

**East Dorset  
Five-year housing land supply  
April 2019**

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

## 1.0 Introduction

### 1.1 CONTEXT

- 1.1.1 In February 2019, the Government issued an updated National Planning Policy Framework (NPPF). The revised national policy maintains the requirement for local planning authorities to demonstrate a supply of specific deliverable sites on an annual basis. It does however introduce a number of measures aimed at increasing the supply of homes across the country. Measures include the standard approach to calculating the Local Housing Need requirement for each local planning authority area, the Housing Delivery Test and a revised definition of a deliverable site. It also includes an approach to tackle under delivery whereby Local Authorities need to produce an action plan if they show consistent patterns of under delivery<sup>1</sup>.

### 1.2 THE HOUSING TARGET

- 1.2.1 National policy requires local planning authorities *“to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their Local Housing Need where the strategic policies are more than five years old”<sup>2</sup>.*
- 1.2.2 Where a local plan containing strategic policies for the delivery of housing has been adopted within the past five years, the housing requirement within the plan can be used for the purpose of the five-year supply. Where the plan is more than five years old, the Local Housing Need figure should be used. This Local Housing Need figure is calculated using the standard methodology contained in the Planning Practice Guidance<sup>3</sup> and is based on household projections and the local affordability ratio.
- 1.2.3 The local affordability ratio is a measure of the affordability of homes in an area and is based on median house prices and median earnings. The affordability of homes is linked to the supply of homes in an area and therefore reflects past rates of delivery. If delivery has been below demand, the affordability ratio will be higher resulting in a higher Local Housing Need target. For this reason, national policy indicates that past

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<sup>1</sup> National Planning Policy Framework 2019, footnote 7, page 6

<sup>2</sup> National Planning Policy Framework 2019, paragraph 73, page 20

<sup>3</sup> National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20190220

under-delivery in an area does not need to be considered separately to the affordability of homes<sup>4</sup>.

- 1.2.4 Where the delivery of homes has been below the strategic housing target since the base date of the adopted Local Plan, any shortfall will need to be made up within the five year supply period.
- 1.2.5 Where strategic policies for the delivery of housing in a local plan were adopted within the last five years, the Local Housing Need figure is capped at 40% above the adopted annual average housing requirement figure. Where the adopted policies were adopted more than five years ago (at the point of making the calculation), the housing figure is capped at 40% above the lowest of either the average projected household growth over a 10 year period or the most recently adopted housing target in a local plan. The reason for the cap is to ensure that the Local Housing Need figure is as deliverable as possible and not significantly above the housing target currently being planned for.
- 1.2.6 Previously, Christchurch and East Dorset published a joint five year supply position reflecting the jointly adopted Local Plan covering the two former Dorset local authority areas. Since the formation of the unitary councils of Dorset Council and Bournemouth, Christchurch and Poole Council, the two former local planning authorities now form part of the larger unitary authorities.
- 1.2.7 The two new unitary authorities are preparing Local Plans covering their areas. Post local government reorganisation, guidance (NPPG Paragraph: 025 Reference ID: 68-025-20190722 ) indicates that strategic housing requirements for the predecessor authorities can continue to be used for calculating the five-year housing land supply until they are more than five years old and in need of updating.
- 1.2.8 The joint East Dorset and Christchurch Core Strategy was adopted in April 2014 and therefore is more than five years old. Guidance therefore indicates that local housing need calculated using the standard methodology should be used where data is available. Data has been published that enables the local housing need figures to be calculated for the two former local planning authorities separately.
- 1.2.9 Given the above position and to move towards the calculation of the five year housing land supply on the basis of the new unitary authorities, the Councils have taken the decision to produce separate five-year housing land supply figures for the former local planning authority areas of East Dorset and Christchurch. These will be based on the calculated local housing need for the East Dorset area.

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<sup>4</sup> National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-011-20190220

## 1.3 THE HOUSING DELIVERY TEST

- 1.3.1 In addition to the requirement to identify deliverable sites against the supply target, national policy requires a buffer to be applied to the target. The buffer should be:
- 5% to ensure choice and competition in the market for land; or*
  - 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
  - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply<sup>5</sup>.*

- 1.3.2 The delivery of housing within an area is measured through the annual application of the Housing Delivery Test. The result of the Housing Delivery Test is a percentage measurement of the net number of new homes delivered against the housing requirement over a rolling three year period<sup>6</sup>. The government have indicated that the results of the test will be published in November each year.

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

- 1.3.3 For the purposes of the Housing Delivery Test, the target for measuring the delivery of homes should be the Local Housing Need figure calculated using the standard methodology unless a plan target has been adopted within the previous five years. If a requirement has been adopted within the previous five-years, the Housing Delivery Test should be measured against the lower of either the plan target or the Local Housing Need figure.

- 1.3.4 Where delivery as measured by the Housing Delivery Test falls below the planned rate, the following penalties apply:
- Where delivery is below 95% of the planned rate, an action plan should be published setting out the actions being taken to increase delivery<sup>7</sup>.

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<sup>5</sup> National Planning Policy Framework paragraph 73, MHCLG, February 2019

<sup>6</sup> Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

<sup>7</sup> National Planning Practice Guidance Paragraph: 004 Reference ID: 68-047-20190722

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

1.3.5 During the first three years<sup>8</sup> of the application of the Housing Delivery Test, the delivery thresholds against which the presumption in favour of sustainable development applies are reduced. These transitional arrangements apply for the results published in:

- November 2018 the presumption in favour of sustainable development will apply if delivery is 25% below the planned delivery rate,
- November 2019 the presumption in favour of sustainable development will apply if delivery is 45% below the planned delivery rate, and
- November 2020 the presumption in favour of sustainable development will apply if delivery is 75% below the planned delivery rate,

1.3.6 Also, for the first three years of the application of the Housing Delivery Test, the target against which delivery will be assessed will be based on household projections unless the Local Plan target is lower<sup>9</sup>. For each of the years 2015-16, 2016-17 and 2017-18, the transitional arrangements indicate that the most up to date household projections should be used as indicated in Figure 1.1.

Figure 1.1: Transitional Arrangements for the Housing Delivery Test introduction

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

<sup>8</sup> National Planning Policy Framework paragraph 215, MHCLG, February 2019

<sup>9</sup> Housing Delivery Measurement Rule Book, MHCLG, July 2018

- 1.3.7 Using this transitional arrangement, by 2021 when the Housing Delivery Test is published household projections will cease to form part of the Housing Delivery Test calculation.

