

West Dorset, Weymouth and Portland Five-year housing land supply April 2023

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1.0 Executive Summary

1.1 SUMMARY

- 1.1.1 This report covers the monitoring period from 1st April 2022 to 31st March 2023. It covers the previous local authority areas of West Dorset District Council (WDDC) and Weymouth and Portland Borough Council (WPBC). The adopted joint Local Plan for WDDC and WPBC was adopted in October 2015 and is therefore now more than 5 years old.
- 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 the NPPG. The housing requirement calculated using this methodology for the 2023-2028 five-year period is 4,467 dwellings or 893 dwellings per annum. WDDC and WPBC can demonstrate a housing supply of 4,718.4 dwellings between 2023-2028 thus demonstrating a housing land supply of 5.28 years.
- 1.1.3 This figure takes into account the advice from Natural England in March 2022 highlighting the need for all new developments within the Chesil and The Fleet Catchment, Poole Harbour Catchment, Somerset Levels and Moors Catchment and River Axe Catchment to be nutrient neutral.

2.0 Introduction

2.1 CONTEXT

- 2.1.1 The NPPF sets the requirement for local planning authorities to demonstrate a supply of specific deliverable sites on an annual basis, and 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 areas of West Dorset District Council (WDDC) and Weymouth and Portland Borough Council (WPBC).
- 2.1.2 The NPPG 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 is updated annually. The NPPF also sets a requirement for local planning authorities to produce an action plan if they show consistent patterns of under delivery¹.

2.2 NUTRIENT NEUTRALITY

- 2.2.1 An important constraint affecting the deliverability of sites within the Dorset Council area is nutrient neutrality following the advice issued² by Natural England on 16 March 2022.
- 2.2.2 The approach advocated by Natural England is that any development that leads to an increase in nutrient loading within the catchment of one of the freshwater or estuarine habitats that are in unfavourable condition, should be nutrient neutral. This would result in no net increase nutrients entering the protected habitat sites arising from development via both wastewater and surface water flows.
- 2.2.3 Since this advice was issued, the Government have put in measures to help to unblock housing sites. These measures include:
- A legal requirement introduced through the Levelling Up and Regeneration Act 2023 (LURA) for wastewater treatment works serving 2,000 population equivalents or more to be upgraded to reduce the nutrient flow from wastewater. This reduces significantly the burden for nutrient neutrality for development that connects to an upgraded wastewater treatment works. There is also provision for the Secretary of

¹ National Planning Policy Framework 2021, paragraph 76, page 21

² [NE785 Edition 1 Natural England Water Quality and Nutrient Neutrality Advice \(16 March 2022\).pdf](#)

State to nominate additional wastewater treatment works below the 2000+ population equivalents threshold for upgrade.

- A nutrient mitigation scheme to be managed by Natural England aimed at delivering nutrient mitigation within the affected catchments.
- 2.2.4 The approach Dorset Council is taking in each of the 5 catchments that affect Dorset (River Axe, River Avon, Chesil & The Fleet, Somerset Levels and Moors and Poole Harbour Catchment) is different due to the nature of the catchments and the different working arrangements with neighbouring Local Authorities that share the catchment area.
- 2.2.5 For the Poole Harbour catchment, Dorset Council and Natural England’s position is that if sufficient wastewater treatment works are required to be upgraded within the catchment through the LURA, the need for development to demonstrate phosphorus neutrality will be removed. At the time of writing this report, the LURA received Royal Assent on 26 October 2023 with the majority of provisions within the Act coming into force on 26 December 2023. Dorset Council and Natural England are in conversation with DLUHC about the Secretary of State nominating the additional wastewater treatment works within the Poole Harbour catchment for upgrade in order to remove the need for phosphorus neutrality.
- 2.2.6 At the present time, and before the nomination of additional wastewater treatment works for upgrade, there is some uncertainty within the Poole Harbour catchment about the need for phosphorus neutrality. There are currently no strategic mechanisms in place to deliver phosphorus mitigation in the short term however some mitigation proposals that are in the pipeline will enable phosphorus mitigation to be achieved. Dorset Council have an existing mechanism in place for delivering nitrogen neutrality within the Poole Harbour catchment³.
- 2.2.7 Within the remaining catchments that affect the Plan area, there remains a need to demonstrate phosphorus (and for Chesil & The Fleet, nitrogen) neutrality and Dorset Council is working with partners to identify and deliver opportunities for delivering this mitigation.

2.3 THE HOUSING TARGET

- 2.3.1 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*

³ [The Nitrogen Reduction in Poole Harbour SPD](#) 2017

*against their Local Housing Need where the strategic policies are more than five years old*⁴.

