

West Dorset, Weymouth and Portland Five-year housing land supply 2016/17

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

1 Introduction

- 1.1.1 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with a minimum additional buffer of 5% to ensure choice and competition in the market for land¹.
- 1.1.2 To be considered 'deliverable' these sites 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 and in particular that development of the site is viable.
- 1.1.3 Where the delivery of sites has been below the housing target, the shortfall will need to be made up within the five year supply period. Where there has been a record of persistent under delivery against the target, the buffer should be increased to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
- 1.1.4 If the local planning authority is unable to demonstrate a five-year supply of deliverable sites, relevant policies for the supply of housing are considered 'out of date' and the tests in paragraph 14 of the NPPF need to be applied, alongside relevant policies in the development plan.
- 1.1.5 This document establishes the five-year supply requirement for the West Dorset, Weymouth and Portland Local Plan area having regard to the past rates of delivery since the start of the Local Plan period (i.e. since 2011). It then looks at the supply of housing against this requirement on the basis of the most up-to-date information; the completions and commitments data as at April 2017.
- 1.1.6 The calculation of supply of housing sites has been based on the recommendations made by the local plan inspector in his report dated 14th August 2015. The inspector highlighted which sources of supply he considered appropriate to include in the supply and the level of discount that should be applied to these sources.
- 1.1.7 In his report, the inspector concluded that the councils could demonstrate a five-year supply of deliverable sites based on the available information at that time (i.e. the 2014 completions and commitments data). A summary of this approach is also included in this report.

¹ National Planning Policy Framework paragraph 47, DCLG, March 2012

2 Housing Supply Requirement

2.1 LOCAL PLAN HOUSING TARGET

- 2.1.1 The West Dorset, Weymouth & Portland Joint Local Plan was adopted following the recommendation of the inspector in his report on the examination of the plan. It was adopted by Weymouth and Portland Borough Council on 15th October 2015 and by West Dorset District Council on 22nd October 2015. The Local Plan covers the 20 year period from 2011 to 2031.
- 2.1.2 In his report, the local plan inspector considered the available evidence and concluded that 15,500 dwellings "is a reasonable estimate of the amount of housing required during the plan period". This strategic housing requirement figure applies across the Housing Market Area (the Plan area) and covers the period from 2011 to 2031. It forms the basis for the calculation of the five-year supply target for the plan area and equates to an annualised requirement of 775 dwellings per annum or 3,875 over the five-year period.

2.2 PERFORMANCE AGAINST TARGET

- 2.2.1 The councils monitor the supply of housing on an annual basis. The completions since the start of the plan period are set out in Figure 2.1.

Figure 2.1: Annual NET Housing completions since 2011

YEAR	WEYMOUTH & PORTLAND	WEST DORSET	TOTAL COMPLETIONS
2011/12	169	377	546
2012/13	205	364	569
2013/14	112	258	370
2014/15	148	251	399
2015/16	201	465	666
2016/17	169	603	772
Total	1,004	2,318	3,322

- 2.2.2 The annual housing target of 775 dwellings per annum would equate to a delivery of 4,650 dwellings over the six year period. It is clear therefore that the delivery of housing has fallen behind the target rate in the Local Plan.

2.2.3 The cumulative shortfall in supply is set out in Figure 2.2 where it can be seen that an additional 1,328 dwellings should have been delivered over the six-year period 2011/12 to 2016/17.

Figure 2.2: Cumulative completions against target

YEAR	CUMULATIVE TOTAL COMPLETIONS	CUMULATIVE TARGET	CUMULATIVE SHORTFALL / (SURPLUS) ²
2011/12	546	775	229
2012/13	1,115	1,550	435
2013/14	1,485	2,325	840
2014/15	1,884	3,100	1,216
2015/16	2,550	3,875	1,325
2016/17	3,322	4,650	1,328

2.2.4 The presumption generally is that any shortfall in the supply of housing should be made up within the five-year period in line with the 'Sedgefield' approach³. However the 'Liverpool' method has also been accepted in certain circumstances. The 'Sedgefield' approach has been used for the calculation of the councils' five-year supply in this report, in line with the inspector's comments.

2.3 SUPPLY BUFFER

2.3.1 In addition to the need to provide for five years worth of housing land and to make up any shortfall within the five-year period, there is a requirement to apply a buffer to this supply. National policy states that the land supply requirement should include "an additional buffer of 5% to ensure choice and competition in the market for land".

2.3.2 Although the 5% buffer is the default position in national policy, where there has been a record of persistent under delivery, a buffer of 20% should be applied. It is reasonable to assume that persistent under delivery would be where in three out of the

² Any cumulative surplus in dwelling completions are shown in brackets ()

³ The Sedgefield approach involves adding any shortfall of housing from previous years to the five-year supply, whereas the Liverpool method spreads the shortfall over the remainder of the plan period

last five years delivery has been significantly below the target rate set in the Local Plan.

- 2.3.3 On the basis of past performance and recent appeal decisions, the councils accept that a 20% buffer should be applied to housing land supply calculations for the joint Local Plan area. This position was confirmed by the inspector in his report on the local plan examination.

2.4 FACTORING IN THE SHORTFALL AND BUFFER

- 2.4.1 The calculation of the overall housing land supply requirement needs to take into account the overall plan target, any shortfall in provision from the beginning of the local plan period and the appropriate buffer based on past delivery rates.
- 2.4.2 Recent appeal decisions indicate that the buffer should apply to both the overall land supply requirement as well as any shortfall. This position was confirmed by the inspector in his report on the local plan examination.

