the impacts associated with development of the land at Blandford Hill – North side.

We note and welcome the update to the impact on biodiversity, fauna and flora which is now shown as 'positive impact likely'. This is consistent with the ecological survey work undertaken by Wyatt Homes and the certification of a biodiversity mitigation plan by the Dorset County Council Natural Environment Team. This work demonstrates that through development of the site the biodiversity interest of the site can in fact be enhanced and therefore should be seen as a 'positive impact' of development.

The site has been shown as 'impact neutral' in respect of its impact on cultural heritage. Wyatt Homes commissioned a Historic Environment Assessment which has been submitted with the current planning application. This serves to demonstrate that the proposed development would not have an impact on cultural heritage and this impact can now be considered 'neutral'. We would therefore dispute the results shown in table 9b that indicate that the impact on cultural heritage is uncertain.

The only impact where some adverse impact is likely is to landscape. The impact on landscape could be significantly mitigated through a sensitive landscaping strategy. In the absence of any other negative impacts now attributable to development of the site north of Blandford Hill and the assessment show a number of positive impacts associated with 'Biodiversity, fauna and flora', Housing, jobs and community' and 'Safe and accessible' Blandford Hill is considered a credible and sustainable site suitable for allocation in the Neighbourhood Plan given the current Local Plan and housing supply context.

## Summary

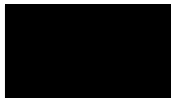
In summary, Wyatt Homes considers that the site north of Blandford Hill would contribute towards meeting the vision and objectives of the Neighbourhood Plan and would be a wholly sustainable site for inclusion as an additional allocation in the Neighbourhood Plan.

We raise objection however, to the methodology for calculating housing requirements in the Neighbourhood Plan Area and raise questions regarding the issue of conformity with an out of date Local Plan that has no immediate timeline for being updated. This in the context of a significant lack of housing supply raises significant concerns that the Neighbourhood Plan would be out of date as drafted as soon as it was made.

Furthermore, we also raise specific objection to policies MSA2 and the limits imposed on larger family homes, MSA8 and levels of parking provision and MSA14 and the maximum limit for the density of new housing development.

Whilst responding, we formally request the opportunity to participate at any future hearing session held by the Examiner. We also formally request notification of the Local Planning Authority's decision under regulation 19 in relation to the Milborne St Andrew Neighbourhood Development Plan.

Yours sincerely



Steve Clark  
Associate

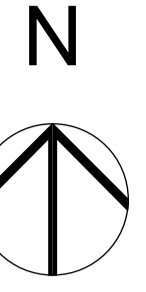
*Encl. Appendix A Coloured character site layout plan drawing no 17180 12A  
Appendix B Minutes of the Dorset Council Shadow Executive Committee 11.02.19  
Appendix C An Analysis of North Dorset District Council's 5 Year Housing Supply*



View of Village Space



Note:  
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 Do not scale for construction purposes - use figured  
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 Check dimensions on site before work proceeds. Report  
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 Architects.  
 If in doubt, ask!



CONTOURS SHOWN  
 PROPOSED

A 02/05/2018  
 Rev Date Amendment

**WYATT  
 HOMES**

www.wyathomes.co.uk

**MORGAN  
 CAREY  
 ARCHITECTS** with MCA Lawray

www.morgancarey.co.uk

Client  
**Wyatt Homes Ltd**

Project  
**A006 Blandford Hill,  
 Milborne St Andrew**

Drawing  
**Character Site Plan**

Scale 1:500  
 Date Apr 18

# Shadow Dorset Council

## Executive Committee

**Minutes of meeting held at South Walks House, Dorchester  
on Monday 11 FEBRUARY 2019.**

**Present:** Cllrs R Knox (Chairman), G Suttle (Vice-Chair), A Alford, S Butler, G Carr-Jones, S Flower, M Hall, J Haynes, C Huckle, S Jespersen, A Parry, M Penfold, B Quinn, D Turner, D Walsh and P Wharf.

**Officers present (for all or part of the meeting):** Keith Cheesman (LGR Programme Director), Jason Vaughan (Interim Section 151 Officer), Jonathan Mair (Corporate Director - Legal & Democratic Service Monitoring Officer, Designate), Sarah Parker (Executive Director of People - Children), John Sellgren (Executive Director, Place) and Lee Gallagher (Democratic Services Manager - Dorset County Council).

In accordance with the Overview and Scrutiny procedure Rules of the Shadow Dorset Council, the decisions set out in these minutes will come into force and may then be implemented on the expiry of five working days after the publication date.

### 19. **Apologies**

Apologies for absence were received from Cllrs Pauline Batstone, Jeff Cant, Tony Ferrari and Simon Tong.

### 20. **Declaration of Interests**

There were no declarations by members of disclosable pecuniary interests under the Shadow Dorset Council's Code of Conduct.

### 21. **Minutes**

The minutes of the previous meeting held on 14 January 2019 were confirmed and signed.

### 22. **Public Participation**

There were no public questions or statements received at the meeting in accordance with Standing Order 28.

### 23. **Shadow Executive Forward Plan**

The Committee received the latest draft Forward Plan, which included all decisions to be taken throughout the Shadow Dorset Council period until 1 April 2019. A new Forward Plan for Dorset Council would be reported to the next meeting of the Committee on 11 March 2019.

Noted

### 24. **Programme Highlight Report**

The Committee considered a report by the Programme Director which provided an overview of the Local Government Reorganisation Programme including workstream

activity, an update on the red risk related to the safe transfer of social care data and contingency arrangements, programme milestones, and the progress on the independent assessments which formed part of the Gateway review on overall operational readiness and on confidence from a customer perspective.

In relation to social care data migration, it was reported that although it was disappointing that the ICT arrangements would not be in place for 1 April 2019, the most important thing was keeping people safe and plans were in place to ensure that was the case.

A request was made for further information to explain the issues in relation to the pressures on the Dedicated School Grant, particularly in relation to special educational needs. It was confirmed that more information would be shared outside of the meeting and a budget briefing was also due to be held on 12 February 2019.

A further request for information was made about transitional structures and a possible in-depth review and validation of the structures. It was noted that more information would be shared outside of the meeting.

Acronyms were also highlighted throughout the report and the need for text to be written clearly in a public report.

In relation to elections, it was explained that different types of election, and scenarios were being monitored closely. The Chief Executive (designate) confirmed that resources would be put in place if required.

#### Noted

### 25. **Local Council Tax Support Scheme**

The Committee considered a report by the Lead Member for Finance on the Local Council Tax Support scheme for Dorset Council. The Shadow Overview and Scrutiny Committee consideration of the report was acknowledged, which recommended that Option B be adopted, with the amendment that the maximum support provided to those that are not protected be limited to 91.5%.

The recommendation of the Shadow Overview and Scrutiny Committee had been considered by the Budget Working Group who confirmed that the maximum support at 90% was appropriate. Cllr Colin Huckle proposed that the level should be 91.5% but the proposal was not seconded. However, it was confirmed that his would be reviewed again periodically.

On being put to the vote the recommendation detailed within the Lead Member's report was agreed.

#### Decision

That Shadow Executive recommend to the Shadow Authority that Option B (aligned scheme with a maximum support for those of working age (not protected) limited to 90%) be adopted as the Local Council Tax Support scheme for Dorset Council.

#### Reason for Decision

To help ensure that the Dorset Council Local Council Tax Support scheme treats claimants consistently, was clear to understand and was easy to administer.

## 26. **2019/2020 Budget**

The Committee considered a report by the Lead Member for Finance on the proposals for the 2019/20 Revenue and Capital Budgets, Capital Strategy and Treasury Management Strategy. It was noted that a detailed budget briefing would be held on 12 February 2019 before consideration by the Council at its meeting on 20 February 2019.

Clarification was provided that the Public Health budget was a ring-fenced budget, which was not expressly shown within the Lead Members' report, and that the level of funding in comparison to the Bournemouth, Christchurch and Poole area was linked to population and levels of deprivation. It was also anticipated that the Joint Public Health Board would continue to serve the Pan-Dorset area after 1 April 2019.

Members recognised the significant value for money that Dorset County Council had delivered through Public Health funding since the transfer from the NHS in recent years.

A question was asked regarding the date and timescale for the commencement of a base budget review of Children's Services, to which the Interim Chief Financial Officer confirmed that the budget was due to be set on 20 February 2019 and that the review would start after this date. He also confirmed that it would take as long as needed to get it right as a priority area for the new Council.

### Recommendations

That the Shadow Dorset Council be recommended to approve:

1. The 2019/20 Revenue budget as set out in Appendices 2 and 3 of the Lead Member for Finance's report;
2. The fees and charges for regulatory services in Appendix 4 of the report;
3. That for fees and charges that usually increase by inflation they increase by 2.4% for 2019/20;
4. That £700,000 is set aside for the costs of the local elections from the council tax surplus and that the balance is added to general reserves;
5. The 2019/20 Capital Programme set out in Appendix 5 of the report;
6. The Band D council tax charge is £1,629.75 for 2019/20 and that the full resolution on council tax is set out in the budget report to the Shadow Council;
7. The 2019/20 Capital Strategy set out in Appendix 6 of the report;
8. The 2019/20 Treasury Management Strategy set out in Appendix 7 of the report;
9. That £13.5m of capital receipts be used to fund the LGR implementation costs in accordance with the governments flexible use of capital criteria; and,
10. That the minimum level of general reserves be set at £14.5m and the maximum set at £29m for 2019/20.

### Decisions

1. That a Base Budget Review of Children's Services be undertaken with the new Executive Director People – Children.

2. That a Review of Capital is undertaken and reported to the September 2019 meeting of the Cabinet.

3. That a review of Reserves be undertaken and reported to the September 2019 meeting of the Cabinet.

#### Reason for Recommendations and Decisions

To enable the 2019/20 revenue and capital budgets to be set.

### **27. Local Government Pension Scheme (LGPS) Employer Discretions Policy Statement**

The Committee considered a report by the Lead Member for Finance regarding the pension discretions policy statement for Dorset Council from 1 April 2019, which covered a range of areas for existing scheme members and deferred beneficiaries which included flexible retirement, additional pension contribution arrangements and early access to deferred benefits.

#### Decision

That the implementation and publication of the pensions discretion policy statement for Dorset Council be approved.

#### Reason for Decision

To comply with the requirements under the LGPS regulations and to ensure that a consistent approach was taken in consideration of all cases.

### **28. Timeline and Resources for Producing the Dorset Council Local Plan**

The Committee considered a report by the Lead Member for Planning in relation to the production and adoption of a Local Plan, in accordance with the Consequential Order for Dorset Council.

The significance of accelerating the timetable to prepare a Local Plan by 2023 instead 2024, due to elections being held, was explained. The Council would need to prioritise the new Plan over those plans which were currently being reviewed, and there was an imperative to retain an appropriate level of professional Planning Policy Officers to facilitate the creation and development of the Plan. The importance of joint working with Bournemouth, Christchurch and Poole was also highlighted. It was noted that a report would be brought to the Cabinet of Dorset Council in due course with a detailed overview, assessment, gap analysis, staffing and costings to deliver the Plan for 2023.

Members supported the report and the approach, highlighting that the process would provide a guide for investment to enable the new Council to maintain control of its own destiny and have a sound Local Plan as early as possible. Although it was recognised that there was an inherent risk with not progressing with current plans which were under review, this was outweighed by the need to have a new Plan, and have an 'emerging' Plan in place. Support for ensuring appropriate staffing levels was also given.

#### Decisions

1. That Dorset Council progresses with a Dorset Council Local Plan in line with the high-level project plan set out at the end of the Lead members' report with the intention of adopting the Plan by April 2023.

2. That a member task and finish group be set up to oversee the work of the Dorset Council Local Plan, reporting to the Cabinet.

3. That all existing work carried out to date for current district local plan reviews be used where possible to shape the new Dorset Council Local Plan.

#### Reason for Decisions

To ensure that all the necessary work to produce the Dorset Council Local Plan was completed to enable adoption in Spring 2023.

### 29. **Emergency Planning Work Package - Emergency Response Plan**

The Committee considered a report by the Lead Member for Emergency Planning and Regulatory Services on the requirement for Dorset Council to be able to fulfil its emergency planning duties as a Category One responder under the Civil Contingencies Act 2004 from 1 April 2019.

The draft Emergency Response Plan was commended by the Committee, and officers were thanked for their hard work. Recognition was also provided in relation to the significant role of emergency planning officers to keep services running in the face of substantial and challenging events.

#### Decision

That the draft Emergency Response Plan be approved.

