

**East Dorset  
Five-year housing land supply  
April 2021**

PUBLISHED MARCH 2022

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

## 1.0 Executive Summary

### 1.1 SUMMARY

- 1.1.1 This report covers the monitoring period from 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021. It covers the previous local authority area of East Dorset District Council (EDDC). The adopted Local Plan for EDDC is a joint plan with Christchurch Borough Council (CBC) and was adopted by both authorities in April 2014 and is therefore now more than 5 years old. The councils made the decision in 2019 to produce separate 5-year housing land supply reports, with this report being completed by Dorset Council.
- 1.1.2 As set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) when an adopted Local Plan is more than 5 years old, the housing requirement is calculated using the standard methodology established in NPPG. The housing requirement calculated using this methodology for the 2026-2031 five-year period is 2,387 dwellings or 476 dwellings per annum. EDDC can demonstrate a housing supply of 2,482 dwellings between 2021-2036 therefore demonstrating a housing land supply of 5.20 years.

## 2.0 Introduction

### 2.1 CONTEXT

- 2.1.1 In July 2021, 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. The updated NPPF continues with the requirement for Local Authorities to publish an Annual position statement, which sets out the 5-year housing land supply position each year. This report sets the current position for the former local authority area of East Dorset District Council (EDDC).
- 2.1.2 National Planning Practice Guidance (NPPG) adds detail to the NPPF and sets out the detail of measures aimed at increasing the supply of new homes. These include a standard method for calculating the Local Housing Need requirement for each local planning authority area and the approach to the Housing Delivery Test which will be updated annually. The revised NPPF also continues with the requirement for local planning authorities to produce an action plan if they show consistent patterns of under delivery<sup>1</sup>.

### 2.2 THE HOUSING TARGET

- 2.2.1 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>.
- 2.2.2 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 NPPG<sup>3</sup> and is based on household projections and the local affordability ratio.
- 2.2.3 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

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<sup>1</sup> National Planning Policy Framework 2021, paragraph 76, page 21

<sup>2</sup> National Planning Policy Framework 2021, paragraph 74, page 20

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

delivery has been below demand, the affordability ratio will be higher resulting in a higher Local Housing Need target. For this reason, national guidance indicates that past under-delivery in an area does not need to be considered separately to the affordability of homes<sup>4</sup>.

- 2.2.4 However, where the delivery of homes has been below the strategic housing target since the base date of the adopted Local Plan and the Local Plan is less than five years old, any shortfall will need to be made up within the five-year supply period.
- 2.2.5 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.
- 2.2.6 Since the adoption of the joint East Dorset and Christchurch Local Plan the local authorities in Dorset have undergone reorganisation with the two unitary councils of Dorset Council (DC) and Bournemouth, Christchurch and Poole Council (BCP) being formed. Dorset Council was formed from the former district council areas of East Dorset, North Dorset, Purbeck, West Dorset and Weymouth & Portland with the corresponding part of Dorset County Council. Bournemouth, Christchurch and Poole Council was formed from the former borough of Christchurch along with the unitary authority areas of Bournemouth and Poole.
- 2.2.7 The two new unitary authorities (BCP and DC) are at various stages of preparing Local Plans covering their areas. Post local government reorganisation, guidance<sup>5</sup> 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.

## 2.3 THE HOUSING DELIVERY TEST

- 2.3.1 In addition to the requirement to identify deliverable sites against the housing target, national policy requires a buffer to be applied to the target. The buffer should be:
  - a) *5% to ensure choice and competition in the market for land; or*

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

<sup>5</sup> National Planning Practice Guidance Paragraph: 025 Reference ID: 68-025-20190722

- b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 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>6</sup>.

2.3.2 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>7</sup>.

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

2.3.3 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.

- 2.3.4 Where delivery measured by the Housing Delivery Test falls below the planned rate, the following penalties apply:
- Where delivery is below 95% of the planned rate, an action plan should be published setting out the actions being taken to increase delivery.
  - Where delivery falls below 85% of the planned rate, a 20% buffer should be added to the housing land supply to ensure a realistic prospect of delivery against the housing requirement and an action plan should be published.
  - Where delivery falls below 75% of the planned rate, the presumption in favour of sustainable development will apply, a 20% buffer should be applied, and an action plan should be published.

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<sup>6</sup> National Planning Policy Framework 2021, paragraph 74, page 21

<sup>7</sup> Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

## 2.4 DELIVERABLE SITES

- 2.4.1 The 2021 version of the NPPF includes a definition of a 'deliverable' site for the purpose of demonstrating a five-year supply.

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

- a. *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b. *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.<sup>8</sup>*

- 2.4.2 The definition of a deliverable site essentially divides housing sites into two groups, those that are presumed deliverable unless clear evidence suggests otherwise, and those which should only be presumed deliverable where there is clear evidence that homes will be delivered within five years.
- 2.4.3 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.

## 2.5 IMPLICATIONS

- 2.5.1 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 need to be applied, alongside relevant policies in the development plan when making planning decisions.
- 2.5.2 This document establishes the five-year supply requirement for the former East Dorset District Council area having regard to rates of delivery since the start of the Local Plan period (i.e. since 2013), the Local Housing Need target and Housing Delivery Test results. It then looks at the supply of housing against this requirement on the basis of the most up-to-date information on the completions and commitments as at April 2021 and having regard to recent amendments to national planning policy.