## 1.4 DELIVERABLE SITES

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

### ***Deliverable:***

*To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years<sup>10</sup>.*

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

## 1.5 IMPLICATIONS

- 1.5.1 If a local planning authority is unable to demonstrate a five-year supply of deliverable sites, relevant policies for the supply of housing are considered 'out of date' and the tests in paragraph 11 of the NPPF needs to be applied, alongside relevant policies in the development plan when making planning decisions.
- 1.5.2 This document establishes the five-year supply requirement for East Dorset District Council area having regard to the past rates of delivery since the start of the Local Plan period (i.e. since 2011). It then looks at the supply of housing against this requirement

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<sup>10</sup> National Planning Policy Framework glossary, MHCLG, July 2019

on the basis of the most up-to-date information on the completions and commitments as at April 2019 and having regard to the recent amendments to national planning policy.



## 2.0 Housing Supply Requirement

### 2.1 HOUSING TARGET

- 2.1.1 The Joint Christchurch and East Dorset Local Plan Part 1 – Core Strategy was adopted following the recommendation of the inspector in her report on the examination of the plan. It was adopted by Christchurch Borough Council on 22<sup>nd</sup> April and by East Dorset District Council on 28<sup>th</sup> April 2014. The Core Strategy covers the 15 year period from 2013 to 2028 and was adopted more than five years ago (as of April 2019).
- 2.1.2 In her report<sup>11</sup>, the local plan inspector considered the available evidence and concluded a joint target of 8,490 dwellings was reasonable. This strategic housing requirement figure applies across Christchurch and East Dorset and covers the period from 2013 to 2028. It formed the basis for the calculation of the five-year supply target for the whole joint plan area and equates to an annualised requirement of 566 new dwellings per annum or 2,830 over the five-year period.
- 2.1.3 However given that East Dorset District Council and Christchurch Borough Council are now part of two separate unitary authorities (Dorset Council and Bournemouth Christchurch and Poole respectively) and the joint Core Strategy is now more than five years old, the Standard Methodology established in national guidance has been used to calculate the local housing need target for the former East Dorset district area for the purposes of this five-year supply report.

### NEW HOMES REQUIRED

- 2.1.4 National guidance<sup>12</sup> indicates that where a plan was adopted within the last five years or the housing policies do not need updating, the adopted housing target should be used for calculating the five-year housing supply figure. Where the plan is more than five years old and is in need of updating, then the housing target should be established through the local housing need calculated using the standard methodology.
- 2.1.5 The standard methodology utilises the projected growth in households within an area along with an assessment of historic under-supply<sup>13</sup>. The calculation using the standard methodology gives a minimum annual local housing need figure and runs

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<sup>11</sup> Christchurch and East Dorset Core Strategy Inspector's Report

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

<sup>12</sup> National Planning Practice Guidance Paragraph: 005 Reference ID: 68-005-20190722

<sup>13</sup> National Planning Practice Guidance Paragraph: 002 Reference ID: 2a-002-20190220

through three separate steps. Step 1 sets the baseline using the 2014-based household projections, Step 2 adjusts this baseline through the application of affordability ratio and Step 3 allows for the resultant housing target to be capped.

Step 1 – Setting the baseline

- 2.1.6 This step uses the 2014-based household projections to calculate the average household growth over the 10 year period from the base date for when the calculation is being undertaken. For this report, the base date is 1 April 2019 and therefore the 10 year period is that starting in 2019/20 and running to 2029/30.
- 2.1.7 The projected growth in households for the former East Dorset area is as shown in figure 2.1.

Figure 2.1: 2014-based household projections for East Dorset 2019 to 2029

YEAR	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
No of households	39,430	39,708	40,006	40,304	40,609	40,928	41,247	41,580	41,917	42,254	42,589

- 2.1.8 The average annual change in households over the ten year period 2019 to 2029 is therefore 315.9 new households per annum.

Step 2 – Applying the affordability adjustment

- 2.1.9 The baseline annual projected household growth figure is adjusted to reflect the affordability of housing in the area. This adjustment is based on the most recently released median workplace-based local affordability ratios published in March 2019.
- 2.1.10 The adjustment factor is calculated on the following basis:

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

- 2.1.11 For East Dorset, the median workplace-based local affordability ratio is 12.00. Figure 2.2 shows the calculation of the adjustment factor and the application of this to the baseline household growth established through Step 1.