#### Reason for Decision

To ensure the new council could respond to an emergency incident from 1 April 2019, to fulfil its obligations under the Civil Contingencies Act.

### 30. **Call to Account - Transfer of Assets**

The Committee considered the minutes of the Shadow Overview and Scrutiny Committee meeting held on 3 January 2019 to consider a call to account regarding the Transfer of Assets from sovereign councils to town and parish councils during the shadow period until 1 April 2019.

#### Noted

### 31. **School Admissions Arrangements 2020-2021**

The Committee considered a report by the Lead Member for Education and Skills on the consultation undertaken to determine the proposed admissions arrangements for Dorset Council.

Members welcomed the report and particular reference was made to the excellent arrangements in place for military families in relation to passport schemes to enable children to change schools quickly and easily. Clarification was also provided in relation to the application of the policy on placement of children outside of their year group.

Decision

That the Admissions Arrangements including the Co-Ordinated Scheme and the Admissions Arrangements for Community and Voluntary Controlled Schools in Dorset 2020-2021; Armed Forces Policy 2020-2021; Guidance on the Placement of a Pupil Outside His or Her Normal Age Group 2020-2021; 6th Form Admissions Policy 2020-2021; Nursery Admissions Policy 2020-2021; and Guidance on Consulting on Admissions Arrangements 2019 be approved.

Reasons for Decision

1. To determine admissions arrangements in accordance with statutory requirements including the Schools Admissions Code December 2014.
2. To ensure compliance with the latest legislation and subsequent regulation/statutory guidance.

32. **Former Weymouth & Portland Borough Council Offices, North Quay, Weymouth**

Decision

That the item be withdrawn from the agenda and be reconsidered at the Committee meeting on 11 March 2019.

33. **Urgent Items**

There were no items of urgent business pursuant to section 100B (4) b) of the Local Government Act 1972 considered at the meeting.

**Duration of meeting:** 4.00 - 5.05 pm

**Chairman**

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# An Analysis of North Dorset District Council's 5 Year Housing Supply

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# 5 Year Housing Supply Report

North Dorset District Council



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## 1. Introduction and Background

- 1.1. The purpose of this report is to review past housing delivery and the current housing land supply position in North Dorset. Housing land supply is an important material planning consideration in plan-making and in the determination of planning applications. The North Dorset District Council (NDDC) Annual Monitoring Report 2018 (2018 AMR), published in December 2018, states that the Council has identified that in April 2018 it had a deliverable housing land supply of 1,567 new dwellings, which equates to a 3.3 year housing supply based upon current Local Plan (2016) targets of 285 dwellings per annum (dpa). These figures in the 2018 AMR take into account the significant under delivery of housing during the current plan period to date.
- 1.2. The National Planning Policy Framework (NPPF) was revised in July 2018 and sets out the Government's objective to significantly boost the supply of homes by ensuring that a sufficient amount and variety of land can come forward where it is needed and that land with permission is developed without unnecessary delay. The NPPF requires Local Planning Authorities to develop strategic policies that identify local housing requirements for the plan area based upon need and identify how the level of housing will be delivered over the Local Plan period.
- 1.3. The revised NPPF also introduces new approaches of maintaining supply and delivery of homes with the introduction of a new standard methodology for calculating housing need, a new Housing Delivery Test as well as an updated definition of 'deliverable'. The NPPF definition of deliverable requires sites for housing to be available now, offer a suitable location for development now and have a realistic prospect of being delivered within 5 years. Crucially it requires sites for major development of 10 units or more with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register to have clear evidence that housing completions will begin on site within five years to be considered deliverable.
- 1.4. The responsibility of demonstrating evidence is quite clearly on the Council if it is to include these sites within its 5 year supply of deliverable housing land. In allowing an appeal (APP/W3520/W/18/3194926) for 49 dwellings in Woolpit, Suffolk an appeal inspector concluded the same at paragraph 65 that "*The onus is on the LPA to provide that clear evidence for outline planning permissions and allocated sites.*"
- 1.5. This report provides an analysis of NDDC's current housing land supply figures taking into account the significant historic under supply, the future housing needs in North Dorset and the substantial increased step-change in trajectory required. The report will review the changes to housing targets required in North Dorset taking account of the more recent evidence in the 2015 Eastern Dorset Strategic Housing Market Assessment (2015 SHMA), the new standard methodology for calculating local housing need introduced by the Government in the revised NPPF and review the availability of sites identified as deliverable in the 2018 AMR to test a range of alternative housing supply scenarios. It will also consider the implications of Local Government re-organisation on housing supply.

## 2. The North Dorset Local Plan Part 1

### The North Dorset Local Plan Examination

- 2.1. The North Dorset Local Plan Part 1 (Adopted January 2016) sets out the strategic policies for North Dorset and is the principal document of the development plan. The North Dorset Local Plan established a target for housing provision of at least 5,700 additional homes between 2011 and 2031, at an average delivery rate of 285 dwellings per annum. The evidence to support this level of housing provision comprised the 2012 Strategic Housing Market Assessment Update which used the 2008 OS / DCLG household projections, re-based using Council Tax data to give an estimate of households in 2011.
- 2.2. This approach had previously been used to support housing provision levels as part of the East Dorset and Christchurch Local Plan Examination. That Examination however, took place in September 2013, some 18 months prior to the North Dorset Local Plan Examination and the 2015 SHMA publication.
- 2.3. At the time of the North Dorset Local Plan examination, North Dorset were in possession of a draft Eastern Dorset Strategic Housing Market Assessment that showed a need for a higher level of housing. Subsequent to the North Dorset Local Plan Hearing sessions (which were held in March 2015) and prior to the issue of the Inspector's Report in December 2015, the Council released to the Inspector the Eastern Dorset Strategic Housing Market Assessment (2015) which concluded that for the period 2013 – 2033 the Full Objectively Assessed Housing Need for North Dorset should be 330 dwellings per annum.
- 2.4. This late release of updated housing numbers for the period 2013 – 2033 gave the Inspector a dilemma, whether to re-open the Examination once the Council had assessed how to respond to the increased housing numbers, and thereby delay the adoption of the Plan, or allow for adoption and therefore give some certainty for allocated sites, whilst committing the Council to an early review to enable the increased housing requirement from 285 to 330 dwellings per annum to be accounted for in the Development Plan.
- 2.5. The Inspector accepted the Council's desire to adopt its Local Plan based upon the 2012 SHMA on the basis that there was a need for an up to date local plan and the evidence of the 2015 SHMA had not been tested but noted that this was a pragmatic rather than ideal approach. A number of factors presented by the Council influenced his decision to support early adoption, including:
  - The Council's commitment to an early review of the Local Plan, commencing in April 2016 with adoption anticipated by November 2018.
  - The Housing Trajectory identifies significant over-supply of dwellings (against annual target) for all years up to 2020.
  - The high levels of housing delivery achieved in the period 1994 – 2011.
  - The opportunity provided by Neighbourhood Plans and a Part 2 Local Plan to identify sites for housing.

- 2.6. At Paragraph 38 of his report, the Inspector confirmed he was satisfied that the Housing Trajectory for the next 5 years demonstrated that the Local Plan would satisfactorily address need and the policies incorporated sufficient flexibility to take the appropriate approach towards housing provision pending completion of the review.
- 2.7. At Paragraph 42 the Inspector acknowledged the oversupply of housing during the period 1994 – 2011 and noted that no evidence was submitted that would demonstrate a persistent under delivery of housing.
- 2.8. Again, at Paragraph 43 the Inspector noted the Council's anticipated delivery of an average of 412 dwellings per annum for the first 5 years of the Plan.
- 2.9. The following sections of this report will consider the extent to which the Council has met the commitments and assurances that were made to convince the Inspector to allow them to adopt a Plan that relied upon an out of date Objectively Assessed Need (OAN) for housing.

## 3. The assurances provided to the Local Plan Inspector.

### Timetable for the Early Review.

- 3.1. The published North Dorset Local Development Scheme April 2016 (LDS) established a number of milestones to allow for the Adoption of a new Local Plan within the timetable confirmed to the Inspector in 2015.
- 3.2. These included:
- July 2017 – Publication of the new Local Plan
  - January 2018 – Submission of the new Local Plan
  - November 2018 – Adoption of the new Local Plan
- 3.3. The Council published an Issues and Options consultation document between November 2017 – January 2018, however the Council has not published any revised timetable for progressing the publication of a draft Plan for consultation and subsequent submission.
- 3.4. In October 2017, the Council's Planning Policy Panel accepted the Planning Policy Team Leader's assurance that a revised Local Development Scheme (LDS) would be presented to Cabinet to reflect slippage against the 2016 version and update the timetable to adoption of a new Plan. No revised LDS has been presented to date.

# 5 Year Housing Supply Report

North Dorset District Council



- 3.5. At the North Dorset District Council Cabinet meeting held on 29<sup>th</sup> October 2018, under its service review report, it was confirmed to members that actions relating to the West Dorset & Weymouth Plan were proceeding but made no mention of a timetable for further work on the North Dorset Local Plan review. The Council indicates in the 2018 AMR at paragraph 3.4 that there has been “some slippage” against the LDS timetable and that it is unlikely that the LDS will be updated before Dorset Local Government re-organisation, which takes place in April 2019.
- 3.6. Notwithstanding the commitment to an early review therefore, even without Local Government re-organisation, the Local Plan review timetable is already 18 months behind the commitment provided in 2015 and re-iterated by the LDS in April 2016. The Local Plan timetable has experienced more than “some” slippage, it has failed to deliver an adopted plan by November 2018, a key commitment made to the Local Plan Inspector when convincing him to allow the Council to adopt a Local Plan based upon an out of date housing need evidence base.

## The Housing Trajectory and over supply

- 3.7. The Inspector placed significant weight upon the anticipated increased 5 year housing supply trajectory presented to the Examination of the Local Plan, which suggested delivery of 2060 dwellings over a 5 year period between 2015 and 2020 at an average rate of 412 dwellings per annum.
- 3.8. The information given to the Inspector differs from the evidence set out in the 2015 Annual Monitoring Report (AMR) which recorded 178 completions for the accounting year 2014/15 and established a Housing Trajectory to the year 2030/31. For the five year period subsequent to its accounting year the 2015 AMR indicated a significant increase in delivery rates as set out in Table 1 below:

Recording Year	Estimated Completions
2015/16	239
2016/17	346
2017/18	544
2018/19	563
2019/20	641
Total Estimated Completions	2,333
Average Annual Completions	466

**Table 1: 2015 AMR Estimated Completions**

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3.9. The delivery trajectory presented to the Local Plan Inspector, the trajectory shown in the 2015 AMR, the OAN in the Local Plan and OAN in the 2015 SHMA all contrast significantly with the actual delivery identified in the 2018 AMR as set out at Table 2 below:

Recording Year	Local Plan OAN	2015 SHMA OAN	Estimated Completions from 2015 AMR	Actual Completions from 2018 AMR
2015/16	285	330	239	220
2016/17	285	330	346	142
2017/18	285	330	544	159
Total	855	990	1,129	521

**Table 2: Comparison between Local Plan OAN, 2015 SHMA OAN, estimated completions in 2015 AMR and actual completions in 2018 AMR**

3.10. Actual housing delivery over the subsequent 3 years since Local Plan adoption has only achieved 61% of the OAN of the Local Plan and 53% of the most up-to-date OAN in the 2015 SHMA, whilst delivery stands at only 42% of the projected rate presented to the Local Plan Inspector in 2015 and 46% against the 2015 AMR projections.

3.11. The Council has failed to deliver above the rate of its OAN as it suggested to the Local Plan Inspector that it would achieve, it has also failed to even meet the lowest, out of date OAN in its adopted plan and therefore the deficit of homes required in the district over the plan period has continued to increase significantly.

### High levels of housing delivery achieved in the period 1994 – 2011

3.12. The North Dorset Local Plan (2016) refers back to the levels of housing delivered across the district during the period 1994 – 2011, in part to support its more restrictive approach to the identification of housing sites at the larger village tier in favour of directing development to the 4 market towns.