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<sup>8</sup> National Planning Policy Framework Glossary 2021, page 66

## 3.0 Housing Supply Requirement

### 3.1 HOUSING TARGET

- 3.1.1 The Joint Christchurch and East Dorset Local Plan Part 1 – Core Strategy was adopted following the recommendation of the inspector in her report on the examination of the plan. It was adopted by Christchurch Borough Council on 22<sup>nd</sup> April 2014 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 2021).
- 3.1.2 In her report<sup>9</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. However national guidance<sup>10</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.
- 3.1.3 Given that the joint East Dorset and Christchurch Local Plan was adopted in April 2014 and it is therefore more than five years old, the Local Housing Need, calculated using the Standard Methodology has been used as the basis for establishing the housing target in this report.
- 3.1.4 As a result of using the Local Housing Need figures, BCP Council and Dorset Council took the decision in 2019 to produce separate five-year housing land supply reports for the former local planning authority areas of East Dorset and Christchurch. This is the second report produced solely for East Dorset and is based on the calculated local housing need for the former EDDC area.

### LOCAL HOUSING NEED

- 3.1.5 The standard methodology for calculating the Local Housing Need for an area utilises the projected growth in households within that area<sup>11</sup> adjusted to take into account

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<sup>9</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>10</sup> National Planning Practice Guidance Paragraph: 005 Reference ID: 2a-005-20190220

<sup>11</sup> National Planning Practice Guidance Paragraph: 005 Reference ID: 2a-005-20190220



local housing affordability through a three-step process. Step 1 sets the baseline using the 2014-based household projections, Step 2 adjusts this baseline through the application of affordability ratio and Step 3 allows for the resultant housing target to be capped. An additional Step 4 applies an uplift to the top 20 cities and urban areas across the country.

#### Step 1 – Setting the baseline

- 3.1.6 The 2014-based household projections are used to calculate the average household growth over the 10-year period from the base date for when the calculation is being undertaken. The base date for this report is 1 April 2021 and therefore the calculation of local housing need uses the 10-year period from 2021 to 2031. Over this period, the projected growth in households for the former EDDC area is as shown in Figure 3.1 with the average annual change in households projected to be 324.8 additional households per annum.

Figure 3.1: 2014-based household projections for East Dorset 2021 to 2031

YEAR	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Number of households	40,006	40,304	40,609	40,928	41,247	41,580	41,917	42,254	42,589	42,922	43,254

#### Step 2 – Applying the affordability adjustment

- 3.1.7 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 2020. Although the EDDC area now forms part of Dorset Council, affordability ratios continue to be produced for legacy council areas following reorganisation. For EDDC, the affordability ratio released in 2020 is 13.43 and this figure has been used to calculate the affordability adjustment factor.
- 3.1.8 The adjustment factor is calculated on the following basis:

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

- 3.1.9 For the East Dorset area, the median workplace-based local affordability ratio gives an adjustment factor of 1.59.

#### Step 3 – Capping the increase

- 3.1.10 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>12</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).”*

3.1.11 For EDDC, the adopted strategic housing requirement is now more than five years old and therefore the cap would be applied to higher of either the local plan’s average annual housing target or the projected household growth figure established through Step 1. The adopted local plan target was a joint target shared with the former CBC so it is not possible to establish which would be the higher of the local plan target or the household projections. It is therefore considered that the cap should be applied to the annual average household growth figure established through Step 1 of the Standard Methodology.

Step 4 – Cities and urban Centres Uplift

3.1.12 The final adjustment made as part of the standard methodology is to apply an uplift of 35% to those local authority areas that fall within the top 20 cities and urban areas list published by the Office for National Statistics. EDDC does not however fall within this list and therefore the uplift is not applied.

Calculating Local Housing Need

3.1.13 The four steps used in the calculation of the Local Housing Need figure for the EDDC area is outlined in Figure 2.2. These calculations indicate that the Local Housing Need requirement for the purpose of this report is 455 dwellings per annum.

Figure 3.2: Calculation Local Housing Need

COMPONENT	CALCULATION	RESULT
Step 1: Setting the baseline	Annual average household growth 2021 to 2031	324.80

<sup>12</sup> National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20190220

<b>Step 2:</b> Adjustment to take account of affordability	Applying the adjustment factor of 1.58938	516.23
<b>Step 3:</b> Capping the level of any increase	Applying the cap at 40% above the annual average household growth figure	454.72
<b>Step 4:</b> Cities and urban centres uplift	No uplift to be applied	454.72
<b>Local Housing Need</b>		<b>455 dwellings per annum</b>

## 3.2 SUPPLY BUFFER

3.2.1 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 rules set out for the Housing Delivery Test in the National Planning Practice Guidance are as follows:

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5-year housing land supply;
- 10% - the buffer for authorities seeking to confirm' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in [paragraph 74 of the National Planning Policy Framework](#)), unless they have to apply a 20% buffer (as below); and
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

3.2.2 The buffer is derived through the application of the Housing Delivery Test which assesses the delivery of homes against the housing requirement for the area. This test is backward looking and assesses the past three-year work of delivery against the previous 3 years target.

3.2.3 For the current year, the Housing Delivery test has been measured over the years 2018/19, 2019/20 and 2020/21. The Joint East Dorset and Christchurch Local Plan became 5 years old in the 2018/19 year and therefore one year of the joint local plan target is used. For this reason, the published Housing Delivery Test result for the current year covers the joint plan area giving a single result for the legacy council areas of East Dorset and Christchurch.