- 2.3.2 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 NPPG⁵ and is based on household projections and the local affordability ratio.
- 2.3.3 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 guidance indicates that past under-delivery in an area does not need to be considered separately to the affordability of homes⁶.
- 2.3.4 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.
- 2.3.5 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 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 for⁷.
- 2.3.6 The government have recently consulted on changes to the planning system⁸ and national policy. These proposed changes alter the approach to establishing housing

⁴ National Planning Policy Framework 2023, paragraph 74, page 20

⁵ National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20201216

⁶ National Planning Practice Guidance Paragraph: 011 Reference ID: 2a-011-20190220

⁷ National Planning Practice Guidance Paragraph: 007 Reference ID: 2a-007-20190220

⁸ <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

targets for local plans, to housing land supply and the housing delivery test. This direction of travel will alter the conclusions on housing land supply and will need to be reflected when making planning decisions. It may be necessary to revise this report once the changes come into effect.

2.4 THE HOUSING DELIVERY TEST

- 2.4.1 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*
 - 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 supply⁹.*

- 2.4.2 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 period¹⁰.

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

- 2.4.3 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.
- 2.4.4 Where delivery as measured by the Housing Delivery Test falls below the planned rate, the following penalties apply:

⁹ National Planning Policy Framework 2023, paragraph 74, page 21

¹⁰ Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

- 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.

2.5 DELIVERABLE SITES

- 2.5.1 The 2023 version of the NPPF includes a definition of a 'deliverable' site for the purpose of demonstrating a five-year supply.
- 2.5.2 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.
- 2.5.3 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.

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.¹¹*

2.6 IMPLICATIONS

¹¹ National Planning Policy Framework Glossary 2021, page 66

- 2.6.1 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.
- 2.6.2 This document establishes the five-year supply requirement for the West Dorset, Weymouth and Portland Local Plan area having regard to rates of delivery since the start of the Local Plan period (i.e. since 2011), 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 2023 and having regard to national planning policy.

3.0 Housing Supply Requirement

3.1 HOUSING TARGET

- 3.1.1 The West Dorset, Weymouth & Portland Joint Local Plan was adopted following the recommendation of the Inspector in his report on the examination of the plan. It was adopted by Weymouth & Portland Borough Council on 15th October 2015 and by West Dorset District Council on 22nd October 2015. The Local Plan covers the 20-year period from 2011 to 2031 and was adopted more than five years ago.
- 3.1.2 In his report¹², the local plan Inspector considered the available evidence and concluded that 15,500 dwellings “is a reasonable estimate of the amount of housing required during the plan period”. This strategic housing requirement figure applies across the Housing Market Area (the Plan area) and covers the period from 2011 to 2031. However national guidance¹³ 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 West Dorset and Weymouth and Portland Local Plan is now more than five years old, the standard methodology established in national guidance should be used to calculate the local housing need target for the former local authority areas. For the purposes of demonstrating a five-year housing land supply, the Local Housing Need figure calculated using the Standard Method has been used as the basis for the housing target figures in this report.

LOCAL HOUSING NEED

- 3.1.4 The standard methodology for calculating the Local Housing Need for an area utilises the projected growth in households within that area¹⁴ adjusted to take into account 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. The data used to calculate the Local Housing Need has a base

¹² Report on the Examination into the West Dorset, Weymouth and Portland Joint Local Plan, Planning Inspectorate, 14 August 2015

¹³ National Planning Practice Guidance Paragraph: 005 Reference ID: 2a-005-20190220

¹⁴ National Planning Practice Guidance Paragraph: 005 Reference ID: 2a-005-20190220

date of 2023 and therefore the household projections and the affordability ratios are those available at this base date.

Step 1 – Setting the baseline

- 3.1.5 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 2023 and therefore the calculation of local housing need uses the 10-year period from 2023 to 2033. Over this period, the projected growth in households for the former WDDC and WPBC areas are shown in Figure 3.1 with the average annual change in households projected to be 389.9 and 190.4 respectively or 580.3 in total.

Figure 3.1: 2014-based household projections for WDDC and WPBC 2023 to 2033

YEAR	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Number of households WDDC	48,734	49,137	49,546	49,947	50,357	50,747	51,147	51,543	51,922	52,284	52,633
Number of households WPBC	30,239	30,422	30,604	30,786	30,992	31,193	31,390	31,592	31,782	31,969	32,143

ONS Live table 406

Step 2 – Applying the affordability adjustment

- 3.1.6 The baseline annual projected household growth figure is adjusted to reflect the affordability of housing in the area. This adjustment is based on the median workplace-based local affordability ratios published in March 2023, dated 2022. Although the WPBC and WDDC areas now form part of Dorset Council, affordability ratios continue to be produced for the legacy council areas. For WDDC and WPBC, the affordability ratios released in March 2023 were 12.67 and 8.98 respectively and this figure has been used to calculate the affordability adjustment factor.

- 3.1.7 The adjustment factor is calculated on the following basis:

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

- 3.1.8 For the WDDC and WPBC areas, the median workplace-based local affordability ratios give adjustment factors of 1.54 and 1.31 respectively.

Step 3 – Capping the increase

- 3.1.9 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 guidance⁴⁵:

“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).”