3.13. The high delivery levels during this period generally relate to housing supply over the period 2001/02 – 2006/07. The introduction of a restrictive Housing Supply SPD in 2007 led to an immediate fall in housing completions to approximately 200 dwellings for the 2007/08 year. The historic housing completions back to the year 2000 are set out in Table 3 below:

Year	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Completions	326	515	445	593	494	555	270	194	207	192	272
Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18				
Completions	375	144	227	178	220	142	159				

**Table 3: Housing delivery between 2000 and 2018**

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- 3.14. With the exception of 2011/12, when Housing Corporation funding towards developments in Shaftesbury and Blandford Forum made a significant contribution towards delivering 375 dwellings, the rate has consistently remained at about 200 dwellings or less per annum since 2007/08 to current day. The average rate of delivery over the last 11 years has been 210 dwellings per annum.
- 3.15. Prior to the low rates of delivery over the last 11 years, higher rates were achieved due to the significant contribution made from the delivery of housing within the villages before the introduction of the SPD mentioned above. These were frequently constructed by SME developers and provided a variety of sites to the market and supplemented the larger strategic sites at the market towns.
- 3.16. The introduction of housing supply restrictions in 2007 hit this sector particularly hard and subsequently the recession forced many SME developers out of the market and they have not yet returned to the same extent as pre-recession.
- 3.17. The Council, under its Core Spatial Strategy in its current adopted Local Plan, is now reliant on larger housebuilders to deliver significant numbers of housing around only 4 market towns. Some of these towns have experienced challenging market conditions and development viability issues. As such, the capacity of the Council to deliver significant increases in housing supply moving forward cannot draw upon the alternative planning environment that existed in the early 2000's as evidence of capacity to deliver the higher requirements.
- 3.18. The North Dorset Local Plan Review Issues and Options consultation document dated November 2017 proposed to follow the same Core Spatial Strategy that is currently set out in the North Dorset Local Plan Part 1 by simply broadening the area of search around the 4 market towns and Stalbridge. The allocation of more land around the towns that have not delivered at the necessary rates over the last 10 years is unlikely to suddenly result in a stepped change in delivery. Whilst each site allocated might be capable of typical delivery rates, the Council does not appear to have considered the cumulative capacity of each of the market towns to accommodate simultaneous multi-site delivery. In practical terms this would be likely to have an impact on labour and supply chains and limit sales rates. It is evident that since the current Local Plan was adopted, the Council has been unable to meet a step change in delivery and can no longer rely on past performance or the current spatial strategy to support overly optimistic future projections.

## **Neighbourhood Planning and housing delivery**

- 3.19. The spatial strategy in the Local Plan was prepared to direct strategic needs to the 4 market towns whilst allowing local communities to develop Neighbourhood Plans to meet their local needs in the villages. The Local Plan therefore places a heavy reliance upon Neighbourhood Planning to identify sites to deliver housing in the district beyond the 4 market towns. It was also anticipated that a Local Plan Part 2 would identify site allocations throughout the district but this option is no longer being pursued with an all-encompassing plan preferred to replace the Local Plan Part 1.



- 3.20. This reliance on Neighbourhood Planning and lack of progress under the Local Plan review has created several issues for the district in meeting its housing requirements. Firstly, in not allocating sites in the larger, more sustainable villages, North Dorset has been solely reliant on delivery in the market towns. Development in the towns has failed to deliver at the required rates for over 10 years.
- 3.21. Take up of Neighbourhood Planning has been low with only 15 designated Neighbourhood Plan Areas covering 18 of the 73 Parishes in North Dorset. This represents just under 25% of parishes designated as Neighbourhood Plan Areas. Neighbourhood Planning has also been a slower process than first envisaged with Neighbourhood Plans taking as long as 3 years to be prepared and adopted.
- 3.22. At the time of writing only 5 Neighbourhood Plans (Shillingstone, Bourton, Gillingham, Fontmell Magna and Pimperne) have been formally made, 2 of which do not identify any housing allocations. Two other Neighbourhood Plans are going to referendum in early 2019 and whilst they include housing allocations, the level of housing being planned for is based on the out of date OAN of 285 dwellings per annum in the North Dorset Local Plan Part 1. This means that no sooner are they made, the Neighbourhood Plans will be under providing for the housing requirements of North Dorset.
- 3.23. It is worth noting that the Blandford + Neighbourhood Plan 2 is an exception to the above experiences of Neighbourhood Planning. The emerging draft Neighbourhood Plan includes an allocation for approximately 400 dwellings to the north east of the town of Blandford Forum and benefits from support in principle by NDDC. As the plan is still under examination and not adopted, the allocation of 400 dwellings in this plan cannot yet be included within the Council's deliverable 5 year housing land supply. The plan is not likely to form part of the development plan until later in 2019.
- 3.24. Notwithstanding the Blandford + Neighbourhood Plan 2, a continued reliance on Neighbourhood Planning is not a solution to fixing the housing supply shortfall in the district. The time involved in the process of developing Neighbourhood Plans, the limited housing allocations being secured in the plans and the acceptance of Neighbourhood Plans on an out of date housing requirement in the Local Plan will not result in a significant increase in opportunities to address the housing supply shortfall in the district. It will result in a prolonging of the current planning context in North Dorset with multiple speculative planning applications and planning by appeal.

### **Summary of the Council's actions against commitments made to the Local Plan Inspector.**

- 3.25. The Council made a number of commitments and assurances to the Local Plan Inspector to convince him to allow the adoption of the current Local Plan despite its housing requirements being based upon out of date evidence.
- 3.26. The commitment to an early review of the Local Plan and adoption of a new plan in November 2018 based upon the most recent OAN in the 2015 SHMA has not been met. An update of this nature would have seen the housing requirement increase significantly by 16% from 285 dwellings per annum to 330 dwellings per annum from 2013.

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- 3.27. The Council indicated in 2015 that it anticipated a significant step change in delivery rates between 2015 and 2020 with a notable rise to 544 dwellings by 2017/18. Actual delivery was 385 dwellings lower than expected that year and the rates of delivery have fallen significantly short of both the estimates provided to the Local Plan Inspector and estimates made in each AMR published since 2015.
- 3.28. Despite reference to over-supply and high levels of housing delivery during the period of 1994-2011, only once (2011/12) during the last 12 monitoring years has the current Local Plan requirement of 285 dwellings per annum been achieved and this was at a time where significant Housing Corporation funding was provided.
- 3.29. Finally, the Neighbourhood Planning process has been low in take-up, slow in plans being developed, resulted in few allocations (with the exception of the Blandford + Neighbourhood Plan 2) and those allocations that are now being made are based upon housing requirements in the adopted Local Plan that are long out of date.
- 3.30. The Council's commitments and assurances to the Local Plan Inspector have not been met. A new Local Plan should have been in place by now that reflects the most recent housing needs of the district. Therefore the adopted Local Plan is considered to be significantly out of date for the purposes of decision making as set out in Paragraph 11 and footnote 7 of the NPPF. The next section of the report will review the Council's housing land supply assessment in the 2018 AMR against a range of alternative scenarios.

## 4. Housing Land Supply assessment

- 4.1. The starting point for assessment of housing land supply is the housing requirement figures identified in strategic policies. The current adopted North Dorset Local Plan Part 1 sets a target for housing provision of at least 5,700 additional homes between 2011 and 2031 at a rate of 285 dwellings per annum.
- 4.2. The most recent information on housing completions over the plan period up to the 2017/18 monitoring year is set out in the Council's 2018 AMR. Table 4 below, adapted from the figures in the 2018 AMR, shows the annual net completions against the Local Plan target and indicates that a deficit of 550 dwellings over the plan period exists to date.

Year	Net Completions	Surplus/deficit against Local Plan requirement of 285 dpa
2011/12	375	90
2012/13	144	-141
2013/14	227	-58
2014/15	178	-107
2015/16	220	-65
2016/17	142	-143
2017/18	159	-126
<b>Total</b>	<b>1,445</b>	<b>-550</b>

**Table 4: Completions surplus/deficit against Local Plan targets**

- 4.3. In the Council's AMR the deficit is added to the future local plan requirement of 285 dwellings each year for the next 5 years as required by Planning Practice Guidance which states *"To ensure that there is a realistic prospect of achieving the planned level of housing supply, the strategic policy-making authority should bring forward additional sites from later in the plan period, over and above the level indicated by the strategic policy requirement, and any shortfall, or where applicable the local housing need figure."*
- 4.4. The failure to meet the annual target of 285 dwellings per annum by some margin over the last 3 years has resulted in the Council accepting a significant under delivery of housing has occurred and therefore a further 20% buffer is applied to the 5 year housing requirement as required by the NPPF. The NPPF indicates that from November 2018, significant under delivery of housing will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. A review of the last 3 years shows delivery at 61% of the housing requirement and therefore it appears likely that NDDC will be required to continue to include a 20% buffer. This will however be confirmed in the Housing Delivery Test which at the time of writing has yet to be published by the Government.

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- 4.5. The Council identifies in the 2018 AMR that it considers it has a deliverable housing land supply of 1,567 dwellings over the next 5 years and then uses this to provide a 5 year housing supply calculation.
- 4.6. It is noted that the Council in its 2018 AMR adopts the Sedgefield methodology of delivering the current housing shortfall over the plan period to date in the next 5 years rather than re-distributing it across the remaining plan period (Liverpool methodology). Therefore this housing supply assessment proceeds using the same methodology. The Council's 2018 AMR housing supply position is set out in Table 5 below:

Local Plan housing target (5 years)	$285 \times 5 = 1,425$
Plus deficit to date (+550)	$1,425 + 550 = 1,975$
+20% buffer	$1,975 + 20\% = 2,370$
Annualised housing requirement	$2,370 \div 5 = 474$
Current supply of deliverable housing land	1,567
Number of years supply ( $1567 \div 474$ )	3.3 Years

**Table 5: North Dorset District Council's 2018 AMR 5 year deliverable housing land supply**

- 4.7. Whilst the North Dorset Local Plan and the most recent 2018 AMR forms the starting point for a 5 year housing supply assessment it is important to consider the extent to which the housing requirement in the Local Plan remains up to date and whether all sites included in the current supply are in fact deliverable. The Council recognised in its Local Plan Review Issues and Options consultation document that if it does not review the current Local Plan it will become increasingly out of date. The use of the term 'increasingly' is an acknowledgement from the Council that the Plan is already out of date.
- 4.8. The strategic policies that set North Dorset's housing requirement in the Local Plan Part 1 are 3 years old given its adoption in January 2016. The figures are however predicated upon an evidence base from the 2012 Eastern Dorset SHMA which is now more than 6 years old. Furthermore, the 2012 SHMA evidence base was superseded by the publication of the 2015 SHMA which indicated that the housing requirement in North Dorset had increased by 16% from 285 dwellings to 330 dwellings per annum in 2013. The figure of 285 dwellings per annum in the Local Plan is therefore now more than 6 years out of date and North Dorset should have been delivering 330 dwellings per annum since 2013 to have met its objectively assessed need. There is therefore a compelling case to consider the housing supply position adopting the most recent OAN set out in the 2015 SHMA of 330 dwellings per annum.

2015 SHMA housing requirement (5 years)	$330 \times 5 = 1,650$
Plus deficit to date (+550)	$1,650 + 550 = 2,200$
+ 20% buffer	$2,200 + 20\% = 2,640$
Annualised housing requirement	$2,640 \div 5 = 528$
Current supply of deliverable housing land	1,567
Number of years supply ( $1567 \div 528$ )	2.97 Years

**Table 6: 5 year deliverable housing land supply against housing requirement in 2015 SHMA**

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4.9. Taking the higher requirement to deliver the OAN of 330 dwellings per annum in North Dorset into account, the deliverable supply of housing falls below 3 years to 2.97 years. Had the Local Plan progressed and been adopted as it should have by the end of 2018, it is likely that the 330 dwellings per annum would have been the new housing requirement over a new plan period running from 2013 to 2033. This was confirmed in the North Dorset Local Plan Review Issues and Options paper in which the Council confirmed on page 5 that “In terms of the period of time covered by the Local Plan Review (LPR), the content of the existing evidence base supports the view that the LPR should cover the years 2013 to 2033.”

4.10. Taking this into account, it is reasonable to consider that the higher housing requirement of 330 dwellings per annum should be back-dated against annual completions since the reporting year of 2013-14. This would have the resultant effect of increasing the existing deficit that exists to 775 dwellings (compared to 550 dwellings) over the current plan period as shown in Table 7.

Year (annual requirement)	Net Completions	Surplus/deficit against 2015 SHMA requirement of 330 dpa
2011/12 (285)	375	90
2012/13 (285)	144	-141
2013/14 (330)	227	-103
2014/15 (330)	178	-152
2015/16 (330)	220	-110
2016/17 (330)	142	-188
2017/18 (330)	159	-171
<b>Total</b>	<b>1,445</b>	<b>-775</b>

**Table 7: Completions surplus/deficit against SHMA 2015 target of 330 dpa from 2013/14**

4.11. This increased deficit now needs to be considered within the 5 year housing supply calculation as set out in table 8 below which reduces the deliverable housing land supply in North Dorset to 2.69 years.