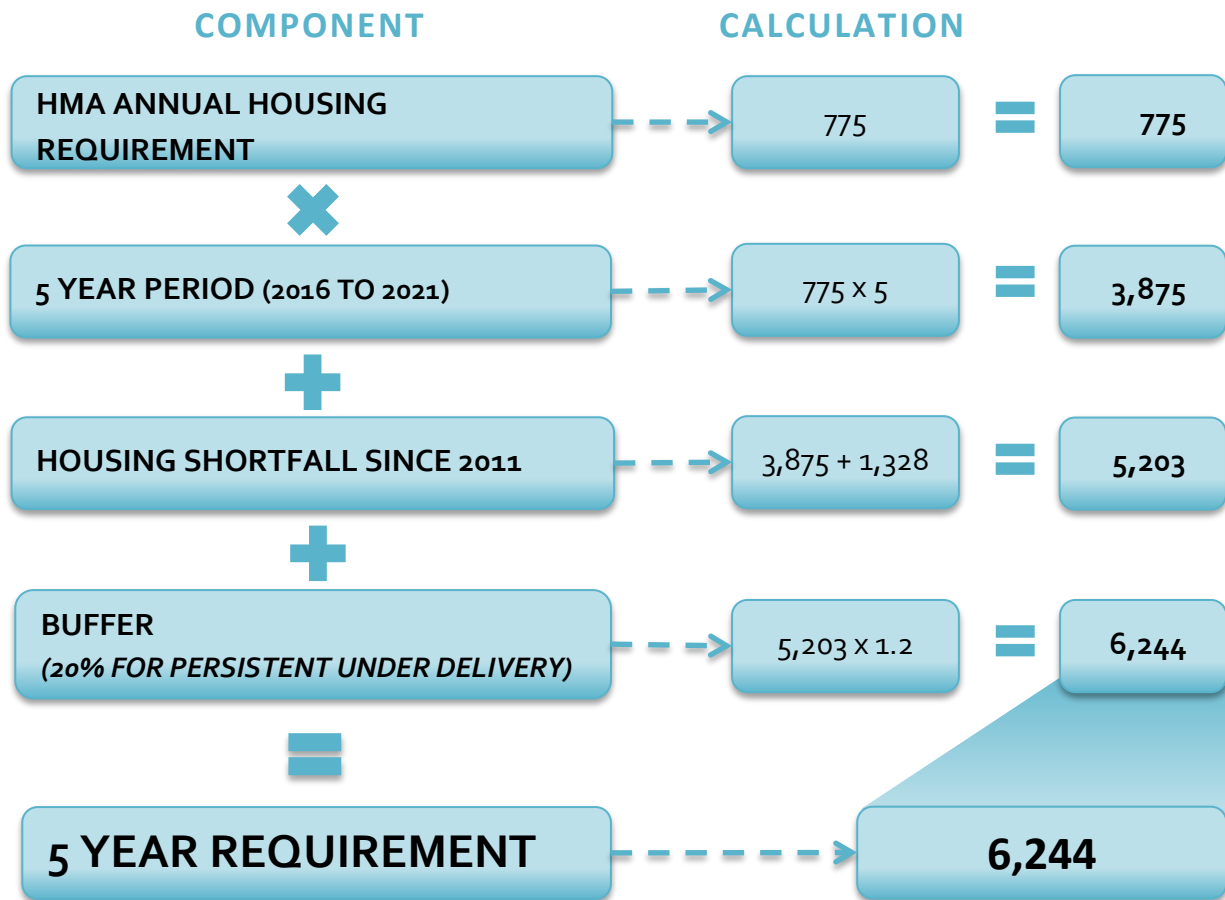
2.5 THE FIVE-YEAR REQUIREMENT POSITION – APRIL 2017

- 2.5.1 Applying the above assumptions and using the completions data to 1st April 2016, enables the calculation of the five-year requirement for the period 2016 to 2021.
- 2.5.2 The analysis in Figure 2.3 indicates that the supply requirement for the five years from 2017 to 2022 was 6,244 dwellings. This is equivalent to 1,249 dwellings per annum over this five-year period.

2.6 CONCLUSIONS

- 2.6.1 The five-year supply requirement for the current five-year period (2017 to 2022) is 6,244 dwellings, equivalent to 1,249 dwellings for each of these five years. This slight increase on the previous year's requirement reflects that the 775 new dwellings target was almost reached over the 2016/17 year and the cumulative shortfall in completions since 2011, the beginning of the local plan period.

Figure 2.3: Five Year Housing Requirement 2017-2022



3 Supply Calculations

- 3.1.1 In order to understand the supply of land available for residential development, it is necessary to look at a number of different categories. Potential sources of housing supply include extant planning permissions, allocations in the local plan and sites identified as having development potential through the Strategic Housing Land Availability Assessment (SHLAA).
- 3.1.2 In his report into the examination of the local plan, the inspector made reference to the sources of supply that he considered were appropriate for inclusion within the five-year supply. For each of these, the inspector made recommendations as to an appropriate level of discount that should be applied to each category.
- 3.1.3 The inspector also concluded that it was appropriate to undertake a combined assessment of supply across both authority areas in accordance with the joint local plan. This approach will continue when assessing the supply of land in the future.
- 3.1.4 On the basis of the recommendations of the inspector, the local plan has been adopted by both West Dorset and Weymouth and Portland Councils. The position at the time of adoption, based on the inspector's recommendations and on the available data, was that the councils had identified sufficient deliverable sites equivalent to 5.1 years worth of supply. This report updates this position based upon the most up to date information available.