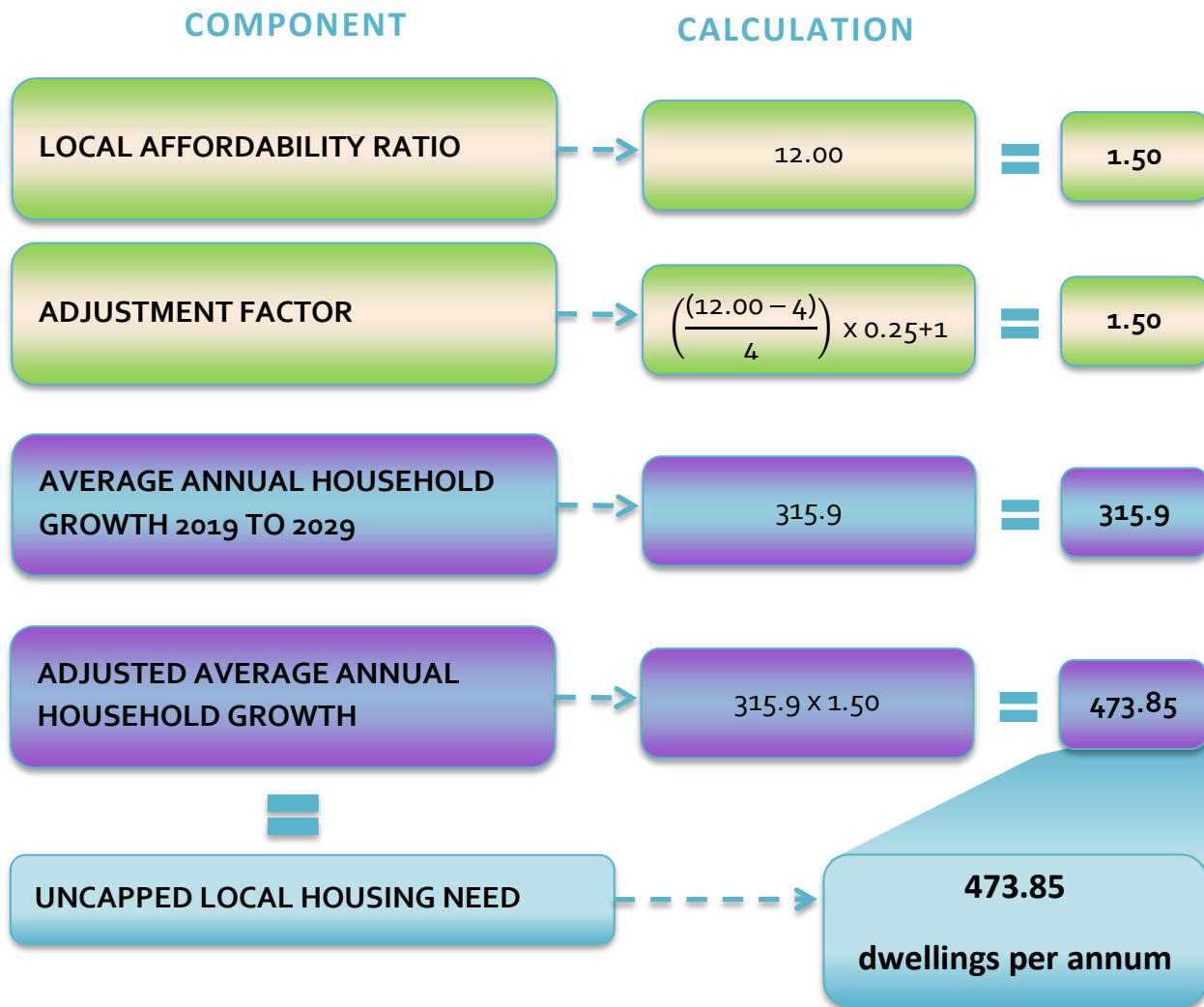
Step 3 – Capping the increase

- 2.1.12 The level of increase in the calculated housing requirement is capped to limit the increase to reasonable levels allowing the local authority and housing market to adjust. The cap depends upon the status of the adopted housing target as set out in

national guidance<sup>14</sup>: “Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).”

Figure 2.2: Calculation and application of the adjustment factor



2.1.13 For East Dorset, the adopted strategic housing requirement is now more than five years old and therefore the level of cap should be 40% above the higher of either the

<sup>14</sup> National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20190220

local plan's average annual housing target or the projected household growth figure established through Step 1. The stage 1 results is 315.9 dwellings per annum however the adopted local plan target is a joint target shared with the former Christchurch Borough. It is therefore considered that the Step 1 household growth result should be used to establish the baseline for any cap to be applied to the local housing need figure.

- 2.1.14 National policy indicates that there is no need to include any past shortfall in delivery when the standard methodology is used to calculate the local housing need figure. This is because Step 2 of the standard method factors in past under-delivery as part of the affordability ratio<sup>15</sup>.
- 2.1.15 Application of the cap gives a local housing need figure for East Dorset of 40% above the 315.9 household growth figure which is equivalent to 442.26 dwellings per annum. This figure will be used for the calculation of the five-year supply target.
- 2.1.16 For the purposes of the Housing Delivery Test, the transitional arrangements for the joint Christchurch and East Dorset plan area will be used. The transitional arrangements use the household projections for the years 2015/16, 2016/17 and 2017/18 with the local housing need or adopted local plan target (if less than five-years old) being used for subsequent years.
- 2.1.17 The adopted local plan housing target is for 566 new homes per annum. This equates to 1,698 new dwellings over a three year period. The transitional arrangements give a total requirement of 1,606 new dwellings over the three year period and therefore this represents the lower of the two housing requirements as set out in Figure 2.3.

Figure 2.3: Housing Requirement Figure for the Housing Delivery Test

YEAR	ADOPTED LOCAL PLAN TARGET <sup>16</sup>	TRANSITIONAL ARRANGEMENTS
2016/17	566	500
2017/18	566	540
2018/19	566	566
<b>Total</b>	<b>1,698</b>	<b>1,606</b>

<sup>15</sup> National Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722

<sup>16</sup> Local Plan target from the joint Christchurch and East Dorset Local Plan

2.1.18 The total number of new homes required over the three year period 2016/17 to 2018/19 was therefore 1,606.

## 2.2 PERFORMANCE AGAINST TARGET

2.2.1 National policy indicates that any shortfall in delivery from the base date of the adopted plan should be added to the annualised plan target for the next five year period<sup>17</sup>. However, where the standard methodology for assessing local housing need figure is used as the starting point for establishing the housing target, any shortfall in provision against a target does not need to be taken into account as set out in national guidance<sup>18</sup>. The shortfall in supply for East Dorset area is therefore zero.

## 2.3 SUPPLY BUFFER

2.3.1 In addition to the requirement to provide for five years' worth of housing land and to make up for the relevant shortfall within the five-year period, there is a need to apply a buffer to this supply. The buffer is derived through the application of the Housing Delivery Test which assesses the delivery of homes against the housing requirement for the area. This test is backward looking and therefore the results for the East Dorset and Christchurch joint plan area have been used. The Housing Delivery Test results are expected to be published every year in November by MHCLG based on data supplied by each local planning authority.

## NEW HOMES DELIVERED

2.3.2 The net number of housing completions delivered across the plan area as set out in Figure 2.4 has been established through the annual site survey process and published in the councils' Annual Monitoring Report. This information has been submitted to MHCLG who publish the data as live tables on Housing Supply<sup>19</sup>.

2.3.3 In terms of past delivery there are some discrepancies in previous completions. This related to data included in the annual monitoring reports and data recorded on MHCLG (Ministry for Housing Communities and Local Government) website, this is compared in Figure 2.4. Based on the figures available actual delivery from the beginning of the plan period in East Dorset is calculated between 1,297-1,253

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<sup>17</sup> National Planning Practice Guidance paragraph 044 Reference ID: 68-044-20190722

<sup>18</sup> National Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722

<sup>19</sup> Live tables on housing supply: net additional dwellings, MHCLG

<sup>19</sup> Housing Delivery Test Measurement Rule Book, MHCLG, July 2018, page 4, para10

Figure 2.4: Annual Housing completions since 2013

YEAR	JOINT EAST DORSET & CHRISCHURCH COMPLETIONS (NET)	EAST DORSET COMPLETIONS (NET) (RECORDED)	MHCLG FIGURES (NET) <sup>20</sup>
2013/14	305	149	153
2014/15	334	163	168
2015/16	354	236	207
2016/17	430	148	124
2017/18	405	319	312
2018/19	476	289	289
<b>Total</b>	<b>2,304</b>	<b>1,304</b>	<b>1,253</b>

- 2.3.4 In addition to the delivery of new homes, an allowance is made within the Housing Delivery Test for increases in communal accommodation. Within the plan area this is the first year communal accommodation has been formerly recorded. In line with the Housing Delivery Test Measurement Rule Book 'student only accommodation' is counted at 2.5 persons<sup>16</sup> per household whilst a ratio of 1.8<sup>21</sup> is applied to 'other communal accommodation'. This is based on the national average datasets for these types of communal accommodation.
- 2.3.5 This year there were no additions or losses in bed spaces in East Dorset however there are a number of care homes proposed which will be taken into account using the above calculation when completed.
- 2.3.6 Over the past three years, the councils' records indicate that a total of 756 net additional homes have been delivered within East Dorset. The Housing delivery test results indicate that 1,317 homes were delivered across the plan area over the past three years.