2015 SHMA housing requirement (5 years)	$330 \times 5 = 1,650$
Plus deficit to date (+775)	$1,650 + 775 = 2,425$
+ 20% buffer	$2,425 + 20\% = 2,910$
Annualised housing requirement	$2,910 \div 5 = 582$
Current supply of deliverable housing land	1,567
Number of years supply ( $1567 \div 582$ )	2.69 Years

**Table 8: 5 year deliverable housing land supply against housing requirement in 2015 SHMA with increased deficit**

- 4.12. The 2015 Eastern Dorset SHMA provides the most recent OAN for North Dorset however, the new standard methodology for calculating local housing need has also been introduced through the publication of the revised NPPF in July 2018. The NPPF clearly sets out at paragraph 60 that strategic policies determining the minimum number of homes needed should be informed by local housing need assessments following the standard method in national planning guidance, unless exceptional circumstances justify an alternative approach.
- 4.13. Annex 1: Implementation of the NPPF sets out at paragraph 214 that the policies in the previous framework apply for examining plans submitted on or before 24 January 2019. As the North Dorset Local Plan Review will not be submitted before this date it is reasonable to assume that the housing requirements in future plan-making in North Dorset post April 2019 should follow the standard methodology in national planning guidance.
- 4.14. Planning Practice Guidance indicates that plan-making authorities do not need to take account of past under-delivery of new homes separately in preparing plans. It explains that this is due to the affordability adjustment in the standard method of calculating local housing need which takes account of past under-delivery. It then confirms that there is separate guidance for the purposes of decision making on how the standard method for assessing local housing need applies to calculating 5 Year Land Supply.
- 4.15. Paragraph 73 of the NPPF provides this additional guidance stating that “Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.”
- 4.16. As the current Local Plan policies are not yet more than five years old, the trigger to identify a supply of specific deliverable sites against North Dorset’s local housing need as set out in paragraph 73 of the NPPF is not engaged. It is therefore still necessary to assess the 5 year housing supply against the housing requirements set out in the adopted strategic policies along with any shortfall. It is nevertheless worth considering what implications the Government’s standard methodology would have upon 5 year housing supply in North Dorset.
- 4.17. The NPPF standard methodology for calculating local housing need indicates that North Dorset has a requirement to deliver 366 dwellings per annum, based upon 2014 Office of National Statistics (ONS) household projection figures. The publication of the 2016 ONS household projections reduced the local housing need in North Dorset to 302 dwellings per annum when applying the standard methodology.
- 4.18. Following the publication of the 2016 ONS household projections, which had a significant impact on the housing need across the country, the Government reasserted its commitment to deliver 300,000 homes a year on average by the mid-2020s. The Government published its ‘Technical consultation on updates to national planning policy and guidance’ in October 2018 in which it stated its intention to change the guidance relating to the standard methodology, to specify in the short term, that the 2014-based data will provide the demographic baseline for assessment of local housing need. This shows a clear direction of travel from the Government and national guidance is likely to be updated accordingly early in 2019.

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4.19. Table 9 below sets out the 5 year housing supply summary for North Dorset adopting Government's standard method of calculating housing need. This indicates a requirement of 366 dwellings per annum and based on the significant under delivery of housing over the previous three years a buffer of 20% is applied. The deficit is ignored in this scenario as required by the NPPF and PPG.

Government standard method housing requirement (5 years)	$366 \times 5 = 1,830$
+ 20% buffer	$1,830 + 20\% = 2,196$
Annualised housing requirement	$2,196 \div 5 = 439$
Current supply of deliverable housing	1567
Number of years supply ( $1567 \div 439$ )	3.57 Years

**Table 9: 5 year deliverable housing land supply against housing requirement in standard government methodology**

4.20. The analysis in table 5 shows that the latest figures in the 2018 AMR suggest that North Dorset can demonstrate a 3.3 year supply of housing. The Council's assessment however is predicated on an out of date evidence base dating back to 2012. The new government methodology for the calculation of 5 year supply would result in an improvement of the situation to 3.57 years of supply given that the historic undersupply can be ignored. This method of calculation would not however be triggered in decision making until the adoption of a new Local Plan or after January 2021 when the strategic policies would be more than 5 years old.

4.21. It is however considered that the Council's 5 year housing supply is worse than presented in the 2018 AMR for the following reasons:

- The Local Plan housing requirement is based on evidence in the 2012 SHMA which is older than 5 years.
- The evidence base that supported the housing requirements in the Local Plan was superseded by the publication of the 2015 SHMA, which increased the housing requirement by 16% and was a primary reason why the Local Plan Inspector committed North Dorset to an early review of its Local Plan.
- The Local Plan Review has not met the target of adoption by November 2018 and is at least 18 months behind schedule.

4.22. In view of the above, a range of alternative 5 year housing supply scenarios have been considered to determine the more realistic housing supply position in North Dorset. The housing requirements in the out of date Local Plan, the most recent evidence in the 2015 SHMA and the government's standard methodology have all been considered. The scenarios based on the most up to date evidence in the 2015 SHMA show that the housing land supply has fallen below 3 years. The next stage in this review is to consider the Council's assessment of its supply of 'deliverable' housing land.

## Deliverable Housing Land Supply

4.23. The Council's 2018 AMR states at paragraph 5.40 that the district has a deliverable five year housing land supply of 1,567 new dwellings and a site by site breakdown is included in Appendix 1 of the 2018 AMR (Included as Appendix 1 of this report for ease of reference). It also clarifies in footnote 6 that use of the term deliverable has been taken from the revised NPPF (July 2018) with the supply consisting of all small sites with planning permission, all large sites with full planning permission, and other large sites where the Council has evidence that completions will begin within five years.

4.24. The NPPF provides a definition of deliverable which states:

*"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. Sites that are not major development, and 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 demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on the site within five years."*

4.25. The Council produced a housing trajectory at Appendix 2 of the 2018 (AMR) (Included as Appendix 2 of this report for ease of reference). Review of the sites and delivery rates included in the Council's figures for deliverable housing supply raises a number of issues which require more detailed consideration.

- The Council's 5 year housing supply includes 180 dwellings approved under application 2/2015/1269/OUT at the Hall & Woodhouse brewery, Blandford St Mary. This site benefits from a hybrid planning permission which includes full permission for conversion of the brewery building to 40 flats and outline planning permission for up to an additional 140 dwellings across parts of the brewery site that are now redundant. The site is currently owned by Homes England (HE) who now intend to dispose of the site to a housebuilder/developer and it is likely that due to the specialist nature of the conversion the site will be sold to more than one developer. Reserved Matters approval is still required and it is possible that a fresh planning application might be required on parts of the site. The redevelopment of the site will also be complex given the former use of the site and its location in the floodplain of the River Stour. It is considered that full delivery of 180 dwellings over the next 5 years is overly optimistic given the need for the land to be sold and further applications approved before delivery. It is estimated that delivery of 120 dwellings over the next 5 years is a more realistic delivery scenario on the site reducing the 5 year supply by 60 units.
- Land adjacent Wincombe Business Park, Shaftesbury has full planning permission (2/2014/1350/FUL) for 191 dwellings of which 155 are included in the 5 year housing supply trajectory. It is understood that this planning permission will not be built but instead a new planning application will be pursued on the site. Given the associated timescales of preparing a new application, its consideration through the planning process, the need for a new S106 agreement, discharge of conditions and lead in times to commencement it is considered unlikely that this site will deliver homes before 2021/22. We therefore consider the trajectory of delivery on this site should be shifted back with 45 units delivered in 2021/22 and 45 units delivered in 2022/23. This reduces the 5 year supply by a further 65 units.



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- The Old Market Site, Station Road, Sturminster Newton remains in the Council's deliverable 5 year housing land supply indicating that 28 units will be built in the next 5 years. This is a Reserved Matters application for 28 units that formed part of a wider redevelopment. The majority of the development was delivered and completed by 2008. Since the Reserved Matters application for 28 units was approved in 2006, no development has taken place in relation to that consent. As some 13 years has passed since Reserved Matters approval was given it is considered that the Council must produce robust evidence of delivery in the next 5 years to include these remaining 28 units in the 5 year supply. Until this evidence is available the 28 units should be removed from the deliverable housing land supply.
- The Council includes 40 dwellings in the 5 year deliverable supply of land from the Nordon Council offices, Salisbury Road, Blandford. The site is identified as 'Brownfield Windfall' and therefore evidence is required that the site will deliver housing in the next 5 years for it to be included in the supply. Whilst a planning application 2/2018/0981/OUT is currently under consideration for this development, the application is subject to a strong objection from Historic England. Substantial Harm is identified to heritage assets as a result of demolition of the existing building and the principle of development in its grounds. Given the significant objection from an important statutory consultee such as Historic England there can be no certainty of development being secured on this site within the next 5 years and 40 further units should be removed from the deliverable housing land supply.
- The Council includes 60 dwellings in the 5 year deliverable supply of land from another 'brownfield windfall' site at the Gillingham extra care facility. Again, a planning application 2/2018/1437/FUL has been submitted on this site for '59' dwellings but this application is subject to an in principle objection from the Environment Agency on grounds of flood risk and biodiversity. The Statutory Consultee requires hydraulic modelling to be undertaken which could fundamentally impact upon the acceptability of the site for residential development in principle. There can therefore be no certainty at this stage that this land could deliver houses within 5 years and a further 60 units should be removed from the deliverable housing land supply.
- Planning application 2/2014/1677/FUL at 9 and 10 Oakfield Street, Blandford Forum is shown in the Council's 5 year supply for 10 units. A subsequent s73 application 2/2016/0570/VARIA approved minor amendments to 2/2014/1677/FUL which had a commencement date of the 3<sup>rd</sup> March 2018. The AMR indicates that in April 2018 the development had started yet discharge of condition application 2/2018/1182/DOC was lodged in August 2018 and determined in October 2018. The conditions it sought to address were all pre-commencement conditions that appear to have been both submitted and discharged after commencement of development drawing into question whether the development was lawfully commenced and therefore whether the units should be included in the Council's 5 year supply.
- The Council's five year land supply makes no allowance for non-implementation of planning permissions. A discount of 10% for non-implementation is typically allowed for this.

4.26. Table 10 below provides a revised calculation of North Dorset's deliverable housing land supply. It adopts NDDC's stated land supply position from the 2018 AMR as a baseline and then deducts a number of dwellings from the supply based on the justification set out above. A 10% non-implementation allowance is then applied to account for planning permissions that will not be commenced which provides an updated deliverable 5 year supply of housing land of 1,183 dwellings.

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<b>NDDC Total 5 year housing supply, April 2018</b>	1567
<b>Deduct from the 5 year supply</b>	
• 2/2015/1269/OUT	-60
• 2/2014/1350/FUL	-65
• 2/2006/0987	-28
• 2/2018/0981/OUT	-40
• 2/2018/1437/FUL	-60
	<b>= 1,314</b>
<b>Apply a 10% non-implementation allowance</b>	<b>1,314 – 10% = 1,183</b>
<b>Total deliverable 5 year supply of housing land, December 2018</b>	<b>1,183</b>

**Table 10: Savills assessment of North Dorset’s deliverable housing land supply**

4.27. Having established the updated position of the deliverable supply of housing land it is now possible to update the 5 year housing supply calculations considered in the various scenarios earlier in this assessment. A summary of the various supply assessments is set out in Table 11 below.

<b>Summary of 5 year housing supply assessment</b>		
<b>Tested Scenarios</b>	<b>Housing supply position against NDDC’s 2018 AMR assessment of deliverable housing land supply (1,567 dwellings)</b>	<b>Housing supply position against Savills assessment of deliverable housing land supply at end of 2018 (1,183 dwellings)</b>
<b>Housing supply against local plan requirement of 285 dwellings per annum</b>	3.3 Years	2.5 Years
<b>Housing supply against housing requirement of 366 dwellings in standard government methodology</b>	3.57	2.69 Years
<b>Housing supply against housing requirement in 2015 SHMA of 330 dwellings</b>	2.97 Years	2.24 Years
<b>Housing supply against housing requirement in 2015 SHMA of 330 dwellings with increased deficit</b>	2.69 Years	2.03 Years

**Table 11: Summary of North Dorset District Council 5 year housing supply scenarios**

- 4.28. The above summary shows that in applying a realistic interpretation of the NPPF definition of 'deliverable', North Dorset District Council's 5 year housing supply position has fallen below 3 years in all scenarios. Assessed against the Local Plan target of 285 dwellings per annum taking account past under delivery the Council can only demonstrate a 2.5 year supply. Considering the most up to date objectively assessed housing need in the 2015 SHMA, the housing supply is lower at 2.24 years which falls lower to just over 2 years if the SHMA requirements were back dated through the plan period. The NPPF is clear that the standard local housing need methodology does not apply where the strategic policies are less than 5 years old but even assessed against this scenario in which past under delivery is discounted, the Council can only demonstrate a supply of 2.69 years.
- 4.29. In view that the Local Plan assessment is based on a significantly out of date requirement and the NPPF and Planning Practice Guidance prevent use of the standard method in decision making, the most relevant assessments are considered to be those based on the most up to date evidence in the 2015 SHMA. All of the tested scenarios however show that the deliverable housing land supply has fallen significantly below 3 years.