3.2 RECOMMENDATIONS FROM THE INSPECTOR'S REPORT

- 3.2.1 As recommended by the inspector, the housing supply figures in this report are calculated across the whole plan area rather than for each individual local authority. The sources of supply that the inspector recognised as being appropriate for inclusion within the five-year supply are outlined here along with the appropriate discount. Each of these categories has been thoroughly checked to avoid double counting.
- Extant permissions: A 5% lapse rate has been applied to the total stock of permissions to reflect past delivery on sites. In addition, where there is a likelihood that a site will not be fully developed within the five-year period, a further discount has been applied. The total stock of extant planning permissions for new dwellings and their contribution to the five-year supply is shown in Appendix A.
 - Sites allocated within the local plan without planning permission: The assumptions about the supply on sites allocated in the local plan have been based upon discussions with the landowners/developers. Discussions looked at the anticipated delivery rates for each site with the expected delivery within the five-year period

being discounted and included in the supply. Similar work was undertaken to inform the local plan examination. A 10% discount was recommended for this supply category. The anticipated delivery on sites allocated in the local plan is shown in Appendix B.

- Large identified sites: Sites that were surplus to requirements, underutilised, or vacant or identified in Urban Capacity Studies were included within the SHLAA. This category of large sites included those of 0.15 hectares or greater where there was considered to be some potential within the five-year period. A 20% discount was then applied to this category. Details of these sites are available in the West Dorset, Weymouth and Portland SHLAA Update February 2015.
- Minor identified sites: Similar to the above category a large number of minor sites of less than 0.15 hectares in area were identified. Past monitoring data has identified an average annual delivery rate on smaller sites of around 156 dwellings. For this category, it is anticipated that 111 dwellings will be available on an annual basis excluding the first year of the five-year period; effectively a 20% discount. Details of these sites are available in the West Dorset, Weymouth and Portland SHLAA Update February 2015.
- Rural exception sites: In order for a rural exception site to deliver housing, a housing needs survey, grant funding and planning permission is needed. On average, around 10 dwellings per year have been delivered on such sites since 2009/10. The Inspector recommended only including those sites that benefit from HCA grant funding within the five-year supply.

3.2.2 Other sources of supply, such as pre-application discussions or pending applications, are not included in supply figures. When the inspector wrote his report, only one neighbourhood plan was 'made' within the area proposing new dwellings. However, the inspector's view was that there was little evidence that neighbourhood plans were likely to deliver significant additional housing and therefore it was "unwise to rely on the unpredictability of this source in contribution to housing supply in the short term". No allowance has been made in this review for dwellings from neighbourhood plans in line with the inspector's recommendations however in the future, it may be appropriate to do so especially as more neighbourhood plans are 'made'.

3.3 RECENT APPEAL DECISIONS

3.3.1 In the five-year supply report published in September 2016, the councils were of the opinion that they were able to demonstrate 4.9 years worth of deliverable residential sites for the period to 2021.

- 3.3.2 A recent appeal against refusal of planning permission for residential development at Land off Ryme Road, Yetminster⁴ examined this position looking at the position on a number of sites. The Inspector concluded that some of the sites examined would not be deliverable within five years whilst others would deliver at a slower rate than the council had assumed. These adjustments resulted in the Inspector concluding that the councils could only demonstrate 4.63 years of supply against the target, taking into account past performance.
- 3.3.3 The position on the sites examined as part of the Ryme Road, Yetminster enquiry has been considered in the supply calculations for the current year. Where there has not been a change in circumstance in relation to the site, the conclusions of the Inspector have been used for this year. Where the situation has changed, the position has been revised and the contribution to the supply adjusted accordingly.

3.4 POSITION AT APRIL 2017

- 3.4.1 In his report, the local plan inspector set out which sources of housing supply should be included in the five-year supply and therefore should be considered deliverable. The inspector also made some recommendations about how these sources should be discounted. The same assumptions as used by the inspector have been applied to the April 2017 data.

Figure 3.1: Supply position as at 1st April 2017

SUPPLY CATEGORY	DWELLINGS EXPECTED TO BE DELIVERED WITHIN FIVE YEARS (EXCLUDING DISCOUNT)	DWELLINGS CONTRIBUTING TO FIVE-YEAR SUPPLY (2017 TO 2022)
Extant Permissions	3,853	3,660
Local Plan Allocations	1,508	1,357
Large Identified Sites	767	614
Minor Identified Sites	555	444
Rural Exceptions	88	88
TOTAL	6,771	6,163

⁴ Appeal ref: APP/F1230/W/16/3145484

- 3.4.2 The updated position using the most up-to-date information (with a base date of 1st April 2017) indicates that the councils have a supply equivalent to 6,163 dwellings.
- 3.4.3 The total number of extant permissions shows an increase on last year indicating an increase in the rate of new permissions relative to the rate at which they are being built. This indicates a significant increase given that completions for the 2016/17 year were higher than the previous year and significantly higher than in 2014/15. The anticipated delivery of the local plan allocations has been based on on-going discussions with land owners/developers since the adoption of the local plan. It therefore takes into account difficulties in delivery on the allocated sites giving the most up to date position from the developer's perspective.