## HOUSING DELIVERY TEST RESULT

- 2.3.7 To calculate the provisional results of the Housing Delivery Test, the number of new homes delivered is divided by the number of new homes required. This calculation indicates that the Housing Delivery Test result for the Christchurch and East Dorset

<sup>20</sup> MHCLG -

<https://opendatacommunities.org/resource?uri=http%3A%2F%2Fopendatacommunities.org%2Fdata%2Fhousing-market%2Fsupply%2Fchanges%2Fchange%2Fcategory%2F2017-2018%2FE07000049%2Fnetadditions>

<sup>21</sup> Housing Delivery Test Measurement Rule Book, MHCLG, July 2018, page 5, para 11

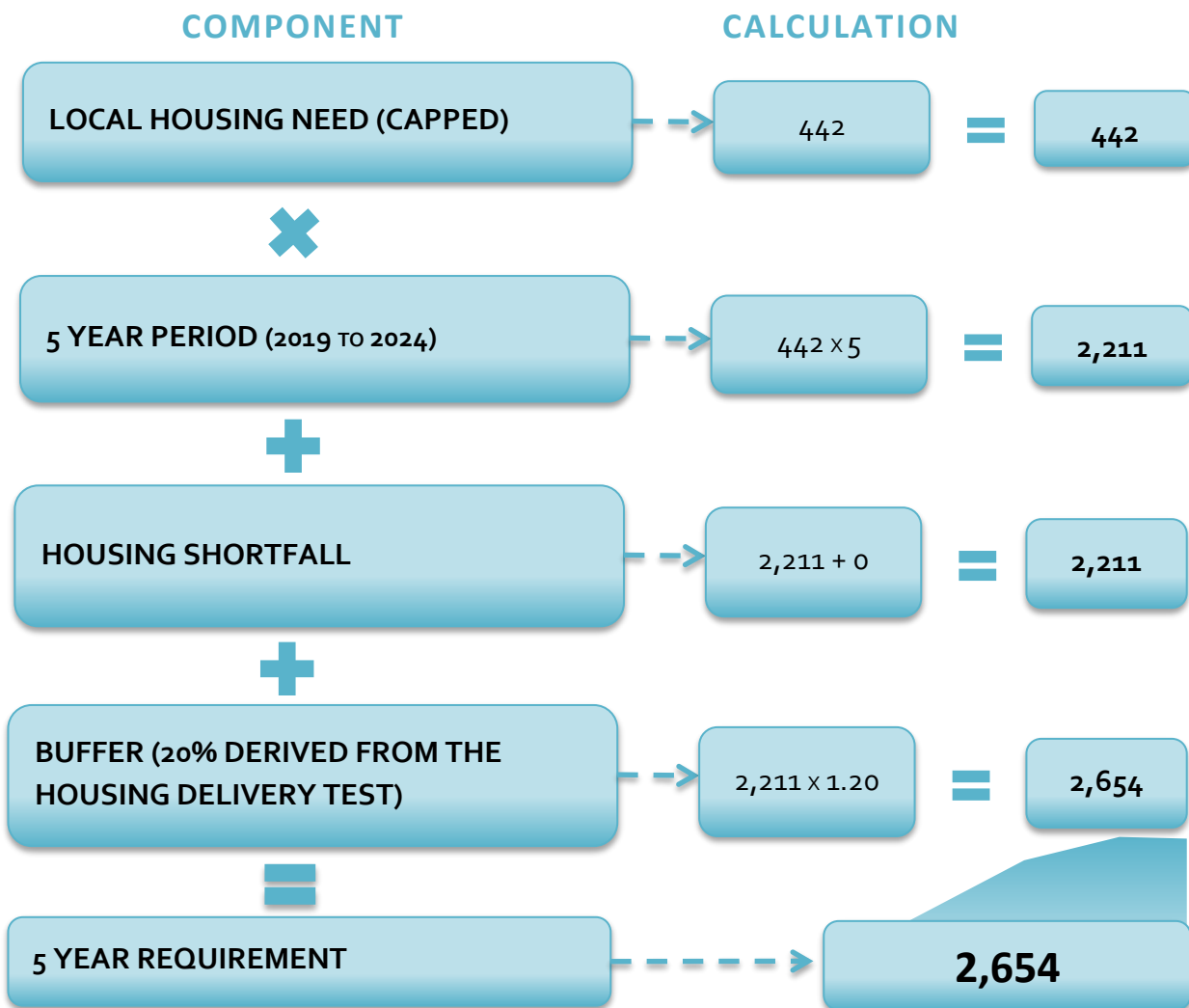
area is 81%. This result indicates that a 20% buffer should be applied to the overall housing requirement.

$$\text{Housing Delivery Test Result (\%)} = \frac{1,317}{1,606} = 81\%$$

**2.4 THE FIVE-YEAR REQUIREMENT – APRIL 2019**

- 2.4.1 Applying the above assumptions and using the completions data to 1<sup>st</sup> April 2019, enables the calculation of the five-year requirement for the period 2019 to 2024.
- 2.4.2 The analysis in Figure 2.5 includes the use of the standard methodology for calculating the local housing need figure.

Figure 2.5: Five Year Housing Requirement 2019-2024



2.4.3 The five-year supply requirement for the current five-year period (2019 to 2024) is 2,654 dwellings, equivalent to 530.7 dwellings for each of these five years. This figure takes into account the standard housing methodology for establishing local housing need<sup>22</sup>.

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<sup>22</sup> Housing Delivery Test Measurement Rule Book, MHCLG, July 2018, page 6, para15



## 3.0 Supply Calculations

### 3.1 INTRODUCTION

- 3.1.1 In order to understand the supply of land available for residential development, it is necessary to look at a number of different categories. Potential sources of housing supply include extant planning permissions and allocations in the local plan. There are also sites identified as having development potential through the Strategic Housing Land Availability Assessment (SHLAA), sites on the brownfield register, sites with permission in principle and windfall sites that cannot specifically be identified but contribute significantly to the supply of housing.
- 3.1.2 Since the examination of the Core Strategy, the revised NPPF has changed the definition of a deliverable site which has altered the way different types of sites are considered. For this reason, the supply of sites has been subject to a fundamental review for the purposes of this five-year supply report. The different sources of supply considered to be deliverable within five years include:
- minor sites (1 to 9 dwellings) that benefit from planning permission;
  - major sites (10 + dwellings) that benefit from planning permission;
  - sites allocated within the local plan;
  - a minor sites windfall allowance (1 to 9 dwellings)
  - specific large sites (10 + dwellings) identified as having development potential (e.g. through the SHLAA or the brownfield register);
  - sites allocated in Neighbourhood Plans; and
  - rural exception sites.
- 3.1.3 For each of these site categories, different criteria have been used to estimate delivery within five years and therefore the contribution towards the five-year supply. To these estimates discounts have been applied to allow for the inevitable uncertainties that exist in any estimate.
- 3.1.4 The recent appeal decision for Land South of Westleaze, Charminster (Appeal Reference: APP/D1265/W/18/3206269) clarified the evidence needed to demonstrate deliverability of a site and the messages in this decision have been incorporated into the evaluation of the supply.