3.1.10 For WDDC and WPBC, the adopted strategic housing requirement is now more than five years old and therefore the cap would be applied to the higher of either the local plan’s average annual housing target or the projected household growth figure established through Step 1. The Local Plan housing requirement is for 775 dwellings per year and the projected household growth is 580.3 households per year. For the WDDC and WPBC area, if the cap were to be applicable, it would be applied to the higher 775 dwellings per annum figure giving a maximum figure of 1,085 dwellings per annum. However, the cap does not apply as the household growth figure is less than the most recently adopted housing requirement.

Step 4 – Cities and Urban Centres Uplift

3.1.11 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. WDDC and WPBC do not however fall within this list and therefore this uplift is not applied.

Calculating Local Housing Need

3.1.12 The four steps used in the calculation of the Local Housing Need figures for WDDC and WPBC are outlined in Figure 2.2. These calculations indicate that the Local Housing Need requirement for the purpose of this report for WDDC and WPBC are 601.2 dwellings per annum and 249.7 dwellings per annum respectively. This results in a combined figure of 850.8 dwellings per annum, higher than the current adopted housing target of 775 dwellings per annum in the adopted West Dorset and Weymouth & Portland Local Plan.

⁴⁵ National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20201216

Figure 3.2: Calculation Local Housing Need 2021 – WDDC and WPBC*

COMPONENT	CALCULATION	RESULT
WDDC		
Step 1: Setting the baseline	Annual average household growth 2022 to 2032	389.9
Step 2: Adjustment to take account of affordability	Applying the adjustment factor of 1.54	601.2
Step 3: Capping the level of any increase	The cap does not apply to the WDDC calculation	.601.2
Step 4: Cities and urban centres uplift	No uplift to be applied	601.2
Local Housing Need WDDC		601.2 dwellings per annum
WPBC		
Step 1: Setting the baseline	Annual average household growth 2022 to 2032	190.4
Step 2: Adjustment to take account of affordability	Applying the adjustment factor of 1.31	249.7
Step 3: Capping the level of any increase	The cap does not apply to the WPBC calculation	249.7
Step 4: Cities and urban centres uplift	No uplift to be applied	249.7
Local Housing Need WPBC		249.7 dwellings per annum
TOTAL LOCAL HOUSING NEED FOR PLAN AREA		850.8 dwellings per annum

* Please note that some figures in the table may not calculate correctly due to rounding.

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.

NEW HOMES DELIVERED

- 3.2.3 The net number of new homes delivered across the plan area is set out below and has been established through the annual site survey process, the past three years which relate to the HDT are included in Figure 3.3. This information has been submitted to Department for Levelling Up, Housing and Communities (DLUHC) who publish the data as live tables on Housing Supply¹⁶.
- 3.2.4 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 the Housing Delivery Test Rule Book student-only accommodation has been counted at a rate of 2.5¹⁷ persons per household whilst a

¹⁶ Live tables on housing supply: net additional dwellings, DLUHC

¹⁷ Housing Delivery Test Measurement Rule Book, DLUHC, July 2018, page 4, para10

ratio of 1.8¹⁸ persons per household is applied to other communal accommodation. This is based on the national average number of adults in all households.

- 3.2.5 Using this calculation, a total of 78 beds of communal accommodation were delivered in Weymouth and Portland and no beds were lost. In West Dorset, 24 beds were lost and 10 beds were gained, resulting in a net loss of 14 beds of communal accommodation. Applying the appropriate ratio across West Dorset, Weymouth and Portland equated to a net gain of 35.6 dwellings for this monitoring year. This net change has already been factored into the 762 dwellings completed in this monitoring year.
- 3.2.6 Over the past three years, the Council’s records indicate that a total of 2,358 net additional homes have been delivered within the plan area. This accords with the published Housing Delivery Test results as included in Figure 3.3.

Figure 3.3: Number of homes delivered from 2019-2022 – WDDC and WPBC

Number of homes delivered	2020/21	2021/22	2022/23	Total
WDDC and WPBC	671	925	762	2,358

NEW HOMES REQUIRED

- 3.2.7 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.
- 3.2.8 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 year 2020-21. The result has been to reduce the number of homes required within the 2020-21 year by 122 days. The net result is that the overall target being reduced from 775 dwellings to 525 dwellings for the 2020-2021 year¹⁹. Moving on to the next monitoring years no reduction in the number of homes has been applied as building rates should have returned to pre-pandemic levels.

¹⁸ Housing Delivery Test Measurement Rule Book, DLUHC, July 2018, page 5, para11

¹⁹ Housing Delivery Test measurement technical note 2021 – January 2022

3.2.9 The joint West Dorset, Weymouth & Portland Local Plan was adopted separately by each former district Council in October 2015 and became more than five years old in 2020. Therefore, for the 2020-21 year, the local plan became more than five-years old and therefore the minimum local housing need figure should be used, discounted by 122 days to allow for the Covid-19 lockdown. Then for 2021-22 the figures are calculated normally with no discounts therefore the minimum local housing need figure is applied. Figure 3.4 shows the housing delivery test requirement.