FIVE-YEAR SUPPLY CALCULATION 2017 TO 2022

- 3.4.4 The overall requirement for the five-year period to 2022 is calculated as 6,244 as shown in Figure 2.3. This equates to an annualised requirement of 1,249 dwellings per year over this period.
- 3.4.5 The supply of deliverable sites as at 1st April 2017 was calculated to be 6,163 dwellings as indicated in Figure 3.1. The councils therefore had a supply of 4.94 years as at 1st April 2017. This is an improvement on the situation following the conclusion of the Ryme Road, Yetminster appeal where the position was found to be 4.63 years however the councils are still not able to demonstrate a five-year supply of sites.

4 Conclusions

- 4.1.1 For the period 2017 to 2022, the councils are unable to demonstrate five years worth of housing sites as required by national policy.
- 4.1.2 The assessment of the supply of housing has been informed by the recommendations made by the Inspector in his report on the examination of the local plan. The assessment has also reflected the conclusions of Inspector's in recent appeal decisions.
- 4.1.3 The revised position has taken into account the new monitoring information that has become available for the 2016/17 monitoring year. It also takes account of any changes in circumstance for each of the local plan allocations now that implementation has moved a step closer.

4.2 FIVE-YEAR REQUIREMENT AGAINST SUPPLY

- 4.2.1 The requirement to maintain a supply of deliverable sites to cover the five year period is derived from national policy. For the joint local plan area and for the period 2017-2022, this supply requirement has been calculated as 6,244 dwellings as shown in Figure 2.3.
- 4.2.2 The supply of deliverable sites that can be counted as being part of the five-year supply for the 2017 to 2022 period is set out in Figure 3.1. The total number of deliverable sites is equivalent to 6,163 dwellings. This includes the discounts recommended by the local plan Inspector.
- 4.2.3 The councils therefore do not have sufficient supply to meet the five-year supply requirement and can only demonstrate a supply equivalent to 4.94 as shown in Figure 4.1. The shortfall in supply is very marginal and includes discounting at levels agreed by the Local Plan Inspector. Furthermore, the councils are proactively managing delivery on sites to ensure housing is provided in accordance with the objectively assessed need with an increase in the rate of completions in the 2016/17 monitoring year.
- 4.2.4 This supply calculation is based on the most up-to-date information available as at 1st April 2017.

Figure 4.1: Five-year supply calculations 2016-2021

SUPPLY REQUIREMENT		6,109
Annual Housing Requirement	775	775
Supply over Five Year Period (2015 to 2020)	775×5	3,875
Plus Housing Shortfall since 2011	$3,875 + 1,328$	5,203
Plus 20% buffer	$5,203 \times 1.2$	6,244
Annualised requirement	$6,244 \div 5$	1,249
DELIVERABLE SUPPLY (DISCOUNT APPLIED)		6,163
Extant Permissions (5% discount)		3,660
Local Plan Allocation (10% discount)		1,357
Large Identified Sites (20% discount)		614
Minor Identified Sites (20% discount)		444
Rural Exceptions (benefiting from committed funding)		88
CALCULATION OF FIVE YEAR SUPPLY		
Deliverable Supply ÷ Annualised requirement	$6,163 \div 1,249$	4.94 years