## Planning Approvals since April 2018

- 4.30. It is acknowledged that a number of planning approvals for new dwellings have been granted since April 2018, the point in time at which the 2018 AMR monitoring ends. It is worth considering what progress has been made in terms of planning permissions granted to consider whether the housing supply position is likely to change significantly when the 2019 AMR is published. Planning approvals for new dwellings up until 31<sup>st</sup> December 2018 have therefore been considered. Appendix 3 includes a table of additional consents identified and considered when reflecting upon NDDC's future supply of deliverable of housing land.
- 4.31. The new planning permissions and prior approvals granted permission since April 2018 to the end of December 2018 totals 320 new dwellings. Of these new dwellings, 120 units were part of an outline planning approval granted in Stalbridge under application reference 2/2017/0741/OUT and 40 units were part of an outline approval granted in Charlton Marshall under application reference 2/2017/1716/OUT. These applications were submitted by a land promoter and a land owner respectively. Both sites will now need to be marketed, sold and then further reserved matters approval sought. Given the time associated with this process it is considered unlikely that sufficient evidence will exist in the short term to state with confidence that these sites will deliver homes in the next 5 years and therefore they are unlikely to contribute towards the supply calculations in 2019.

- 4.32. Excluding these two larger approvals, only an additional 160 dwellings have been consented in an 8 month period which is unlikely to have a significant enhancement to the deliverable land supply in 2019. It is important to recognise that these additional consents cannot be used to update the housing supply position at this stage without updating the number of completions that have occurred over the same period. This information is not yet available but will be updated when the Council carries out its 2019 AMR. It is however, considered unlikely that the Council will meet its annual housing requirements in 2018/19 based upon current levels of housebuilding activity across the district and will fall into a greater deficit.
- 4.33. In the appeal (APP/W3520/W/18/3194926) at Woolpit, Suffolk, referenced earlier in this report, the Inspector provides some useful commentary at paragraph 67 (extract below) about the definition of deliverable and the need to fix a point in time to assess housing supply calculations.
- 4.34. *“In my view the definition of ‘deliverable’ in the Glossary to the NPPF 2018 does not relate to or include sites that were not the subject of an allocation but had a resolution to grant within the period assessed within the AMR. The relevant period is 1 April 2017 to 31 March 2018. There is therefore a clear cut-off date within the AMR, which is 31 March 2018. The Council’s supply of deliverable sites should only include sites that fall within the definition of deliverable at the end of the period of assessment i.e. 31 March 2018. Sites that have received planning permission after the cut-off date but prior to the publication of the AMR have therefore been erroneously included within the Council’s supply. The inclusion of sites beyond the cut-off date skews the data by overinflating the supply without a corresponding adjustment of need.”*
- 4.35. Reflecting on this commentary it is clear that the planning permissions granted in NDDC since April 2018 should only be included in the supply when the corresponding adjustment for completions and need have been included. In the absence of this data it is right to use the end of March 2018 as the baseline for assessing housing supply calculations. Furthermore, whilst the Council is currently considering a number of large scale applications throughout the District, there will be a need to take these through Planning Committee and resolve in some cases complex S106 agreements. It is therefore unlikely that many of these larger applications will contribute significantly to the supply of housing land in the 2018/19 AMR calculations even if resolution to grant planning permission is achieved.
- 4.36. The analysis of the additional smaller housing consents across the district is helpful in demonstrating that the number of approvals is not likely to have a significant influence on the future supply of deliverable housing land in the next AMR period. The current housing supply position should however still be assessed on the figures of the base date in the 2018 AMR of April 2018.

## 5. Local Government Re-Organisation

- 5.1. In assessing housing land supply in North Dorset at present it is necessary to consider what implications future Dorset wide Local Government re-organisation might have on the housing requirements across the area and therefore the methodology of calculating housing supply. In April 2019, North Dorset District Council will cease to exist and will become part of one Unitary Council covering rural Dorset beyond the new Unitary Council comprising the urban conurbation of Bournemouth, Christchurch and Poole.
- 5.2. It is understood that in the future there may well be a political desire to have a new all-encompassing plan that would cover the new Unitary administrative area. At this stage however, it remains unclear how in the transitional period, housing requirements across this new unitary area will be dealt with. No information has been issued to date by either the existing District Councils nor the Dorset Council Shadow Authority of its intended approach but it will be for the new Dorset Council to ultimately decide. There is likely to be a range of possible alternative scenarios under consideration as to how to deal with this issue in both the plan making process and in decision making during the transition period to adopting a new plan. A number of possible approaches are set out below, this is not an exhaustive list:
- The new Unitary Council could continue to use the existing housing requirements in the adopted Local Plans to deliver housing and assess housing supply in the existing Local Plan areas.
  - The housing requirements could be combined to create a total requirement across the new administrative area with one housing supply assessment calculated across a number of existing Local Plan areas.
  - The housing requirements could be distributed and supply assessed in the existing Eastern and Western Dorset Housing Market Areas.
- 5.3. The uncertainty around the future approach of assessing housing requirements across the new Unitary area means that the existing housing supply calculations set out in this report will need to be reviewed once the new Unitary Council has announced its intended approach. It is understood that legal advice has been sought on this issue by the shadow authority but following a request to view this advice, the shadow authority has advised that it will not release this information at this time as it is subject to 'legal privilege'.

## 6. Conclusions

- 6.1. North Dorset District Council has stated in its 2018 Annual Monitoring Report that it can only demonstrate a deliverable housing land supply of 3.3 years on the basis of the housing requirements set out in the adopted North Dorset Local Plan Part 1 (January 2016). However, there are issues with the Council's proposed housing target and claimed deliverable land supply.
- 6.2. The Council's housing target in the adopted Local Plan is based on out of date evidence that is more than 6 years old and the Council has failed to deliver on its commitments and assurances made to the Local Plan Inspector. They have failed to adopt a new Local Plan within the timescales set out by the Inspector and are at least 18 months behind the programme they committed to in 2016. The claimed supply of 1,567 units includes a number of unrealistic assumptions and fails to recognise that some planning permissions will have a longer lead in time to commencement and others will not even be implemented.
- 6.3. An analysis of past rates of delivery demonstrates that annual targets have only been met once over an eleven year period yet the Council considers it will increase delivery to 433 dwellings per annum by 2020/21. This would result in a marked step change in the rate of delivery over a relatively short period of time which is unlikely without a change in the Council's adopted spatial strategy. This also appears unlikely based upon the issues and options document produced at the last consultation stage in November 2017.
- 6.4. The analysis in this report shows that the scenarios where a supply of more than 3 years can be demonstrated are based upon an unrealistic assessment of 'deliverable' housing land and a requirement in the Local Plan which is more than 6 years out of date or using the Government's standard methodology which should not be used in decision making in circumstances when the policies in the adopted Local Plan are less than 5 years old. Notwithstanding this, when applying a more realistic assessment of deliverable supply of housing land the housing supply against the Local Plan requirements falls to 2.5 years and assessed against the NPPF methodology is 2.69 years.
- 6.5. Consideration of a more credible assessment of deliverable supply as well as the most up to date evidence in the 2015 SHMA demonstrates that the housing supply is in fact lower between 2.03 years and 2.24 years depending on the scale of accepted deficit. It is therefore reasonable to state that the housing supply in North Dorset actually falls somewhere within the range of 2.03 years and 2.69 years. Therefore, in the balance of probability, the Council's housing supply is considered to have fallen significantly below 3 years when adopting more realistic assumptions regarding the deliverable land supply and considering the most up to date housing needs of the district.

# 5 Year Housing Supply Report

North Dorset District Council

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## Appendices

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## Appendix 1

Extract showing Appendix 1 of the North Dorset District Council Annual Monitoring Report 2018 and the 5 Year Housing Land Supply at April 2018

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# 5 Year Housing Supply Report

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## Appendix 1 – 5 Year Housing Land Supply 2018

Reference	Location	Status	5-year supply
<b>Blandford Forum &amp; St Mary</b>			
2/1998/0803	Land adj Shorts Lane/Luton Mews	Started	3
2/2004/0764	Land Rear of The Stour Inn	Started	1
2/2003/0250	Telstar Garage, Bryanston Street and rear of 23 Salisbury	Started	2
2/2013/0474/PLNG	13-15, Market Place, Blandford Forum, DT11 7AF	Started	4
2/2013/0437/PLNG	8, Oakfield Street, Blandford Forum, DT11 7EX	Started	1
2/2014/1677/FUL	9 And 10, Oakfield Street, Blandford Forum	Started	10
2/2017/1955/FUL	The Railway Hotel Oakfield Street Blandford Forum DT11 7EX	Started	5
2/2014/1584/FUL	19, 21 And 23 Victoria Road, Blandford Forum, DT11 7JR	Started	1
2/2016/0742/CPL	Lyndon Cottage, Bournemouth Road, Blandford St Mary , DT11 9LW	Started	1
2/2015/0950/OTDWPA	First Floor Offices , Bartletts Country Stores , Shaftesbury Lane , Blandford Forum, DT11 7EG	Started	3
2/2015/0795/FUL	2 Park Place Whitecliff Mill Street Blandford Forum DT11 7BP		1
2/2015/1747/FUL	Nyali Shaftesbury Lane Blandford Forum DT11 7FD		1
2/2016/0317/FUL	Digwells Garden Shop, Red Lion Yard, Market Place, Blandford Forum, DT11 7EB	Started	1
2/2016/1124/FUL	12 Market Place, Blandford Forum, DT11 7EF	Started	3
2/2016/0892/OUT	Land North Of Deer Park House , Whitecliff Mill Street, Blandford Forum, DT11 7BN		2
2/2017/1392/FUL	The Wheatsheaf Inn , Albert Street, Blandford Forum, DT11 7HY	Started	1
2/2016/1591/OUT	15 Pigeon Close, Blandford St Mary, DT11 9LX		1
2/2017/0251/FUL	80 Salisbury Street, Blandford Forum, DT11 7PS		4
2/2017/0415/FUL	Outbuilding To The Rear Of 40 Salisbury Street, Blandford Forum		1
2/2017/1414/OUT	Land South West Of Field View Road Blandford Forum		4
2/2015/1269/OUT	Hall And Woodhouse, Bournemouth Road, Blandford St Mary, DT11 9LS		180
Brownfield windfall	Nordon Council Offices, Salisbury Road	Planning app due	40
2/2015/0813/FUL	Dorchester Hill		61
2/2015/1935/OUT	Land Adj A350/A354 Junction (St Mary's Hill)		155
	<b>Blandford total</b>		<b>486</b>
<b>Gillingham</b>			
2/2012/1165/PLNG	Former Bakery, Hardings Lane, Gillingham	Started	2