## NEW HOMES DELIVERED

- 3.2.4 The net number of new homes delivered over the past three years within the East Dorset area is set out in Figure 3.3. This information has been gathered through annual site visits where the number of newly built homes is counted. This information has been submitted to Department for Levelling Up, Housing and Communities (DLUHC) who publish the data as live tables on Housing Supply<sup>13</sup>.
- 3.2.5 In addition to the delivery of new homes, an allowance is made within the Housing Delivery Test for increases in communal accommodation based on the number of bed spaces delivered. In line with the Housing Delivery Test Measurement Rule Book 'student only accommodation' is counted at 2.5 persons per household whilst a ratio of 1.8<sup>14</sup> is applied to 'other communal accommodation'. This is based on the national average datasets for these types of communal accommodation.
- 3.2.6 Using this calculation, a total of 9 beds of communal accommodation were lost in East Dorset and 76 beds were gained. Applying the appropriate ratio across East Dorset equates to a net gain of 37 dwellings. This net gain has already been factored into the 376 dwellings completed in this monitoring year.
- 3.2.7 Over the past three years, the council's records indicate that a total of 1,164 net additional homes have been delivered within East Dorset.

Figure 3.3: Number of homes delivered from 2018-2021 – EDDC

Number of homes delivered	2018/19	2019/20	2020/21	Total
EDDC	289	499	376	1,164

## NEW HOMES REQUIRED

- 3.2.8 To calculate the number of new homes required, the housing target for the preceding three-year period is used. If a local plan is less than five-years old, the adopted Local Plan target is used to establish the housing target. For the year within which the local plan becomes more than five-years old, the minimum Local Housing Need figure should be used calculated with a base date of 1 April of that year by applying the Standard Method set out in national guidance.

<sup>13</sup> Live tables on housing supply: net additional dwellings, DLUHC

<sup>14</sup> Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

- 3.2.9 The joint Christchurch and East Dorset Local Plan was adopted in April 2014 the plan therefore became more than five years old in April 2019. For the current year, the measurement of the Housing Delivery Test includes the adopted local plan housing target for the 2018/19 year along with the Local Housing Need target for the 2019/20 and 2020/21 years.
- 3.2.10 However, the Covid-19 pandemic resulted in a national lockdown in 2020 which disrupted the planning service and caused a suspension of development on construction sites. This impact on the delivery of housing against targets has been recognised by government for the 2019-20 and 2020-21 years. The result has been to reduce the number of homes required within the 2019-20 year by one twelfth of the annual target (31 days). For the 2020-21 year, the target was reduced by 122 days. The net result is that the overall target being reduced to 712 dwellings for the 2019-20 year and to 537 dwellings for the 2020-2021 year<sup>15</sup>. Figure 3.4 shows the resultant Housing Delivery Test requirement.

Figure 3.4: Housing Delivery Test requirement 2021

YEAR	2018-19	2019-20	2020-21	TOTAL
Discounted requirement	566	712	537	1,815

## HOUSING DELIVERY TEST RESULT

- 3.2.11 To calculate the provisional results of the Housing Delivery Test, the number of new homes delivered is divided by the number of new homes required. As the Housing Delivery Test is backwards looking it is calculated based on delivery against the joint Christchurch and East Dorset housing requirement. The net total dwellings completed in East Dorset from 2018/19 – 2020/21 were 1,164 dwellings and in Christchurch over the same time period was 532 dwellings, resulting in a total of 1,698 dwellings. This calculation indicates that the Housing Delivery Test result for the Christchurch and East Dorset area is 94% indicating that a 5% buffer needs to be applied to the housing target for calculation of the five-year housing supply and an Action Plan needs to be produced to set out measures to address the delivery of new homes.

$$\text{Housing Delivery Test Result (\%)} = \frac{1,698}{1,815} = 94\%$$

<sup>15</sup> Housing Delivery Test measurement technical note 2021 – January 2022

### 3.3 FACTORING IN ANY SHORTFALL AND THE BUFFER

- 3.3.1 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 the results of the Housing Delivery Test. Appeal decisions indicate that the buffer should apply to both the overall land supply requirement as well as any shortfall.
- 3.3.2 However, where the housing land supply requirement is derived from the calculated Local Housing Need, there is no requirement to factor in any shortfall in provision from the beginning of the local plan period<sup>16</sup>. This is the case for the East Dorset area. The buffer identified through the application of the Housing Delivery Test therefore only applies to the calculated Local Housing Need requirement.

### 3.4 THE FIVE-YEAR REQUIREMENT – APRIL 2021

- 3.4.1 Applying the above assumptions and using the completions data to 1<sup>st</sup> April 2021, enables the calculation of the five-year requirement for the period 2021 to 2026 as shown in Figure 3.5.

Figure 3.5: Five Year Housing Requirement 2021-2026

COMPONENT	CALCULATION	TOTAL
Local Housing Need Requirement	454.7	455
Multiplied by the 5-year period (2021-2026)	$454.7 \times 5$	2,273.6
Plus the 5% buffer (derived from the Housing Delivery Test)	$2,273.6 \times 1.05$	2,387
<b>Total 5-year requirement</b>		<b>2,387</b>

- 3.4.2 The calculations in Figure 3.5 include the use of the standard methodology for calculating the local housing need figure for the East Dorset area only along with the results of the backward-looking Housing Delivery Test for the Christchurch and East Dorset Local Plan area.
- 3.4.3 The five-year supply requirement for the current five-year period (2021 to 2026) is 2,387 dwellings for the East Dorset. This is equivalent to 477.5 dwellings per annum over the 2021 to 2026 five-year period.