Appendix A: Extant Permissions at 1 April 2017

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Merry Hill Barn, Elworth, Portesham	Abbotsbury	1
Court Farm, Great Head Lane	Batcombe	1
17 Tunnel Road	Beaminster	1
3 Hogshill Street	Beaminster	1
7-13, Hogshill Street	Beaminster	9
Clipper Teas, Broadwinsor Road Industrial Estate	Beaminster	45
Land at 30 & 32 Chantry Lane, Newtown	Beaminster	1
Land at Woodlands, Bridport Road	Beaminster	1
Land to rear of 23 Fleet Street	Beaminster	1
R/O 23, Fleet Street	Beaminster	1
South of Hollymoor Lane	Beaminster	1
Westleaze Farm, White Sheet Hill	Beaminster	1
Ledras, Higher Westbury	Bradford Abbas	1
1, Park Road	Bridport	1
109 and 109a, South Street	Bridport	-1
146B, West Bay Road	Bridport	1
168 West Bay Road	Bridport	1
2 Downes Street	Bridport	3
27 to 29, West Street and 2 to 4, Victoria Grove	Bridport	4
32, Victoria Grove	Bridport	-1
37 West Street	Bridport	1
42, East Street	Bridport	1
45, South Street	Bridport	14
5 North Allington	Bridport	2
65a Gundry Lane Bothenhampton	Bridport	1
9 West Allington	Bridport	2
97B North Allington	Bridport	1
Adjacent Bridport Community Hospital	Bridport	34
Christian Science Society, Rax Lane	Bridport	5
Dorwest Packaging, Firch Lane, Walditch	Bridport	1
Heatherstone, Broad Lane	Bridport	1
Hibernia Cottage, North Allington	Bridport	6
Highfield, Lee Lane	Bridport	1
Hillside, Allington Park	Bridport	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Land adj. Watton Park Watton	Bridport	33
Land East of 1 East Cliff, West Bay	Bridport	1
Land East of 30 and 32 Lake Lane	Bridport	2
Public Conveniences, East Street	Bridport	3
Pymore Mills	Bridport	1
Site adjoining 17 Hardy Road	Bridport	1
The Courtyard 39 West Street	Bridport	1
22 Chalky Road	Broadmayne	1
4 South View	Broadmayne	2
Black Dog Inn, 50 Main Street	Broadmayne	1
Broadmayne Surgery, Osmington Drove	Broadmayne	1
Land at Knighton Lane, Broadmayne	Broadmayne	3
Broadwindsor Craft Centre, Redlands Lane	Broadwindsor	7
Laymore Barn, Laymore, Winsham	Broadwindsor	1
Bookham Cottage Farm, Alton Pancras	Buckland Newton	1
Brockhampton Fairy Farm, Brockhampton	Buckland Newton	4
Land at Overdale, 4, Providence Row	Buckland Newton	1
Old Barn, Dorchester Road	Burleston	1
10, Beach Road,	Burton Bradstock	1
Gages, Shadrach	Burton Bradstock	1
Land adjacent Fairways, Station Road, West Bay	Burton Bradstock	4
Agricultural Building, East Keepers Cottage, Gainsborough	Castleton	1
Land rear Post Office & Stores. Mill Lane	Cattistock	1
2 The Folly	Cerne Abbas	1
26-28 Long Street	Cerne Abbas	1
Beavoir Court, Duck Street	Cerne Abbas	1
Land at 11, Pound Close	Charminster	1
17, East Hill, Charminster	Charminster	1
Agricultural Building, Herrison Road, Charlton Down	Charminster	1
Flat 44, Greenwood House, Sherren Avenue	Charminster	1
Hill Barn Farm, Wolfeton Eweleaze Road	Charminster	1
Land at Charminster Farm, 2 Wanchard Lane	Charminster	70
Land at junction with Deverel Road, Charlton Down	Charminster	3
Land opposite 24 and 25 Charlton Down	Charminster	1
13 Downside Close	Charmouth	1
2, The Manor, The Street	Charmouth	1
Droskyn, Lower Sea Lane	Charmouth	1
Knapp House, The Street	Charmouth	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Langley House, The Street	Charmouth	1
Little Croft, Meadow Way	Charmouth	1
Thistlegate House, Charmouth Bypass	Charmouth	1
Littlemead Farm	Cheselbourne	1
Land adj Meadow View and Blossom Hill, Stockwood Rd	Chetnole	1
The Barn, Neals Lane	Chetnole	1
14, Brown's Crescent	Chickerell	1
20 Australia Road	Chickerell	1
28 Marshallsay Road	Chickerell	1
425 Chickerell Road	Chickerell	1
435 Chickerell Road	Chickerell	1
496 Chickerell Road	Chickerell	2
504 Chickerell Road	Chickerell	2
6a Lower Way	Chickerell	1
adj 478 Chickerell Road	Chickerell	3
Adj. 427 Chickerell Road	Chickerell	1
Anvil Motors	Chickerell	4
Land adj 425 Chickerell Road	Chickerell	1
Land adj. 423 Chickerell Road	Chickerell	1
Land adj. 502 Chickerell Road	Chickerell	2
Putton Lane (Phase 1)	Chickerell	25
Putton Lane (Phase 2)	Chickerell	112
Land at Ruins Lane	Chideock	1
Higher Drove Farm, Higher Chilfrome	Chilfrome	1
Trill Dairy Farm, Trill Lane	Clifton Maybank	1
New House Farm, Catsley Lane	Corscombe	1
Yew Tree Stables, Cross Lane	Corscombe	1
27 Dick O' Th Banks Road	Crossways	1
40 Dick O' Th Banks Road	Crossways	1
Adj. Oaklands Park, Warmwell Road	Crossways	49
Crossways Garage, Wamwell Road	Crossways	10
Frome Valley Road	Crossways	85
Junction of Warmwell Road and Dick O Th Banks Road	Crossways	5
Land adjacent to 29 and 30, Green Lane	Crossways	1
Land Adjacent to 6 Berrylands	Crossways	1
Land Behind 40-42, Dick `o the Banks Road	Crossways	1
Adj Vyne Cottage	Dewlish	1
Lower Dairy House, Jock's Hill, Crawthorne	Dewlish	4