Figure 3.4: Housing Delivery Test requirement 2023

YEAR	2020/21	2021/22	2022/23	TOTAL
Discounted requirement	525	850	851	2,226

HOUSING DELIVERY TEST RESULT

3.2.10 Housing Delivery Test results are published on an annual basis however the results for the current year, using the data set out above, are yet to be published and therefore a definitive result for the 2022/23 year is not available.

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. This calculation indicates the Housing Delivery Test result for the joint WPBC and WDDC area is 106%. This result indicates that only a 5% buffer should be applied to the overall housing requirement and that there is no requirement to produce an action plan to address the causes of under-delivery.

$$\begin{aligned}
 \text{Housing Delivery Test Result (\%)} &= \frac{2,358}{2,226} \\
 &= 106\%
 \end{aligned}$$

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.

3.3.2 Appeal decisions indicate that the buffer should apply to both the overall land supply requirement as well as any shortfall. This position was confirmed by the Inspector in his report on the examination of the now adopted joint local plan.

3.3.3 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 period²⁰. This is the case for the West Dorset and Weymouth & Portland Joint Local Plan 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 2023

3.4.1 Applying the above assumptions and using the completions data to 1st April 2023, enables the calculation of the five-year requirement for the period 2023 to 2028 as shown in Figure 3.5.

Figure 3.5: Five Year Housing Requirement 2023-2028

COMPONENT	CALCULATION	TOTAL
Local Housing Need Requirement (see section 2)	850.8	850.8
Multiplied by the 5-year period (2023-2028)	850.8 x 5	4254.2
Plus, the 5% buffer (derived from the Housing Delivery Test)	4,254.2 x 1.05	4,466.9
Total 5-year requirement		4466.9

3.4.2 The five-year supply requirement for the current five-year period (2023 to 2028) is 4,466.9 dwellings for the West Dorset and Weymouth & Portland Joint Local Plan area. This is equivalent to 893.4 dwellings per annum over the 2023 to 2028 five-year period.

²⁰ 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 In his report into the examination of the local plan, the Inspector referred to the sources of supply that he considered were appropriate for inclusion within the five-year supply. For each of these, the Inspector made recommendations as to an appropriate level of discount that should be applied to each category. The Inspector also concluded that it was appropriate to undertake a combined assessment of supply across both authority areas in accordance with the joint local plan.
- 4.1.3 Since the examination of the 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 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.
- 4.1.4 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.

- 4.1.5 Several appeals have examined the evidence needed to support the deliverability of a site, for example, 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.
- 4.1.6 The recent advice from Natural England requires Dorset Council as a competent authority under the Habitats Regulations, to “carefully consider the nutrients impacts of any new plans and projects (including new development proposals) on habitats sites and whether those impacts may have an adverse effect on the integrity of a habitats site that requires mitigation, including through nutrient neutrality.”
- 4.1.7 This advice applies to four catchments within the West Dorset, Weymouth & Portland area and has implications for the deliverability of new homes. The catchments are:
- The Poole Harbour Catchment,
 - The Chesil and The Fleet Catchment,
 - The Somerset Levels and Moors Catchment, and
 - The River Axe Catchment.
- 4.1.8 Dorset Council has assessed each site included within the catchments in detail. Sites located within the Chesil and Fleet Catchment, Somerset Levels and Moors Catchment and the River Axe catchment, where a further consent from Dorset Council is required to enable the site to proceed, have been removed unless there is appropriate nutrient mitigation proposed. This includes sites where reserved matters or full applications are required and where conditions need to be discharged.
- 4.1.9 As set out in paragraphs 2.2.5 to 2.2.7, the LURA is likely to resolve the need for developments to demonstrate phosphorus neutrality within the Poole Harbour catchment. Sites within this area have been reviewed in detail, and where it is considered that homes can be delivered later in the five year supply period due to the enactment of the LURA, and subsequent upgrading of wastewater works a proportion have been included in the supply.
- 4.1.10 The position within all of the catchments will be reviewed as new evidence and understanding becomes available. Appendix H of this report includes sites whose delivery (or part of their delivery) has been moved to outside of the 5 year supply period owing to their location within one of the nutrient catchment areas.