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Reference	Location	Status	5-year supply
2/2014/1363/FUL	Land To The Rear Of, Fairey Crescent , Gillingham, SP8 4PE	Started	2
2/2014/1619/FUL	Garage Block To The Rear Of Lodbourne Terrace Gillingham	Started	1
2/2014/1620/FUL	Garage Block Rear Of 15 Addison Close Gillingham	Started	4
2/2014/1631/FUL	Garage Block Rear Of 11 And 12 Matthews Place Gillingham	Started	2
2/2014/1632/FUL	Garage Block West Of 57 Hyde Road Gillingham	Started	2
2/2014/1628/FUL	Garage Block East Of 1 Hyde Road And Garage Block South Of 73 And 74 Hyde Road Gillingham	Started	3
2/2014/1629/FUL	Garage Block Rear Of 11 Hyde Road Gillingham	Started	2
2/2014/1630/FUL	Garage Block To The Rear Of 31 Hyde Road Gillingham	Started	3
2/2015/0682/FUL	Victoria House Cemetery Road Gillingham SP8 4AZ		2
2/2015/1056/FUL	Stone House High Street Gillingham SP8 4AN	Started	1
2/2015/1746/FUL	GTS Car Sales, Queen Street, Gillingham, SP8 4DY		4
2/2016/0822/AGDWPA	Huntingford Farm, Huntingford Road, Huntingford		2
2/2016/1559/ATDWPA	Lloyds Bank Plc, High Street, Gillingham, SP8 4AQ		3
2/2016/1643/OUT	Land Adjacent 3 Lodden, Gillingham, SP8 4JY		1
2/2016/1545/FUL	Building In The North East Corner Of London House, Station Road, Gillingham		1
2/2017/0231/AGDWPA	Deer Leap Farm, Bowridge Hill, Gillingham, SP8 5QR		2
2/2017/0757/OUT	Springfield, Access To Greenacres , Gillingham , SP8 4HD		1
2/2017/0924/AGDWPA	Barn At, Langham Lane, Gillingham		1
2/2017/0837/FUL	Workshop, Town Bridge House, High Street, Gillingham, SP8 4AA		1
2/2017/0989/AGDWPA	Bowridge Hill Farm, Bowridge Hill, Gillingham, SP8 5QS		1
2/2017/0928/FUL	Land At E 380183 N 126087, Common Mead Lane, Gillingham		1
2/2017/0917/FUL	Land East Of, 20 Barnaby Mead, Gillingham	Started	2
2/2017/0830/FUL	Copper Coin , Shaftesbury Road, Gillingham, SP8 4LP		2
2/2017/1339/FUL	2 Park Villas , Shaftesbury Road, Gillingham, SP8 4LG		2
2/2017/1982/AGDWPA	Bowridge Hill Farm, Bowridge Hill, Gillingham, SP8 5QS		1
2/2017/1664/FUL	Lloyds Bank Plc , High Street, Gillingham, SP8 4AQ		4
2/2017/1011/OUT	Windyridge Farm , Bay Road, Gillingham, SP8 4EP		5
2/2017/1321/FUL	Churchbury House , Queen Street, Gillingham, SP8 4DZ		6
Brownfield windfall	Gillingham extra care facility, St Martins & ALC	Planning app due	60

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Reference	Location	Status	5-year supply
2/2017/1266/FUL	Station Road adj to Pets At Home	Pending	4
2/2016/0149/OUT	Land at Bay		50
2/2014/0968/OUT	Land To The East Of Lodden Lakes, New Road		90
	<b>Gillingham total</b>		<b>268</b>
<b>Shaftesbury</b>			
2/2002/0425	Land adj 101 St James	Started	2
2/2013/1338/PLNG	17, Bell Street, Shaftesbury, SP7 8AR	Started	1
2/2015/0316/OUT	19 Old Boundary Road Shaftesbury SP7 8ND		3
2/2015/0979/FUL	Former Workshop Mustons Lane Shaftesbury		1
2/2015/0774/FUL	Chubbs Flats Salisbury Street Shaftesbury		4
2/2015/1001/FUL	46 Salisbury Street Shaftesbury SP7 8EJ		1
2/2016/1868/FUL	St Denis Lodge , Salisbury Road, Shaftesbury, SP7 8BS		-1
2/2016/0817/FUL	Tower View Bleke Street Shaftesbury		1
2/2017/1005/AGDWPA	Mampitts Farm, Mampitts Lane, Shaftesbury, SP7 8PG		1
2/2016/1842/FUL	9 Love Lane, Shaftesbury		1
2/2017/0973/FUL	3A High Street, Shaftesbury, SP7 8HZ		1
2/2017/1013/FUL	Plot 1, The Farmhouse, Well Lane, Shaftesbury		1
2/2017/0971/FUL	Land On The North West Side Of 6 , Paddock Close, Shaftesbury, SP7 8DD		4
2/2017/0524/FUL	35 High Street, Shaftesbury, SP7 8JE		1
2/2017/1331/FUL	44 Sweetmans Road, Shaftesbury, SP7 8EH		1
2/2017/1531/FUL	Flat 8 Spillers House , 25 Old Boundary Road, Shaftesbury, SP7 8EP		-1
2/2016/0018/FUL & 2/2017/1284/FUL	Toby's, 1 Bimport And 5 High Street, Shaftesbury, SP7 8NA	Started	7
2/2016/0629/FUL	A T S Euromaster Ltd New RoadShaftesburySP7 8QH		28
2/2017/1727/FUL	Chubbs Almshouses, 33 Salisbury Street, Shaftesbury, SP7 8EL		3
2/2014/1350/FUL	Adj Wincombe Business Park		155
2/2016/0658/PAEIA	Land East of Shaftesbury Parcels 6 and 7		86
2/2015/0598/OUT	Land west of Littledown		155
	<b>Shaftesbury total</b>		<b>455</b>

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Reference	Location	Status	5-year supply
<b>Sturminster Newton</b>			
2/2006/0987	Old Market Site, Station Road, Sturminster		28
2/2011/0905/PLNG	Part Garden Of 9 And 10, Alder Close, Sturminster Newton, DT10 1AJ	Started	2
2/2013/0354/PLNG	Land At Bonslea House, White Lane Close, Sturminster Newton	Started	1
2/2016/1093/FUL	Streeters Carpets And Beds Ltd, Station Road, Sturminster Newton, DT10 1BD		9
2/2017/1426/FUL	37 Bridge Street, Sturminster Newton, DT10 1BZ		2
2/2017/1756/FUL	Lester House , 7 Bridge Street, Sturminster Newton, DT10 1AP		1
2/2017/1801/AGDWPA	Agricultural Building At Ralph Down Farm, A357 - Twofords Bridge To Woodlands Farm Access, Bagber		2
2/2017/1623/FUL	Corner House , Station Road, Sturminster Newton, DT10 1BB		3
2/2018/0090/FUL	Myrtle Cottage , Church Walk, Sturminster Newton, DT10 1DG		1
2/2017/1337/OTDWPA	North Dorset Social Services Offices, Stour View Campus, Bath Road		9
	<b>Sturminster Newton total</b>		<b>58</b>
<b>Stalbridge</b>			
2/2012/0834/PLNG	Williams Nursery, Station Road, Stalbridge, Sturminster Newton, DT10 2RQ	Started	2
2/2013/0732/PLNG	Land north of Pond Walk (Barrow Hill)	Outline	7
2/2016/0593/FUL	Land Off, Station Road, Stalbridge		1
2/2016/0932/FUL	Stalbridge Pharmacy , High Street, Stalbridge, DT10 2LL		1
2/2016/1060/FUL	Hewletts Farm, Lower Road, Stalbridge, DT10 2SW		3
2/2016/1586/FUL	Crown Inn, High Street, Stalbridge, DT10 2LL		3
2/2017/0027/FUL	Former Natwest Bank, High Street, Stalbridge DT10 2LQ		1
2/2017/0111/FUL	Stalbridge Barns, Former C C Moore And Co Site, Church Hill, Stalbridge, DT10 2RL		8
2/2016/1748/OUT	Land West Of Grove House, Park Grove, Stalbridge		1
2/2017/1191/AGDWPA	Farm Building Adjoining, Priors Down Farm, West Mill Lane To Station Road - Lane, Stalbridge, DT10 2RS		1
2/2017/1376/FUL	Hillcrest House , Church Hill, Stalbridge, DT10 2LR		1
2/2017/1991/FUL	Old Coach House , Barrow Hill, Stalbridge, DT10 2QU		1
	<b>Stalbridge total</b>		<b>30</b>
<b>Villages and countryside</b>			
2/2016/0610/REM	Bourton Mill , Factory Hill, Bourton, SP8 5AX	Started	29

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Reference	Location	Status	5-year supply
2/2015/0651/FUL	River View Bridge Street Bourton SP8 5BA		1
2/2015/1315/OUT	Sandways Farm, New Road, Bourton, SP8 5BQ		1
2/2017/0775/FUL	Petrol Station , New Road, Bourton, SP8 5BD	Started	1
2/2017/0818/OUT	The Yard New Road Bourton		1
2/2017/1218/FUL	The Gardens, The Drive, Bryanston, DT11 0PS		1
2/2016/0865/FUL	Land On The South Side Of, Shutes Lane, Buckhorn Weston		1
2/2015/0953/FUL	Hawks Barn Long Lane Cann SP7 0BJ	Started	1
2/2017/0902/AGDWPA	Bell Barn, B3091 - St James Street To Kit Hill, Cann, Shaftesbury, SP7 0JA	Started	1
2/2015/0360/FUL	315 Bournemouth Road Charlton Marshall DT11 9NQ	Started	1
2/2015/0375/FUL	2 River Lane Charlton Marshall DT11 9NZ		1
2/2015/1810/OTDWPA	Long Barn, Park Hill, Charlton Marshall, DT11 9AJ		1
2/2016/1408/AGDWPA	Ashe Farm, Thornicombe Hill, Thornicombe	Started	1
2/2017/1522/OUT	Sunnyfields , 62 Gravel Lane, Charlton Marshall, DT11 9NS		1
2/2018/0078/OUT	Barnwheel House , 52 Gravel Lane, Charlton Marshall, DT11 9NS		1
2/2016/1611/FUL	Former Stables, Chettle Village To Salisbury Road (a354) - Lane, Chettle		1
2/2016/0937/FUL	Dovecote Farm, Common Drove, Child Okeford, DT11 8QY		1
2/2015/0868/AGDWPA	Prystock Farm Hawkecombe Lane To Brach Farm - Road Twyford SP7 0JJ	Started	1
2/2015/0011/FUL	Field View Farm Fishey Lane East Orchard SP7 0LQ	Started	1
2/2016/0202/AGDWPA	Henbury Farm, Village Road To Trapdoor And Henbury Farm - Access Road, East Orchard		2
2/2018/0043/FUL	Primrose Farm, Hunger Hill, East Stour, SP8 5JR		6
2/2010/0963/PLNG	Part garden of Hillside, Hunger Hill, East Stour, Gillingham, SP8 5JS	Started	1
2/2014/0593/FUL	Lintern Farm, Lintern Lane, East Stour	Started	1
2/2015/1114/AGDWPA	Summerleaze Farm, Front Street, East Stour, SP8 5LQ		1
2/2017/1028/AGDWPA	Barn At Zoar Lane, Fifehead St Quintin		1
2/2012/1049/PLNG	Green Farm, Marnhull Road, Margaret Marsh, Shaftesbury, SP7 0AZ	Started	1
2/2015/1626/AGDWPA	St Andrews Farm Barn, Woodbridge Lane, Bedchester		1
2/2015/0459/FUL	Home Mead Cottage , 8, North Street, Fontmell Magna, Shaftesbury , SP7 0NS		1
2/2017/0464/FUL	Round Chimneys Farm , Blackmore Bridge To Stock Hill Lane - Lane, Glanvilles Wootton, DT9 5QQ	Started	1
2/2017/0378/AGDWPA	Barn On East Farm, East Farm Lane, Hammoon, DT10 2DB		2

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Reference	Location	Status	5-year supply
2/2016/1052/FUL	Handley Cross Farm, Pidney Hill, Hazelbury Bryan, DT10 2EB		17
2/2016/0473/AGDWPA	Dutch Barn, West Lane, Hazelbury Bryan		1
2/2016/0121/FUL	Locketts Cottages , Locketts Farm To Dairy House Farm Access - Lane, Droop, DT11 0EZ	Started	-1
2/2017/0517/AGDWPA	Barn At E 375491 N 110386, Priest Thorn Cottages To Stut Lane - Road, Hazelbury Bryan		1
2/2017/1314/AGDWPA	Barn At, Moores Farm, West Lane, Hazelbury Bryan		1
2/2017/1629/AGDWPA	Barn, The Common, Hazelbury Bryan		1
2/2017/0443/FUL	Malthouse Business Units, Ansty Lane, Ansty	Started	2
2/2017/0805/FUL	Hollybank Cottage , Coniger Knap, Higher Ansty, DT2 7PU		1
2/2017/0988/FUL	Furlong Farm, Kitford Lane, Ibberton, Blandford Forum, DT11 0EJ	Started	1
2/2016/0240/COU	Church Farm, Main Street, IWERNE COURTNEY	Started	1
2/2016/0017/FUL	Deer Farm, Gallows Corner To Farrington - Lane, Farrington, DT11 8RA		2
2/2016/1512/FUL	Barn East Of Orchard House, Blandford Road, Iwerne Minster	Started	1
2/2015/0224/PMBPA	Agricultural Building East Of Elm View Chapel Hill Kington Magna		1
2/2009/0825/PLNG	Kings Stag Copse, Hazelbury Bryan	Started	2
2/2017/0718/FUL	Former Hags Play Ltd , Holwell Road, Kings Stag, DT10 2BA	Started	3
2/2017/1029/AGDWPA	Barns At, Haydon Lane, Lydlinch		1
2/2017/1981/AGDWPA	Little Rodmore Farm, Access To Little Rodmore Farm, Kings Stag, DT10 2BD		2
2/2016/1677/FUL	Fir Tree Farm, Hazelbury Road, Mappowder DT10 2EQ		2
2/2017/1351/FUL	Saunders Farm , Quar Close To Place Farm And Mappowder Court - Road, Mappowder, DT10 2EN		1
2/2017/0451/REM	Land On The South Side Of, Burton Street, Marnhull		13
2/2015/1316/FUL	New Street Dairy, New Street, Marnhull, DT10 1PX	Started	1
2/2012/0771/PLNG	Longonot, Crown Road, Marnhull, Sturminster Newton, DT10 1LN	Started	1
2/2015/0522/REM	Land Adjacent Joyces New Street Marnhull	Started	2
2/2015/1382/FUL	Land At St (e) 378920 (n) 119092 Salisbury Street Marnhull		1
2/2015/1420/FUL	Land At E 378916 N 119142 Corner Close Marnhull	Started	3
2/2016/0518/FUL	Strangways Farm , Hains Lane, Marnhull, DT10 1JU		3
2/2017/0554/FUL	Guys Automobile Engineers , Phillips Hill, Marnhull, DT10 1NU	Started	3
2/2017/0353/OUT	Greenfields , Sodom Lane, Marnhull, DT10 1HR		3
2/2017/0994/FUL	Land At E 378884 N 119145, Corner Close, Corner Close, Marnhull		1