<sup>16</sup> National Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722

## 4.0 Supply Calculations

### 4.1 INTRODUCTION

- 4.1.1 In order to understand the supply of land available for residential development, it is necessary to look at a number of different categories. Potential sources of housing supply include extant planning permissions and allocations in the local plan. There are also sites identified as having development potential through the Strategic Housing Land Availability Assessment (SHLAA), sites on the brownfield register, sites with permission in principle and windfall sites that cannot specifically be identified but contribute significantly to the supply of housing.
- 4.1.2 Since the examination of the Christchurch and East Dorset joint Local Plan, the revised NPPF has changed the definition of a deliverable site which has altered the way different types of sites are considered. For this reason, the supply of sites considered to be deliverable for the purposes of the five-year housing land supply, have been subject to a review with the supply in this report shown for the East Dorset area only. The different sources of supply considered to be deliverable within five years include:
- minor sites (1 to 9 dwellings) that benefit from planning permission;
  - major sites (10 + dwellings) that benefit from planning permission;
  - sites allocated within the local plan;
  - a minor sites windfall allowance (1 to 9 dwellings)
  - specific large sites (10 + dwellings) identified as having development potential (e.g. through the SHLAA or the brownfield register);
  - sites allocated in Neighbourhood Plans; and
  - rural exception sites.
- 4.1.3 For each of these site categories, different criteria have been used to estimate delivery within five years and therefore the contribution towards the five-year supply. To these estimates, discounts have been applied to allow for the inevitable uncertainties that exist in any estimate.
- 4.1.4 Several appeals have examined the evidence needed to support the deliverability of a site. The appeal decision for Land South of Westleaze, Charminster (Appeal Reference: APP/D1265/W/18/3206269) clarified the evidence needed to demonstrate deliverability of a site and the messages in this decision have been incorporated into the evaluation of the supply. In addition, the called in appeal at Land to the East of Newport Road and to the East and West of Cranfield Road (Appeal Reference: APP/Yo435/W/17/3169314) has

supported the view that evidence obtained after the 5YHLS base date (1 April each year) can be considered when demonstrating site deliverability if the site was considered deliverable at the base date.

## 4.2 MINOR SITES WITH EXTANT PLANNING PERMISSION

- 4.2.1 The definition of deliverable in the 2021 version of the NPPF states that *"sites which do not involve major development ... should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years"*
- 4.2.2 Within East Dorset a large proportion (26%) of the housing completions over the past 5 years have been made up of small sites of less than 10 dwellings<sup>17</sup>. Historically, from the point of the grant of planning permission, just under 97% of these minor sites have been built within five years. It is of course impossible to identify which sites will not deliver within five years so to allow for this, the total stock of minor sites with extant consent are discounted by 5%.
- 4.2.3 The approach adopted for minor sites with planning permission is considered robust and in accordance with the relevant parts of the definition of deliverable.

Figure 4.1: Five-year supply from minor sites with extant planning permission

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Minor sites with extant planning permission	256.3	256.3	243.5

## 4.3 MAJOR SITES WITH EXTANT PLANNING PERMISSION

- 4.3.1 For major sites with extant planning permission, the relevant parts of the NPPF 2021 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)"*.
- 4.3.2 For sites of 10 dwellings or more that benefit from an extant detailed planning permission (either full or reserved matters) a case by case assessment has been made to assess how many new homes will be delivered within five years. This case by case analysis has included consideration of the number and type of units being delivered on

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<sup>17</sup> Based on available records of completed residential development sites since 2015/16



a site, the details of any infrastructure requirements, the discharge of conditions associated with the planning permission, whether a CIL commencement notice had been received, feedback from the developer as to their programme for developing the site and information from case officers working on specific applications.

- 4.3.3 Major sites which benefit from outline permission were considered in a similar way to detailed consents having regard to recent appeal decisions. Progress towards gaining full consent, along with information from the developer about their programme for delivering the site including their anticipated housing trajectory. Information from the case officer working on the application along with the current planning status of the site was also considered including the discharge of any planning conditions.
- 4.3.4 For major sites with detailed planning permission and sites with outline permission the consideration of this information gave rise to an informed assessment of the proportion of units that are deliverable within five years. The resultant estimate of delivery was then discounted by 5% to allow for any uncertainty.
- 4.3.5 The approach to major sites that have either detailed or outline planning permission is considered to accord with the relevant parts of the definition of deliverable in the NPPF 2021.

Figure 4.2: Five-year supply from major sites with extant planning permission

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Major sites with extant planning permission	2,087.2	1,841.2	1,749.2

#### 4.4 SITES ALLOCATED WITHIN THE LOCAL PLAN

- 4.4.1 The definition of deliverable in the NPPF 2021 states that sites allocated in the development plan “*should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*” For the sites allocated in the adopted local plan a similar set of evidence was considered to that for major sites with planning permission including information from the site developers and progress being made towards delivery. These considerations again gave rise to an assessed level of delivery for inclusion within the five-year supply. This estimate was then discounted by 10% to allow for all uncertainties. No allowance has been made for new allocations being considered through the emerging Dorset Council Local Plan.

4.4.2 The approach for sites allocated in the adopted development plan is considered to accord with the definition of deliverable in the 2021 NPPF.

Figure 4.3: Five-year supply from sites allocated in the Local Plan

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated within the Local Plan within the East Dorset area	256.0	102.0	91.8

#### 4.5 MINOR SITES WINDFALL ALLOWANCE

- 4.5.1 A windfall site is a site not specifically identified in the development plan. National policy makes provision for such sites to be included in the supply of homes specifically noting that *"small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly"*<sup>18</sup>.
- 4.5.2 When including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be *"compelling evidence that they will provide a reliable source of supply..."* and that the allowance *"...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends"*<sup>19</sup>.
- 4.5.3 A detailed analysis of windfall rates has been undertaken for the East Dorset area (as summarised in Appendix D). This analysis has been focused on those sites that fall within the minor category (i.e. sites of between 1 and 9 dwellings) with major (i.e. sites of 10 or more dwellings) being considered as a separate supply category.
- 4.5.4 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 4.4.