### 3.2 MINOR SITES WITH EXTANT PLANNING PERMISSION

- 3.2.1 The definition of deliverable in the 2019 version of the NPPF states that *"Sites that are not major development... should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years"*
- 3.2.2 Across the plan area a large proportion (more than 30%) of the housing supply is made from small sites of less than 10 dwellings. Historically<sup>23</sup>, from the point of the grant of planning permission, 95% of these minor sites have been built within five years. It is of course impossible to identify which sites will not deliver within five years so to allow for this, the total stock of minor sites with extant consent are discounted by 5%.
- 3.2.3 The approach adopted for minor sites with planning permission is considered robust and in accordance with the relevant parts of the definition of deliverable.

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

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Minor sites with extant planning permission	231	231	220

### 3.3 MAJOR SITES WITH EXTANT PLANNING PERMISSION

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

<sup>23</sup> Based on available records of completed residential development sites since 2015/16

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

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

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Major sites with extant planning permission	2,711	2,114	2,008

### 3.4 SITES ALLOCATED WITHIN THE LOCAL PLAN

- 3.4.1 The definition of deliverable in the NPPF 2019 states that sites allocated in the development plan *"should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."* For the sites allocated in the adopted local plan a similar set of evidence was considered to that for major sites with planning permission. These considerations again gave rise to an assessed level of delivery for inclusion within the five-year supply. This estimate was then discounted by 10% to allow for all uncertainties. No allowance has been made for new allocations being considered through the emerging Local Plan review.
- 3.4.2 The approach for sites allocated in the adopted development plan is considered to accord with the definition of deliverable in the 2019 NPPF.

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

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated within the Core Strategy for East Dorset only	319	102	92

### 3.5 MINOR SITES WINDFALL ALLOWANCE

- 3.5.1 A windfall site is a site not specifically identified in the development plan. National policy makes provision for such sites to be included in the supply of homes specifically noting that *"small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly"*<sup>24</sup>.
- 3.5.2 When including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be *"compelling evidence that they will provide a reliable source of supply..."* and that the allowance *"...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends"*<sup>25</sup>.
- 3.5.3 A detailed analysis of windfall rates has been undertaken for East Dorset (as summarised in Appendix D). This analysis has been focused on those sites that fall within the minor category (i.e. sites of between 1 and 9 dwellings) with major (i.e. sites of 10 or more dwellings) being considered as a separate supply category.
- 3.5.4 Although the windfall rate and build-out rate are based on detailed assessment of past delivery, the numbers of windfall sites each year will most likely change. For this reason, a 10% discount has been applied to the estimates of windfall delivery within the five-year period. The final windfall allowance for each settlement is shown in Figure 3.4.
- 3.5.5 The approach to minor windfall sites is considered to be in accordance with national policy<sup>26</sup>.

<sup>24</sup> National Planning Policy Framework paragraph 68, MHCLG, February 2019

<sup>25</sup> National Planning Policy Framework paragraph 70, MHCLG, February 2019

<sup>26</sup> National Planning Policy Framework paragraphs 68 and 70, MHCLG, February 2019

Figure 3.4: Five-year windfall allowance for each settlement

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE: PROFILED WINDFALL DELIVERY RATE	DISCOUNTED WINDFALL ALLOWANCE
Alderholt	5	18	16
Colehill/Wimborne	12	41	37
Corfe Mullen	5	19	17
Ferndown	21	77	69
Holt, Knowlton & Sixpenny Handley	6	20	18
St Leonards & St Ives	9	32	28
Sturminster Marshall	5	37	33
Verwood	8	31	28
West Moors	3	11	10
Rural (inc Vale of Allen, Pampill and Cranborne)	3	12	11
<b>East Dorset</b>	<b>76</b>	<b>298</b>	<b>267</b>

### 3.6 SPECIFIC LARGE SITES

- 3.6.1 The minor sites windfall allowance does not make any allowance for sites not identified in the development plan that fall within the definition of major development (i.e. sites of 10 or more dwellings).
- 3.6.2 As set out under minor sites windfall, when including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be *"compelling evidence that they will provide a reliable source of supply..."* and that the allowance *"...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends"<sup>27</sup>.*

<sup>27</sup> National Planning Policy Framework paragraph 70, MHCLG, February 2019

- 3.6.3 Where specific major sites (10+ dwellings) have been identified that are expected to contribute to the housing land supply within five years, an allowance has been included. These sites have either been identified through the strategic housing land availability assessment, are on the councils' brownfield registers, have permission in principle or are sites where planning permission is likely to be granted imminently. For each of these sites, there is clear evidence that housing completions will begin and homes will be delivered within the five-year period. Each site within this category was identified as having development potential at the 1<sup>st</sup> April cut-off date in line with the monitoring data that underpins this report.
- 3.6.4 The approach to major identified (windfall) sites is considered in accordance with the definition of deliverable in the 2019 NPPF.

Figure 3.5: Five-year supply from major identified sites

	<b>SOURCE TOTAL</b>	<b>FIVE-YEAR SUPPLY ESTIMATE</b>	<b>DISCOUNTED FIVE-YEAR SUPPLY</b>
Specific identified major sites	1,269	9	8

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

### 3.7 SITES ALLOCATED IN NEIGHBOURHOOD PLANS

- 3.7.1 At present there are no made neighbourhood plans in the East Dorset area and therefore there is no contribution to the supply arising from neighbourhood plans.

### 3.8 RURAL EXCEPTION SITES

- 3.8.1 In order for a rural exception site to deliver housing, a housing needs survey, grant funding and planning permission is needed. Within East Dorset, there are xxx rural exception sites primarily being delivered as community land trusts. The supply from these total 35 new homes with a contribution of 25 expected to deliver within five years.

Figure 3.6: Five-year supply from rural exception sites

	<b>SOURCE TOTAL</b>	<b>FIVE-YEAR SUPPLY ESTIMATE</b>	<b>DISCOUNTED FIVE-YEAR SUPPLY</b>
Rural exception sites	35	25	25

### 3.9 SUPPLY POSITION AT APRIL 2019

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

Figure 3.7: Supply position as at 1<sup>st</sup> April 2019

<b>SUPPLY CATEGORY</b>	<b>FIVE-YEAR SUPPLY ESTIMATE (EXCLUDING DISCOUNT)</b>	<b>DISCOUNTED FIVE-YEAR SUPPLY (2019 TO 2024)</b>
Minor sites with planning permission	231	220
Major sites with extant planning permission	2,114	2,008
Sites allocated within the Local Plan	102	92
Minor sites windfall allowance	283	254
Specific large sites	9	8
Neighbourhood Plans	0	0
Rural exception sites	25	25
<b>TOTAL</b>	<b>2,764</b>	<b>2,607</b>

3.9.2 The updated position using the most up-to-date information (with a base date of 1<sup>st</sup> April 2019) indicates that the councils have a supply equivalent to 2,607 dwellings.