4.2 MINOR SITES WITH EXTANT PLANNING PERMISSION

- 4.2.1 The definition of deliverable in the 2023 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 Across the plan area a large proportion (nearly 25%) of the housing supply is made from small sites of less than 10 dwellings. Historically²¹, from the point of the grant of planning permission, 97% of these minor sites have been built within five years. It is of course impossible to identify which sites will not be delivered within five years so to allow for this the total stock of minor sites with extant consent are discounted by 5%. The Council are being conservative by discounting the housing land supply by this percentage, because historically only 3% of sites have not been developed within five years.
- 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. The Council are being conservative by having reviewed in detail the position of each site that falls within the nutrient catchment areas. Some sites have been discounted due to their location in a catchment where a nutrient neutrality solution is not currently considered likely to come forward to enable development within the supply period. For sites in the Poole Harbour catchment the estimated delivery timeframe of sites has been adjusted to take account of anticipated solutions that are expected to come forward to enable development to take place. It is therefore considered likely that some sites that have been granted full planning permission will still be deliverable within 5 years.
- 4.2.4 There may also be some development proposals within the list of sites removed from the supply where a subsequent consent is not necessary and therefore the site could be delivered now.

²¹ Based on records of completed residential development sites since the beginning of the plan period (i.e. 2011).

Figure 4.1: 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	681	665	631.7

4.3 MAJOR SITES WITH EXTANT PLANNING PERMISSION

- 4.3.1 For major sites with extant planning permission, the relevant parts of the NPPF 2023 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 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 for specific sites.
- 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. Included in the Council’s analysis was the:
- Developer’s progress towards gaining full consent,
 - Feedback from the developer about their programme for delivering the site, including their anticipated housing trajectory,
 - Information from the case officer working on the planning application, and
 - The current planning status of the site, 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. It is worth mentioning, the Council are being conservative by discounting the housing land supply by this percentage as discounting based on the developers projected housing trajectory has already been factored into the estimates of delivery over the five year period.
- 4.3.5 As mentioned in para 4.2.4, the Council are being conservative by having reviewed in detail the situation of sites falling within the nutrient catchment areas. Some sites have been discounted due to their location in a catchment where a nutrient neutrality solution is not currently considered likely to come forward within the supply period. However, should mitigation be identified and delivered, these sites could be developed. For sites in the Poole Harbour catchment area the estimated delivery timeframe has been adjusted to take account of anticipated solutions that are expected to come forward to enable development including the measures in the LURB. It is therefore considered likely that some sites that have been granted full planning permission will still be deliverable within 5 years.
- 4.3.6 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 2023.

Figure 4.2: 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	4,491.4	3,023	2,872

4.4 SITES ALLOCATED WITHIN THE LOCAL PLAN

- 4.4.1 The definition of deliverable in the NPPF 2023 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.”
- 4.4.2 For the sites allocated in the adopted local plan, a similar set of evidence akin to that of major sites described in para 4.3.3 above. 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. Again, the Council are

being conservative by discounting the housing land supply by this percentage. No allowance has been made for proposed allocations being considered through the emerging Dorset Council Local Plan.

- 4.4.3 The anticipated delivery of the joint Local Plan allocations has been based on on-going discussions with landowners and developers since the adoption of the Local Plan. It therefore takes into account difficulties in delivery on the allocated sites giving the most up to date position from the developer’s perspective and factoring in consideration of the current planning status of each site.
- 4.4.4 The Council has reviewed all allocated sites within one of the affected nutrient neutrality catchments, and removed from the supply those that are either not able to demonstrate nutrient neutrality or where development is unlikely to come forward within the supply period even with expected nutrient neutrality solutions.
- 4.4.5 The approach for sites allocated in the adopted development plan is considered to accord with the definition of deliverable in the 2023 NPPF.

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

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated within the Local Plan	2,332.0	461.0	414.9

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”²².
- 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”²³.

²² National Planning Policy Framework paragraph 69, 2023

²³ National Planning Policy Framework paragraph 71, 2023

- 4.5.3 A detailed analysis of windfall rates has been undertaken for the WDDC and WPBC plan 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 The Council has been conservative in discounting the windfall allowance for the first two years in all areas, to avoid any potential double counting for sites that may have permission. 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 further 10% discount has been applied to the estimates of windfall delivery within the remaining three-year period. The final windfall allowance for each settlement is shown in Figure 3.4.
- 4.5.5 The Council are being conservative by discounting the minor sites windfall allowance in areas that are in a nutrient catchment where a nutrient neutrality solution is not currently considered likely to come forward to enable development within the supply period. For areas in the Poole Harbour catchment the windfall allowance has been removed for the first three years of the supply period, as it is considered likely that sites will be deliverable later in the two years once anticipated nutrient solutions come forward to enable development to take place. Relevant windfall rates and calculations can be found in Figure 4.4 and Appendix D.
- 4.5.6 The approach to minor windfall sites is considered to be in accordance with national policy²⁴.

²⁴ National Planning Policy Framework paragraph 71, 2023

Figure 4.4: Five-year annualised windfall rate for each settlement²⁵

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE OVER 5 YEARS: PROFILED WINDFALL DELIVERY RATE	WINDFALL ALLOWANCE OVER 5 YEARS: DISCOUNTED
Beaminster	2.8	8.0	7.2
Bridport	12.0	32.9	29.6
Chickerell	8.7	23.0	20.7
Crossways	3.2	8.3**	7.5**
Dorchester	24.1	44.9**	40.4**
Lyme Regis	7.5	21.4	19.2
Sherborne	11.2	0*	0*
WDDC Rural	74.4	133.96**	120.5**
Portland	17.0	45.1	40.5
Weymouth	52.1	142.1	127.9
West Dorset and Weymouth & Portland	213.1	459.6	413.6

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

²⁵ All figures in the table may not sum exactly due to rounding.