<sup>18</sup> National Planning Policy Framework paragraph 69, 2021

<sup>19</sup> National Planning Policy Framework paragraph 71, 2021

4.5.5 The approach to minor windfall sites is considered to be in accordance with national policy<sup>20</sup>.

Figure 4.4: Five-year windfall allowance for each settlement

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE OVER 5 YEARS: PROFILE OF DELIVERY	DISCOUNTED WINDFALL ALLOWANCE OVER 5 YEARS
Alderholt	5.6	17.2	15.5
Corfe Mullen	2.4	7.3	6.6
Colehill/Wimborne	21.4	70.3	63.2
Ferndown/West Parley	10.8	37.8	34.0
Holt, Knowlton & Sixpenny	6.6	19.5	17.6
St Leonards & St Ives	10.0	33.5	30.2
Sturminster Marshall	3.2	10.1	9.1
Verwood	6.5	24.2	21.8
West Moors	3.8	13.8	12.4
Rural (inc Vale of Allen, Pampill and Cranborne)	2.8	10.3	9.2
<b>East Dorset</b>	<b>73.1</b>	<b>244.1</b>	<b>219.6</b>

#### 4.6 SPECIFIC LARGE SITES

4.6.1 The minor sites windfall allowance does not make any allowance for sites not identified in the development plan that fall within the definition of major development (i.e. sites of 10 or more dwellings).

4.6.2 As set out under minor sites windfall, when including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be "*compelling evidence that they will provide a reliable source of supply...*" and that the allowance

<sup>20</sup> National Planning Policy Framework paragraph 71, 2021

"...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends"<sup>21</sup>.

- 4.6.3 Where specific major sites (10+ dwellings) have been identified that are expected to contribute to the housing land supply within five years, an allowance has been included. These sites have either been identified through the strategic housing land availability assessment, are on the councils' brownfield registers, have permission in principle or are sites where planning permission is likely to be granted imminently. For each of these sites, there is clear evidence that housing completions will begin, and homes will be delivered within the five-year period. Each site within this category was identified as having development potential at the 1st April base date in line with the monitoring data that underpins this report.
- 4.6.4 The approach to major identified (windfall) sites is considered in accordance with the definition of deliverable in the 2021 NPPF.

Figure 4.5: Five-year supply from major identified sites

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Specific identified major sites	705.6	192.2	173.0

#### 4.7 SITES ALLOCATED IN NEIGHBOURHOOD PLANS

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

#### 4.8 RURAL EXCEPTION SITES

- 4.8.1 In order for a rural exception site to deliver housing, a housing needs survey, grant funding and planning permission is needed. Within East Dorset, there are 3 rural exception sites with 2 of these being delivered as community land trusts.

Figure 4.6: Five-year supply from rural exception sites

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Rural exception sites	42.0	5.0	5.0

<sup>21</sup> National Planning Policy Framework 2021, paragraph 71, page 19

## 4.9 SUPPLY POSITION AT APRIL 2021

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

Figure 4.7: Supply position as at 1<sup>st</sup> April 2021

SUPPLY CATEGORY	FIVE-YEAR SUPPLY ESTIMATE (EXCLUDING DISCOUNT)	DISCOUNTED FIVE-YEAR SUPPLY (2021 TO 2026)
Minor sites with planning permission	256.3	243.5
Major sites with extant planning permission	1,841.2	1749.2
Sites allocated within the Local Plan	102.0	91.8
Minor sites windfall allowance	244.1	219.7
Specific large sites	192.2	173.0
Neighbourhood Plans	0.0	0.0
Rural exception sites	5.0	5.0
<b>TOTAL</b>	<b>2,640.8</b>	<b>2482.2</b>

4.9.2 The updated position using the most up-to-date information (with a base date of 1st April 2021) indicates that the councils have a supply equivalent to 2,482 dwellings.

## 5.0 Five-Year Supply Conclusion

### 5.1 FIVE-YEAR REQUIREMENT AGAINST SUPPLY

- 5.1.1 The requirement to maintain a supply of deliverable sites to cover the five-year period is derived from national policy. As the joint Local Plan for Christchurch and East Dorset was adopted more than five years ago, the five-year supply calculation is based on the Local Housing Need requirement derived through the application of the Standard Methodology. For the East Dorset area only, this gives a housing target of 2,387 dwellings for the period 2021 to 2026 incorporating the housing delivery test buffer of 5%. In line with national guidance, no allowance has been made for any shortfall in provision against the local plan target due to the Local Housing Need being used. The target is equivalent to 477.5 dwellings per annum.
- 5.1.2 The supply of deliverable sites that can be counted as being part of the five-year supply for the 2021 to 2026 period is set out in Figure 4.7. After the application of the relevant discounts, the total number of deliverable sites is estimated at 2,482 dwellings. This supply calculation is based on sites and information available as at the 1<sup>st</sup> April 2021 base date.
- 5.1.3 For the period 2021 to 2026, the East Dorset area does have a sufficient supply to meet the five-year supply requirement as required by national policy. The East Dorset area can demonstrate a supply of deliverable sites equivalent to 5.20 years as shown in Figure 5.1.