## 4.0 Five-Year Supply Conclusion

### 4.1 FIVE-YEAR REQUIREMENT AGAINST SUPPLY

- 4.1.1 The requirement to maintain a supply of deliverable sites to cover the five year period is derived from national policy. As the target for Christchurch and East Dorset was adopted more than five years ago, the housing target for calculating the five-year supply is based on the local housing need requirement calculated using the Standard Methodology. This gives a housing target of 2,654 for the period 2019/20 to 2023/24 after allowing for the housing delivery test buffer of 20% but with no allowance made for any shortfall in line with national guidance as shown in Figure 2.5. This is equivalent to 531 dwellings per year.
- 4.1.2 The supply of deliverable sites that can be counted as being part of the five-year supply for the 2019 to 2024 period is set out in Figure 3.7. After the application of the relevant discounts, the total number of deliverable sites is estimated at 2,607 dwellings. This supply calculation is based on the most up-to-date information available as at 1<sup>st</sup> April 2019.
- 4.1.3 For the period 2019 to 2024, East Dorset does not have a sufficient supply to meet the five-year supply requirement as required by national policy. East Dorset can only demonstrate a supply of deliverable sites equivalent to 4.91 years as shown in Figure 4.1.



Figure 4.1: Five-year supply calculation

<b>SUPPLY REQUIREMENT</b>		<b>2,654</b>
Annual Housing Requirement	442.26	442.26
Supply over Five Year Period (2019 to 2024)	$442.26 \times 5$	2,211
Plus 20% buffer	$2,211 \times 1.20$	2,654
<b>5 year requirement</b>		2,654
<b>Annualised requirement</b>	2,654	530.7
<b>DELIVERABLE SUPPLY (DISCOUNT APPLIED)</b>		<b>2,607</b>
Minor sites with planning permission		220
Major sites with extant planning permission		2,008
Sites allocated within the Local Plan		92
Minor sites windfall allowance		254
Specific large sites		8
Neighbourhood Plans		0
Rural exception sites		25
<b>CALCULATION OF FIVE YEAR SUPPLY</b>		
<b>Deliverable Supply ÷ Annualised requirement</b>	$2,607 \div 530.7$	4.91 years

## Appendix A. Minor sites with extant permission

A.1 Minor sites (1 to 9 dwellings) which benefit from planning consent and are considered deliverable within five years.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Drove End Farm, Hillbury Road	Alderholt	1
The Cottage, Camel Green Road	Alderholt	1
24 Camel Green Road	Alderholt	1
51 Barnes Crescent	Colehill/ Wimborne	1
4 Rowlands Hill,	Colehill/ Wimborne	7
66 Hayes Lane	Colehill/ Wimborne	4
58 Beaucroft Lane	Colehill/ Wimborne	1
12 Milton Road	Colehill/ Wimborne	1
Land at Fairfield Road (to the R/O 2 Chene Road)	Colehill/ Wimborne	1
Land to the west of Brook Road (to the rear (east) of 33 and 35 Barnes Crescent),	Colehill/ Wimborne	1
46-54 Leigh Road	Colehill/ Wimborne	6
6 Station Terrace	Colehill/ Wimborne	1
20-23 East Street	Colehill/ Wimborne	7
Rear Of 51 Barnes Crescent	Colehill/ Wimborne	1
18 Cornmarket	Colehill/ Wimborne	1
Rear of 55 Barnes Crescent	Colehill/ Wimborne	2
Beech Court	Colehill/ Wimborne	1
43 Barnes Crescent	Colehill/ Wimborne	1
Treetops, Merrifield	Colehill/ Wimborne	1
Rear of 31 Barnes Crescent	Colehill/ Wimborne	2
3 Gordon Road	Colehill/ Wimborne	1
Crofton, Furzehill	Colehill/ Wimborne	4
Rear of 49 Barnes Crescent	Colehill/ Wimborne	2
21 Cutlers Place	Colehill/ Wimborne	1
Rear of 53 Barnes Crescent	Colehill/ Wimborne	1
28 Old Road	Colehill/ Wimborne	4
148 Wimborne Road West	Colehill/ Wimborne	6
r/o 198 & 200 Leigh Road	Colehill/ Wimborne	1
50 Hayes Lane	Colehill/ Wimborne	1
Adj 55 Barnes Crescent	Colehill/ Wimborne	1
Rear 68-70 Barnes Crescent	Colehill/ Wimborne	2
20/22 Sunnybank Way	Colehill/ Wimborne	1

<b>ADDRESS</b>	<b>SETTLEMENT</b>	<b>ESTIMATED DELIVERY WITHIN 5 YEARS</b>
33 & 35 Wimborne Road	Corfe Mullen	2
1 Louise Court, Corfe Mullen	Corfe Mullen	1
10 Blandford Road	Corfe Mullen	3
Land r/o 4-6 Dennis Road	Corfe Mullen	1
82 Wimborne Road	Corfe Mullen	1
24a Stour View Gardens/91 Wimborne Road	Corfe Mullen	3
Smugglers Hyde47 Brook Lane	Corfe Mullen	1
6 Brownsea Avenue	Corfe Mullen	1
Home Farm, Waterloo Road	Corfe Mullen	1
Rear of 114 Hillside Road	Corfe Mullen	1
123 Wareham Road	Corfe Mullen	1
The Post Office, Blandford Road	Corfe Mullen	1
r/o 32C Corfe View Road	Corfe Mullen	1
15 Turbary Road Ferndown	Ferndown	1
28 Albert Road	Ferndown	1
183 Victoria Road,	Ferndown	1
4-16 Victoria Road	Ferndown	3
177 Victoria Road	Ferndown	1
137 Victoria Road	Ferndown	-1
18 Mayfield Close, Ferndown	Ferndown	1
Adj 21 Ameys Lane	Ferndown	1
390-394 Ringwood Road	Ferndown	6
Sequoia House, 398A Ringwood Road	Ferndown	1
130 Ringwood Road, Longham	Ferndown	4
Misty Meadow, 147 Ringwood Road, Longham	Ferndown	2
4 Golf Links Road	Ferndown	5
52 Golf Links Road	Ferndown	7
9 Fernlea Close Ferndown	Ferndown	5
11 Fernlea Close	Ferndown	4
Plot Adj 11 Fernlea Close Ferndown	Ferndown	1
Stapehill Abbey 276 Wimborne Road West	Ferndown	8
72 Longham Farm House, Ringwood Road	Ferndown	1
Stourvale Nursery, Church Lane	West Parley	2
100 New Road	West Parley	1
215 New Road	West Parley	8
38 Church Lane	West Parley	1
Adj 19 Berkley Avenue	West Parley	1
Stourvale Nursery, Church Lane	West Parley	3