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
11A St Georges Road	Dorchester	1
12A Wessex Way	Dorchester	1
28 High East Street	Dorchester	1
43, High East Street	Dorchester	2
5, High East Street	Dorchester	6
6 Weymouth Avenue	Dorchester	3
64 Cambridge Road	Dorchester	2
7 Barnes Way	Dorchester	2
7, Herringston Road	Dorchester	1
9 Plassey Close	Dorchester	1
Flat 3, Bridge Court, High East Street	Dorchester	1
Flat 34a High West Street	Dorchester	1
Former Eldridge Pope Brewery Site, Weymouth Avenue	Dorchester	185
Former HMP Dorchester	Dorchester	139
Land adj. to 74 Prince of Wales Rd	Dorchester	1
Land adjacent to 13-15 Castle Close	Dorchester	4
Land adjacent to 52 Bridport Road	Dorchester	1
Land rear of South Terrace, South Street	Dorchester	4
North East Quadrant, Poundbury Phases 3 and 4	Dorchester	347
Old Shire Hall, High West Street	Dorchester	2
Plot 4.04, Queen Mothers Square, Poundbury	Dorchester	20
Poundbury, North and South Action Areas	Dorchester	216
rear 50 High West Street	Dorchester	1
Sector 2.83B, Middle Farm Way	Dorchester	2
Site 2.63 Peverell Avenue East, Poundbury	Dorchester	63
Southfield Veterinary Centre, South Walks Road	Dorchester	1
Stratton House Complex, High West Street	Dorchester	5
Suite 2B, Georgian House, Trinity Street	Dorchester	1
Suite F, Georgian House, Trinity Street	Dorchester	1
The Barracks, Barrack Road	Dorchester	5
The Old Rectory, Somerleigh Road	Dorchester	8
Goalen Caravans Site, Fleet Road	Fleet	1
The Granary, Folke Manor Farm	Folke	1
Barnhayes Farm, Chantmarle Lane, Frome St Quinton	Frome St Quinton	1
Pittsteps, Chantmarle	Frome St Quinton	2
Greenhill Farm, Greenford Lane, Maiden Newton	Frome Vauchurch	1
Longmeadow, Main Road, Godmanstone	Godmanstone	1
Barn at Daughters Farm, Three Gates, Leigh	Hilfield	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Tall Trees Stud Farm, Street Lane	Holnest	1
Barn At Lower Elsworth, Crouch Lane	Holwell	1
Land adj. Hill Street Farm, Stony Lane	Holwell	1
Land adj. Holwell Nursery School, Crouch Lane	Holwell	14
Sandhills Farm, Stock Hill Lane	Holwell	3
Watkins Farm, Watkins Farm Access Road	Holwell	1
Westcombe Farm, Hooke Road	Hooke	1
Land adj. Whitmore Coppice, Langton Herring Road	Langton Herring	1
The Grooms Cottage, Langton Herring Road	Langton Herring	1
The Old Methodist Chapel, Shop Lane	Langton Herring	1
Brookfield Farm, Batcombe	Leigh	1
land at Lower Farm	Lillington	1
Moxoms Yard, Chalk Pit Lane	Litton Cheney	2
Red Brick Barn, Lower Kingston Russell Farm	Long Bredy	1
Council Depot A352 Street Lane to A3030	Longburton	20
Tall Trees, Street Lane	Longburton	1
1, High Cliff House, Sidmouth Road	Lyme Regis	1
30, Broad Street	Lyme Regis	1
Adjacent 7 Cobb Road	Lyme Regis	1
Braeside, Uplyme Road	Lyme Regis	1
Clarondene, View Road	Lyme Regis	1
Flat 8, Farnham House, Stile Road	Lyme Regis	1
Greenhill House, Somers Road	Lyme Regis	1
Heselwood, West Hill Road	Lyme Regis	2
Land adjacent to Somers Road	Lyme Regis	4
Land to the West of Timber Hill	Lyme Regis	15
Plot 6, Pine Ridge	Lyme Regis	1
Queens Walk	Lyme Regis	45
Shire House, Sidmouth Road	Lyme Regis	3
Shutters, Clappentail Lane	Lyme Regis	1
The Holt, Coram Avenue	Lyme Regis	1
Three Cups Hotel 17 Broad Street	Lyme Regis	9
Woodberry Down (Phase 2)	Lyme Regis	46
Woodbury Down, Phase 1	Lyme Regis	6
Cheverels Care Home, 52 Dorchester Road	Maiden Newton	6
Kingsley Paddock and adjacent land	Maiden Newton	1
73 Dorchester Road	Maiden Newton	2
Old Chapel Yard, Marshwood, Bridport	Marshwood	2