Figure 5.1: Five-year supply calculation

<b>SUPPLY REQUIREMENT</b>		<b>2,387.3</b>
Annual Housing Requirement	(local housing need)	454.7
Requirement over Five Year Period (2021 to 2026)	$454.7 \times 5$	2273.6
Plus 5% buffer	$2,273.6 * 1.05$	2,387.3
<b>5-year requirement</b>		<b>2,387.3</b>
<b>Annualised requirement</b>	$2,387.3 \div 5$	<b>477.5</b>
<b>DELIVERABLE SUPPLY (DISCOUNT APPLIED)</b>		<b>2,482.2</b>
Minor sites with planning permission		243.5
Major sites with extant planning permission		1749.2
Sites allocated within the Local Plan		91.8
Minor sites windfall allowance		219.7
Specific large sites		173.0
Neighbourhood Plans		0.0
Rural exception sites		5.0
<b>CALCULATION OF FIVE-YEAR SUPPLY</b>		
<b>Deliverable Supply ÷ Annualised requirement</b>	$2,482.2 \div 477.5$	<b>5.20 years</b>

## 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
29 Ringwood Road	Alderholt	1
58 Ringwood Road	Alderholt	4
19 Wimborne Road	Colehill	1
BARN AT LEIGH LANE, COLEHILL, WIMBORNE, BH21 2PW	Colehill	1
BOUNDARY HOUSE, BOUNDARY DRIVE, COLEHILL, WIMBORNE, BH21 2RE	Colehill	1
Hayeswood County First School, Cutlers Place, Colehill, Wimborne, Dorset, BH21 2HN	Colehill	1
10 Blandford Road	Corfe Mullen	3
15 Orchard Lane	Corfe Mullen	1
15 Viewside Close (Formerly land to the rear of 114 Hillside Road)	Corfe Mullen	1
17 Ridgeway, Corfe Mullen, Wimborne, Dorset, BH21 3HS	Corfe Mullen	1
2 Blythe Road, Corfe Mullen, Wimborne, Bh21 3Lr	Corfe Mullen	-1
2 HOME FARM COTTAGES, WATERLOO ROAD, CORFE MULLEN, WIMBORNE, BH21 3SN	Corfe Mullen	1
24a Stour View Gardens/91 Wimborne Road	Corfe Mullen	3
67 Albert Road Corfe Mullen Wimborne BH21 3QE	Corfe Mullen	1
82 Wimborne Road	Corfe Mullen	1
Land r/o 4-6 Dennis Road	Corfe Mullen	1
Land to the north of Pardy's Hill, West of Sleight Lane	Corfe Mullen	9
Smugglers Hyde 47 Brook Lane	Corfe Mullen	1
The Old Mill, Mill Street, Corfe Mullen, Wimborne, Dorset, BH21 3RH	Corfe Mullen	2
Romford Barn, West Farm, Romford, Verwood, Dorset, BH31 7LE	Edmondsham	1
1 Christchurch Road	Ferndown	1
1 CHRISTCHURCH ROAD, LONGHAM, FERNDOWN, BH22 8TD	Ferndown	1
1 Penrose Road, Ferndown, Dorset, BH22 9JF	Ferndown	-1
10 Ringwood Road, Longham	Ferndown	3



ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
11 Fernlea Close	Ferndown	4
16 Ringwood Road, Longham	Ferndown	3
18 Mayfield Close, Ferndown	Ferndown	1
390-394 Ringwood Road	Ferndown	6
4 Golf Links Road	Ferndown	5
4-16 Victoria Road	Ferndown	3
43 AWARD ROAD, FERNDOWN, WIMBORNE, BH21 7NT	Ferndown	1
46 Christchurch Road	Ferndown	1
578 WIMBORNE ROAD EAST, FERNDOWN, BH22 9NN	Ferndown	8
84 Golf Links Road	Ferndown	5
9 Fernlea Close Ferndown	Ferndown	4
Plot Adj 11 Fernlea Close Ferndown	Ferndown	1
R/O Peveril House 382 - 388 Ringwood Road	Ferndown	8
Sequoia House, 398A Ringwood Road	Ferndown	1
Stapehill Abbey 276 Wimborne Road West (Site 2)	Ferndown	8
The Barn, 339 Ringwood Road	Ferndown	1
CROFTON, FURZEHILL, COLEHILL, WIMBORNE, BH21 4HD	Furzehill	4
Grange End, Grange, Colehill	Furzehill	1
Stocks Cottage, Furzehill	Furzehill	1
Land Adjoining Summerhill, Gussage All Saints, Dorset, BH21 5ET	Gussage All Saints	2
LAND TO THE NORTH EAST OF TON BRIDGE, CUSTARD HILL, GUSSAGE ALL SAINTS, BH21 5ES	Gussage All Saints	1
19 & 19A Wimborne Road, Wimborne Minster, Wimborne, Dorset, BH21 1NP	Hinton Martell	1
BARNS TO THE NORTH WEST OF MILLUM HOUSE, HINTON MARTELL, WIMBORNE, BH21 7HE	Hinton Martell	1
UNDERWOOD FARM, HINTON MARTELL, BH21 4JL	Hinton Martell	-1
Framptons Yard	Holt	6
Horseshoes Farm	Holt	1
Little Owls Farm	Holt	5
Priors Corner, Chalbury, Holt	Holt	1
4 SHEEPCROFT LANE, HOLT, WIMBORNE, BH21 7DA	Holt CP	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
AMBERLEA, SMUGGLERS LANE, FURZEHILL, WIMBORNE, BH21 4HB	Holt CP	1
BARN C, BROOKLANDS FARM, HORTON, WIMBORNE, BH21 7JU	Holt CP	1
BARN F, BROOKLANDS FARM, HORTON, WIMBORNE, BH21 7JU	Holt CP	1
Grange Farm, Colehill, Wimborne, BH21 4HX	Holt CP	1
Chaseborough House Rest Home Three Legged Cross Wimborne BH21 6SG	Horton	1.11
The Old Dairy, Hydowns Farm, Woodlands	Knowlton	1
Unit 1 Home Farm Barn, Butts Close, Wimborne St Giles	Knowlton	1
West Farm, Romford	Knowlton	1
45 High Street	Sixpenny Handley	2
The Stables, Oakley Farm	Sixpenny Handley	1
(Plot 5) Rear of 51 St Ives Park	St Leonards & St Ives	1
103 Woolsbridge Road	St Leonards & St Ives	2
19 Cedar Avenue	St Leonards & St Ives	1
74 Woolsbridge Road	St Leonards & St Ives	3
74 WOOLSBIDGE ROAD, ASHLEY HEATH, RINGWOOD, BH24 2LX	St Leonards & St Ives	4
78 Sandy Lane St Leonards And St Ives Ringwood BH24 2LG	St Leonards & St Ives	2
8 Ivy Close	St Leonards & St Ives	1
80-82 Sandy Lane	St Leonards & St Ives	1
9 Boundary Lane,	St Leonards & St Ives	1
Forest Pines Riding Stables Wayside Road St Leonards And St Ives Ringwood Bh24 2Sh	St Leonards & St Ives	1
Land Rear of 14 & 16 Oaks Drive, St Leonards And St Ives, Ringwood, Dorset, BH24 2QT	St Leonards & St Ives	2
Plot 4, 5 Egmont Close, St Leonards And St Ives, Ringwood, Dorset, BH24 2DJ	St Leonards & St Ives	1
64 Churchill Close	Sturminster Marshall	2
Herons Green, Dorchester Road (Site 2)	Sturminster Marshall	2
Land East of Sheridan Way	Sturminster Marshall	7
Manor Farm Gussage All Saints	Vale of Allen	1
19 & 21 Woodlinken Drive	Verwood	1
81 Church Road, Three Legged Cross, Wimborne, Dorset, BH21 6RQ, appeared to have changed mine -new site notice up	Verwood	1
Casa Velha - Land to the north Ringwood Road	Verwood	9