* Removed as areas fall within the Axe or Somerset Levels catchment where mitigation projects are at present limited.

** Discounted for the first three years as areas fall within the Poole Harbour Catchment where a nutrient solution is anticipated.

allowance "...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends"²⁶.

- 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 are also considered to be representative of the kind of site that is likely to deliver homes within the next 5 years. This approach was supported through recent appeal decisions. Sites have either been identified through the:
- Strategic Housing Land Availability Assessment,
 - are on the Council’s brownfield registers,
 - have permission in principle, or
 - are sites where planning permission is likely to be granted imminently.
- 4.6.4 For each of the sites included in the five-year supply, there is clear evidence that housing completions will begin, and homes will be delivered on these sites or similar sites within the five-year period. Such sites have been identified as having development potential at the 1st April base date in line with the monitoring data that underpins this report.
- 4.6.5 All specific large sites have been individually assessed for deliverability using all available evidence to demonstrate this. In relation to nutrient neutrality, sites within one of the affected catchments have been removed from the supply if they are either not able to demonstrate nutrient neutrality, or where development is unlikely to come forward within the supply period even with expected nutrient neutrality solutions. Again, being conservative, we have included a 10% discount.
- 4.6.6 The approach to major identified (windfall) sites is considered in accordance with the definition of deliverable in the 2023 NPPF.

Figure 4.5: Five-year supply from major identified sites

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Specific identified major sites	2,049.3	388	349.2

²⁶ National Planning Policy Framework 2023, paragraph 71, page 19

4.7 SITES ALLOCATED IN NEIGHBOURHOOD PLANS

- 4.7.1 Across the plan area there are 13 neighbourhood plans that have been made part of the development plan.
- 4.7.2 The made plans currently have about 70 new homes allocated, these includes sites with pre-applications submitted. It should be noted that once a neighbourhood plan site has been granted planning consent, it is counted within the appropriate planning consent category rather than a neighbourhood plan site allocation. The supply from neighbourhood plan sites has been discounted by 10% akin to that for Local Plan allocations. It is worthwhile mentioning, that the Council are being conservative with using this percentage to discount 5-year housing land supply.
- 4.7.3 In relation to nutrient neutrality, sites allocated within neighbourhood plans that are within one of the affected catchments have been removed from the supply if they are either not able to demonstrate nutrient neutrality, or where development is unlikely to come forward within the supply period even with expected nutrient neutrality solutions.
- 4.7.4 The approach to Neighbourhood Plan allocations is considered in accordance with the definition of deliverable as set out in the 2023 NPPF.

Figure 4.6: Five-year supply from neighbourhood plans

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated in Neighbourhood Plans	70.0	10.0	9.0

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. The Inspector for the adopted Local Plan recommended only including those sites that benefit from grant funding within the five-year supply.
- 4.8.2 In relation to nutrient neutrality, rural exception sites that are within one of the affected catchments have been removed from the supply if they are either not able to demonstrate nutrient neutrality, or where development is unlikely to come forward within the supply period even with expected nutrient neutrality solutions.
- 4.8.3 At present there are a number of rural exception schemes proposed and a number of these have funding and a registered provider involved. This means there are no

fundamental barriers to their delivery. No discounting is applied to rural exception sites that have funding.

Figure 4.7: Five-year supply from rural exception sites

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Rural exception sites	210.0	28.0	28.0

4.9 SUPPLY POSITION AT APRIL 2023

- 4.9.1 Reflecting the advice on nutrient neutrality, 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 4.8: Supply position as at 1st April 2023

SUPPLY CATEGORY	FIVE-YEAR SUPPLY ESTIMATE (EXCLUDING DISCOUNT)	DISCOUNTED FIVE-YEAR SUPPLY (2022 TO 2027)
Minor sites with planning permission	665	631.7
Major sites with extant planning permission	3023.1	2872
Sites allocated within the Local Plan	461.0	414.9
Minor sites windfall allowance	459.6	413.6
Specific large sites	388	349.2
Sites allocated in neighbourhood plans	10.0	9.0
Rural exception sites	28.0	28.0
TOTAL	5,034.7	4718.4

- 4.9.2 The updated position using the most up-to-date information (with a base date of 1st April 2023) indicates that the Council has a deliverable supply equivalent to 4,718 dwellings for the WDDC and WPBC joint local plan area.
- 4.9.3 Despite the advice from Natural England on nutrient neutrality, the total number of extant permissions considered to be deliverable within five years has remained high but there is a noticeable reduction in deliverable permissions on the previous two years.
- 4.9.4 This consistent level of deliverable planning permissions remains high despite the tougher test set by the revised definition of 'deliverable' in national policy and taking into account the discounts on site totals and the review of sites due to the need to demonstrate nutrient neutrality. This demonstrates the Council's continued commitment to meeting the housing needs of the Dorset Council area through the granting of planning consents.