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Bridles Farm, Middlemarsh	Minterne Magna	1
Churchill Farm (new build)	Mosterton	8
Churchill Farm (redevelopment)	Mosterton	2
Land adjacent Windsor Close	Mosterton	20
Land at Whites Meadow	Mosterton	10
Land North of Chedington Lane	Mosterton	1
The Mill House, Main Road	Mosterton	1
Ratleigh Wood Poultry Unit, Ratleigh Lane	Nether Compton	1
The Game Depot, Salwayash	Netherbury	1
Eweleaze Farm, Main Road	Osmington	1
Osmington Hill Farm, Main Road	Osmington	1
Sevengates, Western Street	Over Compton	1
8 Wareham Road	Owermoigne	1
Holly Farm, Moreton Road	Owermoigne	1
Manor Farm Barns, Galton Road	Owermoigne	3
Moigns Down Farm, Watercombe	Owermoigne	1
The Creek, Fishers Place, Ringstead	Owermoigne	1
Watercombe Farm (2), Watercombe	Owermoigne	2
Carters Barn Farm	Piddlehinton	1
Farm buildings, North of Lambert Cottage	Piddletrenthide	1
Little Monkwood Farm, Plush	Piddletrenthide	1
The Forge, Main Street	Piddletrenthide	1
10 Winters Lane	Portesham	2
Land adj Malthouse Meadow, Goose Hill	Portesham	22
Land adj. 9 Bramdon Close	Portesham	1
Land at North Mead Farm, Front Street	Portesham	1
Lower Shilinghampton Farm, Cheese Lane	Portesham	1
Olds of Portesham, Bramdon Lane	Portesham	1
Plot 3, North Mead Farm, Front Street	Portesham	1
Possum House, 1 Bramdon Lane	Portesham	2
The Old Dairy, Tatton Farm, Tatton	Portesham	1
Fossil Barn, The Batch	Poyntington	1
Barn at Manor Farm, Waterston Lane, Lower Waterston	Puddletown	2
Camelot House, Three Lanes End	Puddletown	5
Coombe Barn, White Hill	Puddletown	2
Northbrook Farm, Northbrook	Puddletown	1
Old Dairy, Ridge Farm, Slyers Lane, Waterston	Puddletown	1
Waterston Springs, Waterston Lane, Druce	Puddletown	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Long House, West Bexington	Puncknowle	1
Barn, Lakegate Lane	Ryme Intrinseca	1
Barn, Netherton Lane	Ryme Intrinseca	2
25 Sheeplands Lane	Sherborne	1
3 Priestlands	Sherborne	1
5 Hound Street	Sherborne	2
83 Acreman Street	Sherborne	2
Albany Unit, Castle Town Way	Sherborne	1
Land at Barton Farm (Phase 1)	Sherborne	5
Land at Barton Farm (Phase 2)	Sherborne	167
Barton Farm, Yeovil Road	Sherborne	5
Castle Lodge, Albany Close	Sherborne	1
Land adj 9, Pageant Drive	Sherborne	2
Land adj Aldhelmsted East, Sherbone Girls School	Sherborne	9
Land adj, Quarr Park Lane, Bristol Road	Sherborne	2
Land at Bradford Road, Sherborne School for Girls	Sherborne	1
Land North of Bradford Road	Sherborne	35
1, Peas Hill	Shipton Gorge	1
Adj. Cairnhill, Shipton Lane	Shipton Gorge	1
St Gabriels, Shedbush Lane, Morcombelake	Stanton St. Gabriel	1
Land adj. 72 Dorchester Road	Stratton	5
Land adj. to 7 and 8, Furbers Paddock	Stratton	1
3B Dorchester Road	Sydling St. Nicholas	1
Sherrins Farm (1), High Street	Sydling St. Nicholas	1
Sherrins Farm (2), High Street	Sydling St. Nicholas	15
Lower Eype Farm, Eype	Symonds bury	1
Middle Farm Higher Kingcombe	Toller Porcorum	1
Hammer Hill Cottage, White Hill	Tolpuddle	1
Long Orchard Farm, Lower Lane	Whitchurch Canonicorum	1
Seaward, Verriotts Lane, Morcombelake	Whitchurch Canonicorum	1
Land adjacent East Lodge, Main Street, Martinstown	Winterborne St. Martin	1
Adj. Boxenhedge Farm, Coombe Road	Winterbourne Steepleton	1
The Old Byre, Wootton Lane	Wootton Fitzpaine	1
Folly Fields Farm, Thornford Road	Yetminster	1
Land adj. Folly Farm, Thornford Road	Yetminster	87
Land at Cross Farm, High Street	Yetminster	1
173-181 Brandy Row	Portland	10
1A, Avalanche Road	Portland	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
2 East Street	Portland	1
28 Fortuneswell	Portland	2
6 Branscombe Close	Portland	1
72, Easton Street	Portland	3
8 Rufus Way, Grove	Portland	1
82 Chiswell	Portland	2
8a Sweethill Road	Portland	1
9, Rufus Way	Portland	1
Adj. 88 Avalanche Road	Portland	10
Adj. Westcliff House, Weston Rd	Portland	1
Between 12 & 14 Woolcombe Road, Weston	Portland	3
Bumpers Lane	Portland	64
Castle Court Site, Osprey Quay	Portland	68
Grove Infants School, Grove Road	Portland	5
Land adjacent to 33, Park Road	Portland	1
land adjacent to 8, Moorfield Road	Portland	1
Land at Bransbarrow, Brandy Row, Chiswell	Portland	1
Land at North End of Perryfield Work, Pennsylvania Road	Portland	6
Land at Verne Common Road	Portland	8
Land East of 151 Weston Street	Portland	8
Land North of 54 New Street	Portland	3
Land rear of 132-144 Wakeham	Portland	2
Land to east of 35, Park Road	Portland	1
Maritime House, West Way, Southwell	Portland	8
North Portland Working Mens Club, East Street	Portland	6
Perryfield Works, Pennsylvania Road, Easton	Portland	9
Public Conveniences, High Street, Southwell	Portland	1
Rear of 20 East Street	Portland	1
Rear of 44C-62, Weston Street	Portland	1
Rear of 6 Southwell	Portland	1
Royal Victoria Lodge, Victoria Square	Portland	4
The Hardy Complex, Castle Road	Portland	285
Workshops, Bottomcoombe Works, Easton (Windmills)	Portland	6
1 Wooperton Street	Weymouth	3
103 Knightsdale Road	Weymouth	10
105, St Mary Street	Weymouth	3
111 Portland Road Wyke Regis	Weymouth	1
12 Abbotsbury Road	Weymouth	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
132 St Leonards Road	Weymouth	2
136, Wyke Road	Weymouth	1
14, Southdown Road	Weymouth	1
14-15 Bond Street	Weymouth	6
19, Carlton Road South	Weymouth	6
1A Lower St Edmund Street	Weymouth	2
2 Glendinning Avenue	Weymouth	4
2 Reed View Close, Southill	Weymouth	1
2 Stavordale Road	Weymouth	7
20 Belle Vue Road	Weymouth	1
20 Derwent Road	Weymouth	1
20 St Thomas Street, 87-88 St Mary Street	Weymouth	5
24 Chickerell Road	Weymouth	1
24C, Southlands Road	Weymouth	1
25-27a Alexandra Road	Weymouth	8
26 High Street Wyke Regis	Weymouth	1
28 Hereford Road	Weymouth	1
29 Grafton Avenue	Weymouth	1
29 St Mary Street	Weymouth	5
3 Weyview Crescent	Weymouth	1
36 Abbotsbury Road	Weymouth	1
36 St Thomas Street	Weymouth	1
36, Coombe Valley Road	Weymouth	1
37 St Thomas Street	Weymouth	1
50 Kitchener Road	Weymouth	1
50 Williams Avenue	Weymouth	2
51, Bowleaze Coveaway	Weymouth	6
51, Commercial Road	Weymouth	8
52, Williams Avenue	Weymouth	1
6 Bedford Road, Westham	Weymouth	1
60a St Thomas Street	Weymouth	4
654 Dorchester Road	Weymouth	5
66, Preston Road	Weymouth	6
666 Dorchester Road	Weymouth	3
67 Dorchester Road	Weymouth	2
7 Broadlands Road	Weymouth	1
7 Lennox Street	Weymouth	1
7, Elwell Street	Weymouth	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
70 Norfolk Road	Weymouth	1
73-75, Portland Road	Weymouth	1
8 Custom House Quay	Weymouth	2
8 Jordan Way, Littlemoor	Weymouth	1
80 The Esplanade	Weymouth	3
829 Dorchester Road	Weymouth	1
85 Abbotsbury Road	Weymouth	1
87 St Thomas Street	Weymouth	2
879 Dorchester Road	Weymouth	1
9, Chapel Lane, Upwey	Weymouth	1
9-10 St Thomas Street	Weymouth	1
93 Chickerell Road	Weymouth	3
98B Wyke Road	Weymouth	1
99 Bowleaze Coveway	Weymouth	3
9a Coburg Place	Weymouth	2
9b Franklin Road	Weymouth	1
Adj 23 Old Castle Road	Weymouth	3
Between 16 & 17 Lansdowne Sq	Weymouth	2
Brewers Quay, Hope Square	Weymouth	35
Brewery Reach, Car Park, Newtons Road	Weymouth	18
Brookwood 42 Church Street	Weymouth	1
Colwell Centre, School Street	Weymouth	23
Corfe Hill Farm, Dorchester Road	Weymouth	4
Corradee Stud, Nottingham Lane	Weymouth	1
Council Offices, North Quay	Weymouth	50
Curtis Fields, Phase 1A	Weymouth	52
Curtis Fields, Phase 1B	Weymouth	97
Ferrybridge Inn Portland Road	Weymouth	30
Field South of Nottingham Lane	Weymouth	10
Former QinetiQ Site, Bincelaves	Weymouth	195
Hunts Timber Buildings, White Horse Lane	Weymouth	3
L/A 168, Chickerell Road	Weymouth	1
Land adj. 2 Monmouth Avenue	Weymouth	4
Land adjacent to 13 and 14 Turton Street	Weymouth	5
Land at 16 - 17a Crescent Street	Weymouth	1
Land at 95 Wyke Road	Weymouth	1
Land at White Horse Cottage, White Horse Lane	Weymouth	1
Land North East of Osprey Road	Weymouth	4