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
129-131 Christchurch Road	West Parley	3
4-12 Wight Walk, 15-23 Dudsbury Road, 1-7 Belle Vue Walk and 83-93 Chine Walk, West Parley	West Parley	9
39-41 Dudsbury Road,	West Parley	-7
Bramble Farm, Church Lane	West Parley	1
Little Owls Farm	Holt	6
Broomhill Methodist Church, Colehill Lane	Holt	1
Horsehoes Farm	Holt	1
The milking parlour, Horseshoes Farm	Holt	1
Horseshoes Farm	Holt	1
Unit 1 Home Farm Barn, Butts Close, Wimborne St Giles	Knowlton	1
Barn 2 New Barn Farm, Cranborne Road, Woodlands	Knowlton	1
Global Orange Groves, Horton Road, Horton Heath	Knowlton	3
The Old Dairy Hydowns Farm Woodlands	Knowlton	2
Wigbeth Farm, Wigneth	Knowlton	1
Postmans Cottage, Horton	Knowlton	-1
Ivy Cottage, Horton Vale Nursery	Knowlton	1
Black Barn Farm, Horton	Knowlton	1
Whitey Top Farm, Pentridge	Knowlton	1
45 High Street	Sixpenny Handley	2
7 Struan Gardens, Ashley Heath	St Leonards & St Ives	1
47 Boundary Lane St Leonards	St Leonards & St Ives	-1
15 Struan Gardens (Revised Scheme)	St Leonards & St Ives	2
Adj 2 Struan Gardens, Ashley Heath	St Leonards & St Ives	1
8 Ivy Close	St Leonards & St Ives	1
(Plot 5) Rear of 51 St Ives Park	St Leonards & St Ives	1
9 Boundary Lane,	St Leonards & St Ives	1
Plot 4 Land At 5 Egmont Close	St Leonards & St Ives	1
19 Cedar Avenue	St Leonards & St Ives	1
150 Sandy Lane	St Leonards & St Ives	1
80-82 Sandy Lane	St Leonards & St Ives	1
Adj 34 Braeside Road	St Leonards & St Ives	1
Adj 2 Fir Tree Close	St Leonards & St Ives	1
49 Woolsbridge Road	St Leonards & St Ives	1
R/O 43 & 41 Woolsbridge Road	St Leonards & St Ives	1
103 Woolsbridge Road	St Leonards & St Ives	1
Sandstones, Balls Lane	Sturminster Marshall	1

<b>ADDRESS</b>	<b>SETTLEMENT</b>	<b>ESTIMATED DELIVERY WITHIN 5 YEARS</b>
Beech Lodge, Dullar Lane	Sturminster Marshall	2
Hérons Green, Dorchester Road, Corfe Mullen	Sturminster Marshall	3
35 Churchill Close	Sturminster Marshall	1
64 Churchill Close	Sturminster Marshall	2
Land East of Sheridan Way	Sturminster Marshall	7
10a Crumpets Farm Drive	Sturminster Marshall	1
4 Woodlinken Way	Verwood	1
Adj 55 Burnbake Road	Verwood	1
19 & 21 Woodlinken Drive	Verwood	2
42 Ringwood Road	Verwood	1
2 Abbey Road	West Moors	2
189 Uplands Road	West Moors	1
27 Glenwood Road,	West Moors	1
Land to the rear (east) of Elmhurst Way	West Moors	2
2 Weavers Close	West Moors	1
Cowleaze, Hinton Martell	Rural	1
Blue Hills, Hinton Martell	Rural	1
r/o Pennys Cottage Hinton Martell	Rural	1
Land at Pipers Hill, Hinton Martell	Rural	1
Waimate, Woodcutts Lane To Lodge Road - Lane, Holt,	Rural	1
Manor Farm Gussage All Saints	Rural	1

## Appendix B. Major sites with extant planning permission

B.1 Major sites (10 + dwellings) which benefit from planning consent and are considered deliverable within five years.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land north of Ringwood Road	Alderholt	20
Alderholt Surplus Stores, Daggons Road	Alderholt	20
Land South of Leigh Road (S of Leigh Rd new neighbourouhood) (WMC8)	Colehill/ Wimborne	138
Walford Bridge Garage, Wimborne Road	Colehill/ Wimborne	27
Land to the east of Cranborne Road (Cranborne Rd New Neighbourhood) (WMC7)	Colehill/ Wimborne	270
Land to East Cranborne Road (Cranborne Rd New Neighbourhood) (WMC7)	Colehill/ Wimborne	18
Land to East and West of Cranborne Road(Cranborne Rd New Neighbourhood) (WMC7)	Colehill/ Wimborne	224
Land south Parmiter Drive (S of Leigh Rd new neighbourouhood) (WMC8)	Colehill/ Wimborne	305
Park Farm, Leigh Road (S of Leigh Rd new neighbourouhood) (WMC8)	Colehill/ Wimborne	80
Land Adjacent To Julians Road, Cowgrove Road And The River Stour (Cuthbury allotments New Neighbourhood) (WMC5)	Colehill/ Wimborne	183
Charris Caravan and Camping Park, Candys Lane	Corfe Mullen	14
Land to The North Of Wimborne Road (New neighbourhood Lockyers school Corfe mullen)	Corfe Mullen	112
Stapehill Abbey 276 Wimborne Road West	Ferndown/West Parley	29
The Warren (Phases B,C)	Ferndown/West Parley	14
The Warren (Phases E)	Ferndown/West Parley	25
1 Carroll Avenue & 430 Ringwood Road, Ferndown	Ferndown/West Parley	15
The Warren Areas D	Ferndown/West Parley	28
14-20 Church Road, BH22 9EU	Ferndown/West Parley	40
403 Wimborne Road East, Ferndown	Ferndown/West Parley	41

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land south of Christchurch Road, BH22 8SL	Ferndown/West Parley	44
Land south of Christchurch Road and east of New Road, West Parley (FWP6)	Ferndown/West Parley	191
28 High Street	Sixpenny Handley	10
St Leonards Hospital (care home)	St Leonards & St Ives	37
Land at Lone Pines Close, Matchams Lane	St Leonards & St Ives	31
Land south of Howe lane	Verwood	15
Land North and South Edmondsham Road (NW Verwood New Neighbourhood)	Verwood	156
Land on North East Side of Ringwood Road (NE Verwood New Neighbourhood)	Verwood	37
Castleman Court, Station Road	West Moors	-10

## Appendix C. Sites allocated within the Local Plan

C.1 Sites allocated in the adopted Christchurch and East Dorset Core Strategy including site located only in the East Dorset area.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
St Margarets Hill, Wimborne	Wimborne	12
Land south of Christchurch Road, west of Ridgeway (FWP7)	West Parley	90



## Appendix D. Minor sites windfall allowance

- D.1 The contribution that minor windfall sites make to the supply was assessed by looking at the actual delivery of new homes on sites of 1 to 9 dwellings over the previous four-year period (i.e. from 2015/16 to 2018/19) on a settlement by settlement basis. This analysis identified an overall rate of windfall delivery across the East Dorset area and on a settlement by settlement basis.
- D.2 The windfall rates outlined in Figure D1 were applied using the build-out rates for minor sites. The build-out rates were established by looking at the date when planning permission was granted and assessing the number of years before each site was completed. For example, a site granted permission in 2015 and built in 2017 took two years to complete.