Figure 4.9: Trend in total deliverable planning permissions

YEAR	DELIVERABLE PLANNING PERMISSIONS
Year to 1 st April 2014	2,856
Year to 1 st April 2015	3,470
Year to 1 st April 2016	3,604
Year to 1 st April 2017	3,853
Year to 1 st April 2018	4,083
Year to 1 st April 2019	4,072
Year to 1 st April 2020	3,950
Year to 1 st April 2021	3,918
Year to 1 st April 2022	3,575
Year to 1 st April 2023	3,688
Total	37,069

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 is now more than 5 years old the Local Housing Need, calculated through the application of the Standard Methodology has been used to establish the five-year supply requirement. This equates to 4,467 dwellings across the joint Local Plan area as shown in Figure 3.5, equivalent to 893 dwellings per year.
- 5.1.2 The supply of deliverable sites that can be counted as being part of the five-year supply for the 2023 to 2028 period is set out in Figure 4.8. After the application of the relevant discounts, the total number of deliverable sites is estimated at 4718.4 dwellings. This supply calculation is based on the most up-to-date information available as at 1st April 2023.
- 5.1.3 For the period 2023 to 2028, WPBC and WDDC jointly have sufficient supply to meet the five-year supply requirement as required by national policy and can demonstrate a supply of deliverable sites equivalent to 5.28 years as shown in Figure 5.1.
- 5.1.4 This figure takes into account the advice from Natural England in March 2022 highlighting the need for all new developments within the Chesil and The Fleet Catchment, Poole Harbour Catchment, Somerset Levels and Moors Catchment and River Axe Catchment to be nutrient neutral. However, it does not take into account the impact of the LURA which requires the upgrade of wastewater treatment works thereby significantly reducing the nutrient burden for development.
- 5.1.5 There are a number of sites within the Poole Harbour Catchment area which are currently 'blocked' by the requirement for phosphorus mitigation. There is considered to be potential for these sites to become deliverable within five years once the LURA is enacted (expected end of December 2023). It should be noted that the release of such sites would form an additional supply to that set out within this report. Sites affected by the need for phosphorus mitigation are included within Appendix H.

Figure 5.1: Five-year supply calculation

SUPPLY REQUIREMENT – WPBC AND WDDC		4,466.9
Local Housing Need requirement		850.8
Requirement over Five Year Period (2021 to 2026)	850.8×5	4,254.2
Plus 5% buffer	$4,254.2 \times 1.05$	4,466.9
Annualised requirement	$4,466.9 \div 5$	893.4
DELIVERABLE SUPPLY (DISCOUNT APPLIED)		4718.4
Minor sites with planning permission		631.7
Major sites with extant planning permission		2872.0
Sites allocated within the Local Plan		414.9
Minor sites windfall allowance		413.6
Specific large sites		349.2
Sites allocated in neighbourhood plans		9.0
Rural exception sites		28.0
CALCULATION OF FIVE YEAR SUPPLY		
Deliverable Supply ÷ Annualised requirement	$4718.4 \div 893$	5.28 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.