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Land South of 75-89 Knightsdale Road	Weymouth	6
Land to rear of 148 Wyke Road (North)	Weymouth	1
Land to rear of 148 Wyke Road (South)	Weymouth	1
Land West of Miles Gardens	Weymouth	8
Lines Field, Land to South of Louviers Road	Weymouth	100
Louviers Road, Littlemoor (Destiny Fields)	Weymouth	50
Markham and Little Francis (Residual)	Weymouth	51
Melcombe House, 7, Kirtleton Avenue	Weymouth	7
Rock Hotel. 41 Abbotsbury Road	Weymouth	1
Southdown Bungalow, Kingsbere Road	Weymouth	6
Sunnybank Home. 4-6 Wyke Road	Weymouth	8
The Cart Shed, Sutton Road, Sutton Poyntz	Weymouth	1
The New Inn PH, 498 Littlemoor Road	Weymouth	14
The Old Rectory, Lorton Lane (Phase 2)	Weymouth	36
The Old Rectory, Lorton Lane (Phase 1)	Weymouth	3
The Orchard, Nottingham Lane	Weymouth	1
Waverley Arms, 121 Abbotsbury Road	Weymouth	5
Wyke Regis Garage, 67 Portland Road	Weymouth	4

Appendix B: Local Plan allocations

SITE	TOTAL EXPECTED ON SITE	DELIVERY WITHIN 5 YEARS
BEAM ₁ Land north of Broadwindsor Rd	120	120
BRID ₁ Vearse Farm	760	185
BRID ₁ Vearse Farm (South East)	80	0
BRID ₁ Vearse Farm (Residual)	30	0
BRID ₃ Land east of Bredy Vets Centre	40	40
BRID ₅ St Michael's Trading Estate	91	91
CHIC ₂ Chickerell Urban Extension North	350	130
CHIC ₂ Chickerell Urban Extension East	470	250
CHIC ₃ Land off Rashley Rd	50	0
CRS ₁ Land at Crossways	500	200
DOR ₈ Land off Allington Avenue	50	50
DOR ₉ Land South of St Georges Rd	50	50
LITT ₁ Littlemoor Urban Extension	600	190
SHER ₄ Former Gasworks	54	54
WEY ₁₂ Land at Wey Valley	320	130
Weymouth Town Centre (Masterplan area)	624	18
Total	4,189	1,508
10% Discount		1,357