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Reference	Location	Status	5-year supply
2/2017/1189/AGDWPA	Barn On Ashley Down Farm, Great Down Lane, Marnhull, DT10 1JY		1
2/2017/1134/FUL	Buildings South Of, Popes Farm Bungalow, New Street To Common Lane - Lane, Marnhull		1
2/2017/1215/FUL	Building At E 377336 N 117782, Mowes Lane, Marnhull		1
2/2016/1213/AGDWPA	Agricultural Building, Whitings Farm, St James Common To Higher Green Farm, Cann		1
2/2009/0206/PLNG	Goulds Farm, Little England, MILBORNE ST ANDREW	Started	5
2/2017/0277/FUL	Land At Goulds Farm, Fox View, Milborne St Andrew		7
2/2015/1073/FUL	Land At E 380375 N 97264 Manor Farm Lane Milborne St Andrew		1
2/2017/0121/FUL	Former Case And Sons Site, The Street, Motcombe		10
2/2011/0195/PLNG	Dar Es Salaam, Shorts Green Lane, Motcombe, Shaftesbury, SP7 9PA	Started	1
2/2015/1195/AGDWPA	Barn At, Hawkers Hill Farm, Gillingham Road To Hawkers Hill Farm - Track, Shaftesbury		1
2/2017/1080/AGDWPA	Barn At Martlets Farm, Knapp Hill To Sedge Hill Corner - Lane, Motcombe	Started	1
2/2017/1136/FUL	Part Garden Of 37 The Street, Motcombe, SP7 9PE		2
2/2009/0521/PLNG	Pennys Place, Angers Lane, Fiddleford, OKEFORD FITZPAINE	Started	1
2/2012/1359/PLNG	Land At E 380587 N 111109, Castle Avenue, Okeford Fitzpaine	Started	1
2/2016/0407/AGDWPA	Lowbrook Farm, Lowbrook Farm Lane, Belchalwell	Started	2
2/2016/0285/FUL	Okehill , Higher Street, Okeford Fitzpaine, DT11 0RQ		1
2/2016/1001/AGDWPA	Langston Farm, Shillingstone Lane, Okeford Fitzpaine		1
2/2016/1470/AGDWPA	Etheridge Farm, Darknoll Lane, Okeford Fitzpaine		1
2/2017/1086/OUT	Fiddleford Mushrooms Ltd , Angers Lane, Fiddleford, DT10 2BY		1
2/2011/0969/PLNG	Woodbury, 10, Chapel Lane, Pimperne, Blandford Forum, DT11 8TZ	Started	1
2/2014/0064/PLNG	10 St Peters Close, Pimperne, Blandford Forum, DT11 8UZ	Started	1
2/2015/0393/FUL	Stour House Blandford Road Shillingstone DT11 0SF		1
2/2015/1494/FUL	Old Ox Inn, Blandford Road, Shillingstone, DT11 0SF	Started	1
2/2017/0437/FUL	Former Weigh Bridge Office, Lanchards Lane, Shillingstone		1
2/2017/0869/FUL	Land At, 10 Wessex Avenue, Shillingstone		1
2/2018/0029/FUL	2 Wessex Avenue, Shillingstone, DT11 0TG		1
2/2015/1693/FUL	Barn At E 378705 N 129436 Waterloo Lane Silton	Started	1
2/2015/0415/FUL	The Outlook High Street Spetisbury DT11 9DT	Started	1
2/2004/0329	Part garden of Suvia Bay, High Street, SPETISBURY	Started	1

# 5 Year Housing Supply Report

North Dorset District Council



Reference	Location	Status	5-year supply
2/2018/0146/FUL	Coppers Cottage , High Street, Spetisbury, DT11 9DT		1
2/2013/1261/PLNG	Village Hall , Orchard Close, Stourpaine , Blandford Forum	Started	2
2/2002/0034	Land at 'Churchills', Manor Road, STOURPAINE	Started	1
2/2015/1087/OUT	Norton View, Shaston Road, Stourpaine, DT11 8TA		4
2/2016/1879/FUL	Land At E386023 N109671, Havelins, Stourpaine		4
2/2016/0553/AGDWPA	Summerfield Farm, Butts Lane, Stour Provost		1
2/2017/1158/AGDWPA	Barn At, Chequers Farm, Scotchey Lane, Stour Provost		1
2/2017/0569/FUL	Manor Farm , Church Lane, Stour Provost, SP8 5SA		2
2/2016/1690/FUL	Agricultural Buildings Cockhill Farm, Lane From Woodrow Farm To Walnut Cottage, Stourton Caundle, DT10 2LB		1
2/2016/1407/FUL	West Farm, Mower Lane To Farrington Bridge - Lane, Farrington, DT11 8RA		1
2/2017/1514/FUL	Land South Of Easter Cottage, Launceston Farm, Valley Road, Tarrant Launceston		1
2/2015/0626/PMBPA	Red Lane Farm, Red Lane, Todber, DT10 1HJ		1
2/2016/0656/REM and 2/2017/0833/FUL	Redlands Garage, Red Lane, Todber, Sturminster Newton, DT10 1HT		2
2/2017/1057/REM	J & S Car Sales , Red Lane, Todber, DT10 1HT		1
2/2018/0062/AGDWPA	School House Farm, High Street, West Orchard, SP7 0LJ		1
2/2015/0136/OUT	Land South Of The Old Malt House Clenston Road Winterborne Stickland		2
2/2015/0657/FUL	Land Opposite The Old Farmhouse Chalky Path Winterborne Stickland	Started	1
2/2015/0719/FUL	The Old Farmhouse Chalky Path Winterborne Stickland DT11 0NS		1
2/2013/0857/PLNG	The Clock House Winterborne Whitechurch Blandford Forum DT11 0PB	Started	1
2/2013/1370/PLNG	Whitcombe Drove Farm, Hazelbury Bryan, Blandford Forum, DT11 0HE	Started	1
	<b>Villages and countryside total</b>		<b>216</b>
<b>Adjustments</b>			
	Occupational dwellings		4
	Windfall allowance		50
<b>Total 5-year supply of housing, April 2018</b>			<b>1567</b>



# 5 Year Housing Supply Report

North Dorset District Council

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## Appendix 2

Extract showing Appendix 2 of the North Dorset District Council Annual Monitoring Report 2018 and the 5 Year Housing Land Supply Trajectory at April 2018

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# 5 Year Housing Supply Report

North Dorset District Council



## Appendix 2 – Housing Trajectory Updated 2018

Settlement	Source	2017/12	2018/13	2019/14	2020/15	2021/16	2022/17	2023/18	2024/19	2025/20	2026/21	2027/22	2028/23	2029/24	2030/25	2031/26	2032/27	2033/28	2034/29	2035/30	2036/31	Total Plan period
		Completed							5-year supply													
Blandford	Permissions	103	35	71	22	45	33	7	32	21	54	60	63	0	0	0	0	0	0	0	0	546
	Infill sites								0	0	20	20	0	0	0	0	28	0	0	0	0	68
	Greenfield sites:																					
	Dorchester Hill								36	25	0	0	0	0	0	0	0	0	20	45	0	126
	Land Adj A350/A354 Junction								0	20	45	45	45	45	45	45	45	45	40	40	40	500
	Lower Bryanston Farm								0	0	0	0	0	0	15	25	25	0	0	0	0	0
<b>Total</b>		<b>103</b>	<b>35</b>	<b>71</b>	<b>22</b>	<b>45</b>	<b>33</b>	<b>7</b>	<b>68</b>	<b>66</b>	<b>119</b>	<b>125</b>	<b>108</b>	<b>60</b>	<b>70</b>	<b>70</b>	<b>79</b>	<b>85</b>	<b>85</b>	<b>40</b>	<b>40</b>	<b>1305</b>
Gillingham	Permissions	15	9	7	6	9	6	6	36	22	6	0	0	0	0	0	0	0	0	0	0	122
	Infill sites								0	4	60	0	0	0	0	20	45	45	45	45	0	264
	Greenfield sites:																					
	Lockwood Farm								0	0	0	0	0	13	0	0	0	0	0	0	0	13
	Land at Bay								0	0	25	25	0	0	0	0	0	0	0	0	0	50
	Land at Park Farm								0	0	0	0	0	80	80	80	80	80	80	80	74	634
	Land To The East Of Lodden Lakes, New Road								0	25	40	25	0	0	0	0	0	0	0	0	0	90
	Land adjacent Lodden Lakes (Phase 2)								0	0	0	0	0	0	40	40	40	8	0	0	0	128
	Land at Ham Farm and Newhouse Farm								0	0	0	0	0	120	120	120	120	120	120	120	120	960
	<b>Total</b>		<b>15</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>9</b>	<b>6</b>	<b>6</b>	<b>36</b>	<b>51</b>	<b>131</b>	<b>50</b>	<b>0</b>	<b>253</b>	<b>260</b>	<b>285</b>	<b>253</b>	<b>245</b>	<b>245</b>	<b>200</b>	<b>194</b>
Shaftesbury	Permissions	220	62	119	122	85	36	55	14	12	31	0	2	0	0	0	0	0	0	0	0	758
	Infill sites								0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Greenfield sites:																					
	Land SE of Wincombe Lane (Hopkins Land)								0	0	0	0	0	20	20	20	0	0	0	0	0	60
	Adjacent Wincombe Business Park								0	20	45	45	45	36	0	0	0	0	0	0	0	191
	Land East of Shaftesbury Parcels 6 & 7								50	36	0	0	0	0	0	0	0	0	0	0	0	86
Land off Littledown								0	20	45	45	45	15	0	0	0	0	0	0	0	170	
<b>Total</b>		<b>220</b>	<b>62</b>	<b>119</b>	<b>122</b>	<b>85</b>	<b>36</b>	<b>55</b>	<b>64</b>	<b>68</b>	<b>121</b>	<b>50</b>	<b>2</b>	<b>71</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1265</b>
Sturminster Newton	Permissions	11	5	1	1	1	10	1	1	27	0	0	30	15	14	0	0	0	0	0	0	117
	Infill sites								0	0	0	0	0	40	20	0	0	0	0	0	0	60
	Greenfield sites:																					
	North of the Livestock Market								0	0	0	0	0	0	40	40	0	0	0	0	0	80
	Land north of Northfields								0	0	0	0	0	30	35	35	0	0	0	0	0	100
Land off Elm Close								0	0	0	0	0	30	35	30	0	0	0	0	0	95	
<b>Total</b>		<b>11</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>10</b>	<b>1</b>	<b>1</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>115</b>	<b>144</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>452</b>
Stalbridge + villages	Permissions	26	33	29	27	80	57	90	90	94	62	0	0	0	0	0	0	0	0	0	0	588
	Greenfield sites:																					
	Thornhill Road, Stalbridge								0	0	0	0	0	20	20	20	0	0	0	0	0	60
	North of Lower Road, Stalbridge								0	0	0	0	0	30	30	30	30	0	0	0	0	120
<b>Total</b>		<b>26</b>	<b>33</b>	<b>29</b>	<b>27</b>	<b>80</b>	<b>57</b>	<b>90</b>	<b>90</b>	<b>94</b>	<b>62</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>768</b>
<b>District Total no adjustments</b>		<b>375</b>	<b>144</b>	<b>227</b>	<b>178</b>	<b>220</b>	<b>142</b>	<b>159</b>	<b>259</b>	<b>326</b>	<b>433</b>	<b>265</b>	<b>230</b>	<b>549</b>	<b>544</b>	<b>530</b>	<b>356</b>	<b>310</b>	<b>330</b>	<b>240</b>	<b>234</b>	<b>6051</b>
Adjustments	Occupational dwellings								0	0	0	0	4	4	4	4	4	4	4	4	4	36
	Office to residential								0	0	0	0	0	3	3	3	3	3	3	3	3	24
	Agricultural to residential								0	0	0	0	0	3	3	3	3	3	3	3	3	24
	Windfall Allowance								0	0	0	0	50	50	50	50	50	50	50	50	50	450
	Identified in Neighbourhood Plans								0	0	0	0	0	66	30	20	0	15	0	0	0	131
<b>District Total including adjustments</b>		<b>375</b>	<b>144</b>	<b>227</b>	<b>178</b>	<b>220</b>	<b>142</b>	<b>159</b>	<b>259</b>	<b>326</b>	<b>433</b>	<b>265</b>	<b>284</b>	<b>675</b>	<b>634</b>	<b>610</b>	<b>416</b>	<b>385</b>	<b>390</b>	<b>300</b>	<b>294</b>	<b>6716</b>