Figure D1: Windfall rates – dwellings

AREA	2015/16	2016/17	2017/18	2018/19	FOUR-YEAR AVERAGE
Alderholt	0	8	7	6	21
Colehill/Wimborne	8	17	13	8	46
Corfe Mullen	10	6	2	3	21
Ferndown	50	6	4	22	82
Holt, Knowlton & Sixpenny Handley	1	4	13	7	25
St Leonards & St Ives	4	8	14	11	37
Sturminster Marshall	13	0	7	1	21
Verwood	4	8	11	7	30
West Moors	5	0	1	4	10
Rural (inc Vale of Allen, Pampill and Cranborne)	5	1	3	1	10
<b>East Dorset</b>	<b>100</b>	<b>58</b>	<b>75</b>	<b>70</b>	<b>303</b>

- D.3 The percentage of all minor sites built likely to be built in any particular year was then calculated to give the build-out profile for minor sites as detailed in Figure D2. For Wimborne and Colehill, typically 17.4% of all minor sites granted permission within one year, would be completed within that same year. By the end of the next year a further 43.5% would have been completed leading to a cumulative total of 60.9% of all minor sites completed within the first 2 years of permission and so on with 100% of minor sites on average being completed by year 7.

D.4 When applying the windfall and build-out rates, the total number of units expected to be completed each year can be estimated. Within each year, an additional supply of sites would be granted permission on top of those already granted permission in the preceding year further adding to the number of sites being completed each year. Figure D3 shows the estimated completions for Wimborne and Colehill through the application of the windfall rate and the build-out rate.

Figure D2: Cumulative build-out rate for minor sites

YEARS TO COMPLETE FROM GRANT OF PERMISSION	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Alderholt	11.1%	77.8%	77.8%	88.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Colehill/Wimborne	17.4%	60.9%	78.3%	91.3%	95.7%	95.7%	100.0%	100.0%	100.0%	100.0%	100.0%
Corfe Mullen	33.3%	66.7%	83.3%	91.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Ferndown	28.6%	68.6%	82.9%	91.4%	94.3%	97.1%	97.1%	100.0%	100.0%	100.0%	100.0%
Holt, Knowlton & Sixpenny Handley	20.0%	46.7%	86.7%	93.3%	93.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
St Leonards & St Ives	16.7%	50.0%	91.7%	95.8%	95.8%	95.8%	95.8%	100.0%	100.0%	100.0%	100.0%
Sturminster Marshall	42.9%	71.4%	85.7%	85.7%	85.7%	85.7%	85.7%	100.0%	100.0%	100.0%	100.0%
Verwood	38.1%	76.2%	85.7%	90.5%	95.2%	95.2%	95.2%	95.2%	95.2%	95.2%	95.2%
West Moors	16.7%	50.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Rural (inc Vale of Allen, Pampill and Cranborne)	62.5%	75.0%	87.5%	87.5%	87.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>East Dorset</b>	26.9%	63.8%	85.0%	91.9%	95.0%	96.9%	97.5%	99.4%	99.4%	99.4%	99.4%

Figure D3: Estimated windfall delivery for a typical five-year period – Wimborne and Colehill

YEAR OF GRANT OF PERMISSION	SUPPLY IN YEAR 1	SUPPLY IN YEAR 2	SUPPLY IN YEAR 3	SUPPLY IN YEAR 4	SUPPLY IN YEAR 5	TOTAL IN 5 YEARS
Year 0	17.4%	43.5%	17.4%	13%	4.4%	95.70%
Year 1		17.4%	43.5%	17.4%	13%	91.3%
Year 2			17.4%	43.5%	17.4%	78.30%
Year 3				17.4%	43.5%	60.90%
Year 4					17.4%	17.4%
<b>Cumulative Total</b>	<b>17.4%</b>	<b>60.9%</b>	<b>78.30%</b>	<b>91.3%</b>	<b>95.70%</b>	<b>95.7%</b>
Wimborne and Colehill windfall rate = 12 dwellings per annum						
Profiled windfall delivery (dwellings)						
Year 0	2	5	2	2	0	11
Year 1		2	5	2	2	11
Year 2			2	5	2	9
Year 3				2	5	7
Year 4					2	2
<b>Total windfall allowance</b>	<b>2</b>	<b>7</b>	<b>9</b>	<b>11</b>	<b>11</b>	<b>40</b>

- D.5 Although the above windfall allowance and build-out rates are based on detailed assessment of past delivery, the numbers of windfall sites each year will most likely change. For this reason, a 10% discount has been applied to the estimates of windfall delivery within the five-year period. The final windfall allowance for each settlement is shown in Figure D4.
- D.6 In the future windfall rates for each settlement will be based on the five-year rolling average of completed new dwellings for each area. This approach will ensure that the allowance reflects as closely as possible actual delivery rates, allowing for fluctuations in the supply that may occur over time.

Figure D4: Five-year windfall allowance for each settlement

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE: PROFILED WINDFALL DELIVERY RATE	DISCOUNTED WINDFALL ALLOWANCE
Alderholt	5	18	16
Colehill/Wimborne	12	41	37
Corfe Mullen	5	19	17
Ferndown	21	77	69
Holt, Knowlton & Sixpenny Handley	6	20	18
St Leonards & St Ives	9	32	28
Sturminster Marshall	5	37	33
Verwood	8	31	28
West Moors	3	11	10
Rural (inc Vale of Allen, Pampill and Cranborne)	3	12	11
<b>East Dorset</b>	<b>76</b>	<b>298</b>	<b>267</b>

## Appendix E. Specific large windfall sites

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

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
60-82 Barnes Crescent, Churchill Road and 85-95 Hardy Crescent, Wimborne	Colehill/ Wimborne	40
118-124 Leigh Road	Colehill/ Wimborne	12

## Appendix F. Sites allocated in neighbourhood plans

F.1 Sites allocated in made neighbourhood plans that are considered deliverable within five years.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
No made neighbourhood plans at present		

## Appendix G. Rural exception sites

G.1 Rural exception sites that are considered deliverable within five years.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land Adjacent Back Lane - Community Land Trust	Sixpenny Handley	25