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Eastworth Farm, 52 Edmondsham	Verwood	1
Land at 5 West Moors Road (B3072) , Three Legged Cross	Verwood	2
Stables, Heathlands, Lower Common Lane, Three Legged Cross, Dorset, BH21 6RX	Verwood	1
18 Uplands Road	West Moors	1
18 Uplands Road West Moors Ferndown BH22 oBB	West Moors	1
189 Uplands Road	West Moors	1
2 Abbey Road	West Moors	2
Land rear of 9-11, Shaftesbury Close	West Moors	2
Land to the Rear of Elmhurst Way	West Moors	3
Parking Area off Hardy Road, West Moors, Ferndown, Dorset, BH22 oEX	West Moors	1
100 New Road	West Parley	1
129-131 Christchurch Road	West Parley	3.00
131 Christchurch Road	West Parley	1
215 New Road	West Parley	8
Adj 19 Berkley Avenue	West Parley	1
Stourvale Nursery, Church Lane	West Parley	2
12 Milton Road	Wimborne	1
14 King Street, Wimborne Minster, Wimborne, Dorset, BH21 1DY	Wimborne	3.22
14 Shakespeare Road	Wimborne	1
20-23 East Street	Wimborne	7
28 WEST BOROUGH, WIMBORNE MINSTER, WIMBORNE, BH21 1NF	Wimborne	1
30 Hayes Lane	Wimborne	1
4 Rowlands Hill	Wimborne	8
51 Barnes Crescent, Wimborne Minster, Wimborne, Dorset, BH21 2AY	Wimborne	1
6 The Square and floors above Costa Coffee, 1 to 4 Crown Court, Wimborne Minster, Wimborne, Dorset, BH21 1JA	Wimborne	9
CROWN HOUSE, 6 WIMBORNE ROAD, WIMBORNE MINSTER, WIMBORNE, BH21 1NN	Wimborne	6
Existing car park located to the South/West of Tapper Court	Wimborne	2
Land off Brook Road, rear of 33 Barnes Crescent	Wimborne	3
Land to the west of Brook Road (to the rear (east) of 33 and 35 Barnes Crescent),	Wimborne	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Total		256.33

## 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	45
Alderholt Surplus Stores, Daggons Road	Alderholt	89
Charris Caravan and Camping Park, Candys Lane	Corfe Mullen	10
Land to The North of Wimborne Road (New neighbourhood Lockyers school Corfe mullen) - Phase 1	Corfe Mullen	78
Land to The North of Wimborne Road (New neighbourhood Lockyers school Corfe mullen) - Phase 2	Corfe Mullen	34
Land to the east of Cranborne Road (Cranborne Rd New Neighbourhood) (WMC7)	Wimborne	14
Land to East and West of Cranborne Road(Cranborne Rd New Neighbourhood) (WMC7)	Wimborne	312
Land Adjacent To Julians Road, Cowgrove Road And The River Stour (Cuthbury allotments New Neighbourhood) (WMC5)	Wimborne	183
Land South of Leigh Road (S of Leigh Rd new neighbourhood) (WMC8) - Care home (Appeal)	Wimborne	35.6
Park Farm, Leigh Road (S of Leigh Rd new neighbourhood) (WMC8)	Wimborne	199
Land South of Leigh Road (S of Leigh Rd new neighbourhood) (WMC8)	Wimborne	44
Land South of Leigh Road (S of Leigh Rd new neighbourhood) (WMC8)	Wimborne	174
The Warren (Phases B,C)	Ferndown	14
The Warren (Phases E)	Ferndown	25
1 Carroll Avenue & 430 Ringwood Road, Ferndown	Ferndown	15
14-20 Church Road, BH22 9EU	Ferndown	38
180 Ringwood Road	Ferndown	16
403 Wimborne Road East, Ferndown	Ferndown	41
Land south of Christchurch Road, BH22 8SL	Ferndown/West Parley	44
Land East of New Road, West Parley (FWP6)	West Parley	150
Land to south side of Horton Road, Three legged Cross	Knowlton (Three Legged Cross)	38
Land at Lone Pines Close, Matchams Lane, Hurn, Christchurch, Dorset, BH23 6LP	St Leonards & St Ives	31
Land south of Howe lane	Verwood	29