# 5 Year Housing Supply Report

North Dorset District Council

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## Appendix 3

Additional planning permissions granted up to December 2018 to be added to North Dorset District Council's 5 year deliverable land supply

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# 5 Year Housing Supply Report

North Dorset District Council



Reference	Location	Status	5-year supply
<b>Blandford Forum &amp; St Mary</b>			
2/2017/1305/FUL	Kimmeridge, St Leonards Avenue, Blandford Forum, DT11 7PD		1
2/2017/1955/FUL	The Railway Hotel, Oakfield Street, Blandford Forum, DT11 7EX		5
2/2018/0224/FUL	Land Between River Stour And Langton Road, Blandford Forum, Dorset		1
2/2018/1219/FUL	Nyalii, Shaftesbury Lane, Blandford Forum, DT11 7FD		1
<b>Blandford Total</b>			<b>8</b>
<b>Gillingham</b>			
2/2017/0424/AGDWPA	Agricultural Building At West End Farm, Huntingford Road, Huntingford, Dorset		1
2/2017/1995/FUL	3 Lodden, Gillingham, SP8 4JY		1
2/2018/0258/FUL	Land At Old Fir Tree Inn, Peacemarsh Road, Gillingham, Dorset		1
2/2018/0609/AGDWPA	Viaduct Farm, Nations Road, Bugley, Dorset, SP8 5RA		1
2/2018/0722/AGDWPA	Bam At Langham Lane, Gillingham, Dorset		1
2/2018/0864/AGDWPA	Bam And Workshop At Two Counties Farm, Shaftesbury Road, Gillingham, Dorset		1
2/2018/0887/FUL	Churchbury House, Queen Street, Gillingham, SP8 4DZ		8
2/2018/1257/FUL	Buildings At Huntingford Farm, Huntingford Road, Huntingford, Dorset		2
2/2018/1261/AGDWPA	Agricultural Building, Sandpits Lane, Gillingham, Dorset		4
2/2018/1480/OTDWPA	Sydenham House, High Street, Gillingham, Dorset, SP8 4AG		3
2/2018/1533/FUL	Land South Of Victoria House, Le Neubourg Way, Gillingham, Dorset		1
<b>Gillingham Total</b>			<b>24</b>
<b>Shaftesbury</b>			
2/2018/0411/FUL	Mustons Yard, Mustons Lane, Shaftesbury, SP7 8AD		1
2/2018/0531/FUL	14 Haines Lane, Shaftesbury, SP7 8AJ		-1
2/2018/0789/FUL	9 Love Lane, Shaftesbury, SP7 8BG		1
2/2018/0819/FUL	Former Workshop, Mustons Lane, Shaftesbury, Dorset		1
<b>Shaftesbury Total</b>			<b>2</b>
<b>Sturminster Newton</b>			
2/2017/1556/FUL	The Bungalow, Lower Bagber Farm, Pentridge Lane, Bagber, Dorset, DT10 2EX		1
2/2018/0230/FUL	Land At Natwest Market Cross, Sturminster Newton, Dorset		1
2/2018/0535/FUL	Glebelands, Manston Road, Sturminster Newton, DT10 1AG		1
2/2018/0860/AGDWPA	Manor Farm, Stalbridge Lane, Bagber, Dorset		5
2/2018/0824/OTDWPA	A K H Heating, Rivers Comer To Salkeld Bridge - Lane, Rivers Comer, Dorset, DT10 2AB		1
2/2018/1358/FUL	Belle-Monte, Manston Road, Sturminster Newton, DT10 1AG		1
<b>Sturminster Newton Total</b>			<b>10</b>
<b>Stalbridge</b>			
2/2017/0741/OUT	Land North Of Lower Road, Stalbridge, Dorset		120
2/2018/0149/FUL	Stalbridge Surgery, Station Road, Stalbridge, DT10 2RQ		1
2/2018/0209/FUL	Crown Inn, High Street, Stalbridge, DT10 2LL		2

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North Dorset District Council



2/2018/0314/FUL	Land At Foxlea Farm A357 - Landshire Lane To Church Hill, Stalbridge, Dorset	1
2/2018/0829/FUL	Land At E 375111 N 117904 Station Road, Stalbridge, Dorset	1
2/2018/1042/FUL	19 High Street, Stalbridge, DT10 2LH	1
<b>Stalbridge Total</b>		<b>126</b>
<b>Villages and Countryside</b>		
2/2017/1016/FUL	Barn At Chisel Farm House, Little Hanford, Child Okeford, Dorset	2
2/2017/1716/OUT	Land South Of Newlands Manor House, Boumemouth Road, Charlton Marshall, Dorset	40
2/2018/0508/FUL	Storage Building Great House Farm, Access To Great House Farm, Shaftesbury, Dorset	1
2/2018/0563/FUL	Land South Of August House, 43 The Close, Charlton Marshall, Dorset	2
2/2018/0742/FUL	Land East Of Bakers Cottage, Browns Lane, East Stour, SP8 5J	2
2/2018/1030/AGDWPA	Sparrow Bush Farm, Gorcombe Farm Road, Thornicombe, Blandford Forum, Dorset, DT11 9AQ	4
2/2018/1320/OUT	The Bungalow, 326 Boumemouth Road, Charlton Marshall, Dorset, DT11 9PE	3
2/2018/1397/FUL	Primrose Fields, Hunger Hill, East Stour, Dorset	1
2/2018/1018/OUT	Land At Stoneleigh Back Street East Stour Dorset	1
2/2018/1117/AGDWPA	Land At Ash Tree Farm, Zoar Lane, Fifehead St Quintin, Sturminster Newton, Dorset, DT10 2AP	2
2/2017/1856/FUL	Middle Farm, Lurmer Street, Fontmell Magna, SP7 0NT	3
2/2018/1260/FUL	Land South Of Little Orchard, Parsonage Street, Fontmell Magna, Dorset	1
2/2018/0689/AGDWPA	Buildings At Lower Hartgrove Farm, Green Lane, Stour Row, Dorset	2
2/2018/0842/AGDWPA	Barn At Gupples Lane, Hartgrove, Dorset	1
2/2018/1237/AGDWPA	Barn 1 Buildings At Lower Hartgrove Farm, Green Lane, Stour Row Dorset	1
2/2018/1227/FUL	Land At E 368266 N 107477, Haywood Park Farm, Park Lane, Glanvilles Wootton, Dorset	1
2/2017/1055/AGDWPA	Barn At Church Farm, Park Lane, Glanvilles Wootton, Dorset	1
2/2018/0107/OUT	Land At E 374447 N 109231, The Causeway, Hazelbury Bryan, Dorset	8
2/2017/0733/FUL	Land At E 386803 N 114222, Watery Lane, Iwerne Minster, Dorset	1
2/2018/0399/AGDWPA	Barn At Farrington Bridge To Farrington Village, Farrington, Dorset	1
2/2018/0778/OUT	Pond South West Of Mistleigh Blandford Road, O/s Mistleigh, Iwerne Minster, Dorset	6
2/2018/1057/FUL	Plumber Farm, Haydon Downs Farm To Salkeld Bridge - Road, Plumber, Sturminster Newton, Dorset	7
2/2018/1615/AGDWPA	Barns C, D And F On Gupples Farm, Gupples Lane, Hartgrove, Dorset	3
2/2018/1244/AGDWPA	Barn At Main Road, Lydinch, Dorset	1
2/2018/1183/AGDWPA	Dutch Barn, Shaftesbury Road, Manston, Dorset	1
2/2018/1077/AGDWPA	Marsh Farm, Marnhull Road, Margaret Marsh, Shaftesbury, Dorset	1
2/2017/1926/FUL	Old Threshing Barn Popes Farm, New Street To Common Lane - Lane, Marnhull, Dorset	1
2/2018/0441/AGDWPA	Agricultural Building Haines Lane To Ham Lane - Track, Marnhull, Dorset	1
2/2018/0604/AGDWPA	Barn At Ashley Down Farm, Great Down Lane, Marnhull, Dorset	1
2/2018/1046/AGDWPA	Os Plot 7987 Stoneylawn, Marnhull, Dorset	1
2/2017/1770/REM	Whitings Farm, St James Common To Higher Green Farm, Cann, Dorset, SP7 0JB	1
2/2018/1296/FUL	Stratford House, Blandford Hill, Milbome St Andrew DT11 0JA	1
2/2018/0654/FUL	Church Farm, Tumpike Road, Motcombe, SP7 9NT	6
2/2018/1494/AGDWPA	Moors Farm, West Lane, Hazelbury Bryan, Dorset, DT10 2BQ	1
2/2018/0949/FUL	Chitcombe Farm, Chitcombe Farm Lane, Woolland, Dorset, DT11 0EW	1
2/2018/1436/OUT	Land North Of Kentisworth Road, Marnhull, Dorset	9
2/2018/1450/OUT	Land East Of Wheatsheaf Cottage, Stalbridge Weston Village Road, Stalbridge Weston, Dorset	1
2/2018/1427/FUL	Os Plot 7987 Stoneylawn Marnhull Dorset	1
2/2018/0724/FUL	Long Acres, Dunns Lane, Iwerne Minster, DT11 8NG	1
2/2018/0283/AGDWPA	Church Farm, Tumpike Road, Motcombe, Dorset, SP7 9NT	3
2/2018/1187/AGDWPA	Grain Store At Calves Lane Farm, Calves Lane, Motcombe, Shaftesbury, Dorset, SP7 8QP	2
2/2018/0335/OUT	Land At Rear Of The Long House, Yarde Farm Cottage, Salisbury Road, Pimpeme, Dorset	5
2/2017/0848/FUL	Former Westleigh, Blandford Road, Shillingstone, DT11 0SF	4
2/2018/1039/OUT	Part Garden Of 28 Wessex Avenue, Shillingstone, Dorset, DT11 0TG	1
2/2018/1096/AGDWPA	Mount View, Lanchards, Shillingstone, Dorset, DT11 0QT	2
2/2018/0418/FUL	Summerfield Barn, Marnhull Road, Stour Provost, Gillingham, Dorset, SP8 5SW	1
2/2018/1021/OUT	Norton View, Shaston Road, Stourpaine, DT11 8TA	4
2/2017/1985/FUL	Barn At N 392228 E 113224 Valley Road, Tarrant Gunville, Dorset	1
2/2018/1168/FUL	Harbins Cottage, Harbins Park Farm, Tarrant Gunville, Dorset, DT11 8JW	1
2/2018/0287/OUT	Land At Home Farm E 380465 N 107965, Walnut Tree Cottage, Tumworth, Dorset	1
2/2017/1403/AGDWPA	School House Farm, High Street, West Orchard, Dorset, SP7 0LJ	1
2/2018/0593/FUL	Workshop At Church Farm Church Street West Stour Dorset	1
<b>Villages and Countryside Total</b>		<b>150</b>
<b>Additional permissions to be added to NDDC's April 2018 5 year supply of housing</b>		<b>320</b>

**John Hammond**  
Associate Director



**Steve Clark**  
Associate