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land North and South Edmondsham Road (NW Verwood New Neighbourhood) - Phase 1	Verwood	6
Land North and South Edmondsham Road (NW Verwood New Neighbourhood) - Phase 2	Verwood	187
Castleman Court, Station Road	West Moors	-10
<b>Total</b>		<b>1,841.6</b>

## 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 (WMC6)	Wimborne	12
Land west of New Road, West Parley (FWP7)	West Parley	90
<b>Total</b>		<b>102</b>

## 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 2016/17 to 2020/21) 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	2016/17	2017/18	2018/19	2019/20	2020/21	FIVE-YEAR AVERAGE
Alderholt	8.0	7.0	6.0	5.0	2.0	5.6
Corfe Mullen	0.0	2.0	3.0	4.0	3.0	2.4
Colehill/Wimborne	17.0	13.0	18.0	34.0	25.0	21.4
Ferndown	6.0	4.0	22.0	18.0	4.0	10.8
Holt, Knowlton & Sixpenny Handley	4.0	13.0	6.0	7.0	3.0	6.6
St Leonards & St Ives	8.0	14.0	11.0	7.0	10.0	10.0
Sturminster Marshall	0.0	7.0	1.0	5.0	3.0	3.2
Verwood	8.0	11.0	7.0	3.0	3.6	6.5
West Moors	0.0	1.0	4.0	1.0	13.0	3.8
Rural (inc Vale of Allen, Pampill and Cranborne)	1.0	3.0	1.0	5.0	4.0	2.8
East Dorset	52.0	75.0	79.0	89.0	70.6	73.1

- 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 11.7% of all minor sites granted permission within one year, would be completed within that same year. By the end of the next year a further 40% would have been completed leading to a cumulative total of 51.7% 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 8.

- 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	7.7%	53.8%	69.2%	76.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Corfe Mullen	11.8%	47.1%	70.6%	82.4%	94.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Colehill/Wimborne	11.7%	51.7%	81.7%	90.0%	93.3%	95.0%	98.3%	98.3%	100.0%	100.0%	100.0%
Ferndown/West Parley	26.9%	53.8%	78.8%	94.2%	96.2%	98.1%	98.1%	100.0%	100.0%	100.0%	100.0%
Holt, Knowlton & Sixpenny	13.0%	21.7%	69.6%	95.7%	95.7%	95.7%	100.0%	100.0%	100.0%	100.0%	100.0%
St Leonards & St Ives	10.8%	51.4%	83.8%	91.9%	97.3%	97.3%	97.3%	100.0%	100.0%	100.0%	100.0%
Sturminster Marshall	8.3%	50.0%	83.3%	83.3%	91.7%	91.7%	91.7%	100.0%	100.0%	100.0%	100.0%
Verwood	34.5%	65.5%	86.2%	93.1%	93.1%	96.6%	96.6%	96.6%	96.6%	96.6%	96.6%
West Moors	18.2%	54.5%	90.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Rural	20.0%	73.3%	86.7%	93.3%	93.3%	93.3%	100.0%	100.0%	100.0%	100.0%	100.0%
Total	17.5%	52.0%	80.3%	91.1%	95.2%	96.7%	98.1%	99.3%	99.6%	99.6%	99.6%

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

YEAR OF GRANT OF PERMISSION	SUPPLY IN YEAR 1	SUPPLY IN YEAR 2	SUPPLY IN YEAR 3	SUPPLY IN YEAR 4	SUPPLY IN YEAR 5	TOTAL IN 5 YEARS
Year 0	11.7%	40.0%	30.0%	8.3%	3.3%	93.30%
Year 1		11.7%	40.0%	30.0%	8.3%	90.00%
Year 2			11.7%	40.0%	30.0%	81.70%
Year 3				11.7%	40.0%	51.70%
Year 4					11.7%	11.70%
<b>Cumulative Total</b>	<b>11.70%</b>	<b>51.7%</b>	<b>81.7%</b>	<b>90.00%</b>	<b>93.30%</b>	
Wimborne and Colehill annual windfall rate = 21.4 dwellings per annum						
<b>Profiled windfall delivery (dwellings)</b>						
Year 0	2	7	6	2	1	18
Year 1		2	7	6	2	17
Year 2			2	7	6	15
Year 3				2	7	9
Year 4					2	2
<b>Total windfall allowance</b>	<b>2</b>	<b>9</b>	<b>15</b>	<b>17</b>	<b>18</b>	<b>61</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.

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.

## 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
26 - 32 Canford Bottom, Colehill	Colehill/ Wimborne	15
Wimborne Market, Station Terrace, Wimborne	Wimborne	108
Land at Moorlands Road, Verwood	Verwood	37.22
The Warren Areas D	Ferndown	10
Land adj Back Lane (site 1)	Sixpenny Handley	22
Total		192.22

## Appendix F. Sites allocated in neighbourhood plans

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

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
No made neighbourhood plans at present		0

## Appendix G. Rural exception sites

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

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land south of Common Road	Sixpenny Handley	5
Total		5