Status	Address	Application Number	Settlement	Estimated delivery within 5 years
n/s	THE OLD GRANARY (FORMERLY THE BYRE) , EAST ELWORTH,, ABBOTSBURY, WEYMOUTH, DT3 4HF	WD/D/20/002450	Abbotsbury CP	1.00
n/s	LAND EAST OF 34 AND 38, ST MARY WELL STREET, BEAMINSTER	WD/D/20/003001	Beaminster	1.00
n/s	LAND NORTH OF 12-14 SOUTHGATE, BEAMINSTER	WD/D/19/002545	Beaminster	1.00
n/s	Chantry Farm, Chantry Lane, Beaminster, Dorset, DT8 3SB	P/FUL/2022/01628	Beaminster	2.00
n/s	Chantry Farm, Chantry Lane, Beaminster, Dorset, DT8 3SB	P/FUL/2022/05013	Beaminster	1.00
n/s	5 Woodswater Lane, Beaminster, Dorset, DT8 3DU	P/FUL/2022/05535	Beaminster	1.00
u/c	TREFOIL HOUSE, SHORTMOOR LANE, BEAMINSTER, DT8 3EL	WD/D/19/002150	Beaminster	1.00
u/c	82 EAST STREET, BEAMINSTER, DT8 3DT	WD/D/20/000583	Beaminster	2.00
u/c	Higher Farm Bungalow Beer Hackett Sherborne DT9 6QT	P/CLE/2020/00311	Beer Hackett CP	1.00
u/c	MARSHWOOD POST OFFICE AND STORES, MARSHWOOD, BRIDPORT, DT6 5QF	WD/D/19/001120	Bettiscombe CP	1.00
n/s	ICEN FARM, ICEN LANE, BINCOMBE, WEYMOUTH, DT3 5PY	WD/D/18/001728	Bincombe CP	1.00
n/s	Bishops Farm, Holt Lane, Bishops Caundle, Sherbourne, DT9 5LY	P/PAAC/2022/06115	Bishop's Caundle CP	1.00
n/s	Loscombe House, Old Compton Lane, Bradford Abbas, Dorset, DT9 4FF	P/FUL/2022/06099	Bradford Abbas CP	-1.00
n/s	CONEYGAR LODGE, CONEYGAR PARK, BRIDPORT, DT6 3BA	P/FUL/2022/03411	Bridport	6.67
n/s	LAND REAR OF, ASSEMBLY ROOMS, GUNDRY LANE, BRIDPORT	P/FUL/2021/01209	Bridport	5.00
n/s	10 WEST STREET, BRIDPORT, DT6 3QP	WD/D/20/000016	Bridport	3.00
n/s	19 South Street, Bridport, Dorset, DT6 3NR	P/FUL/2022/01539	Bridport	2.00
n/s	HILLSIDE, ALLINGTON PARK, BRIDPORT, DT6 5DD	WD/D/19/002527	Bridport	1.00
n/s	LITTLE PADDOCK, BROAD LANE, BRIDPORT, DT6 5JY	WD/D/18/002739	Bridport	1.00

n/s	LAND WEST OF, WATTON LANE, BRIDPORT	P/RES/2022/01802	Bridport	1.00
n/s	ROPER'S COURT, BARRACK STREET, BRIDPORT	WD/D/20/001421	Bridport	1.00
n/s	7 FOUNDRY KNAPP, WEST ROAD, BRIDPORT, DT6 5JU	WD/D/19/002324	Bridport	1.00
n/s	Upper Floors, , 2-4 West Street, Bridport, DT6 3QP	P/FUL/2021/02865	Bridport	5.00
n/s	58 WEST STREET, BRIDPORT, DT6 3QP	WD/D/21/000096	Bridport	2.00
n/s	West Rivers House 13 West Allington Bridport Dorset DT6 5BJ	P/FUL/2021/00148	Bridport	4.00
u/c	11 EAST STREET AND 3 DOWNES STREET, BRIDPORT	WD/D/19/002044	Bridport	6.00
u/c	37 West Street DT6 3QW	WD/D/16/001209	Bridport	1.00
u/c	TUCKERS COTTAGE, WATTON LANE, BRIDPORT, DT6 5JZ	WD/D/19/001996	Bridport	1.00
u/c	POST BOX HOUSE, WEST ROAD, BRIDPORT, DT6 6AE	WD/D/18/001369	Bridport	1.00
u/c	CARLOWAY, LEE LANE, BRIDPORT, DT6 4AJ	WD/D/19/001448	Bridport	1.00
u/c	The Wood Yard Spinners Lane Walditch DT6 4LQ	P/FUL/2021/03423	Bridport	1.00
u/c	58 West Street Bridport DT6 3QP	P/FUL/2021/00547	Bridport	1.00
u/c	First Floor Flat, 13 - 15 West Street, Bridport, DT6 3QJ	P/FUL/2022/02050	Bridport	1.00
u/c	LAND WEST OF, WATTON LANE, , BRIDPORT, DT6 5JY	P/RES/2022/01994	Bridport	1.00
u/c	Land To Rear of 19-21 South Street, Bridport, DT6 3NR	P/CLE/2022/04342	Bridport	4.00
u/c	Ground Floor Shop Chancery House Chancery Lane Bridport Dorset DT6 3JT	P/FUL/2021/00628	Bridport	2.00
u/c	4 Folly Mill Lane Bridport Dorset DT6 3PP	WD/D/20/003068	Bridport	-2.00
u/c	LAND SOUTH OF LANGDON GREEN, MARROWBONE LANE, BOTHENHAMPTON	WD/D/20/002660	Bridport	1.00
u/c	11 East Street Bridport Dorset DT6 3JU	P/COU/2021/01779	Bridport	5.00
u/c	Chancery House, Chancery House Day Centre Chancery Lane Bridport DT6 3JT	P/FUL/2021/00316	Bridport	9.00
u/c	Pymore Mills	1/W/04/000198	Bridport	1.00
n/s	1 WATERGATES LANE, BROADMAYNE, DORCHESTER, DT2 8HA	WD/D/18/001612	Broadmayne	2.00
u/c	Land at Knighton Lane, Broadmayne (Site 1)	WD/D/17/002867	Broadmayne	2.00
n/s	North Dibberford Farm North Dibberford Road Beaminster DT8 3HD	P/FUL/2021/02112	Broadwindsor CP	2.00
n/s	Lydden Cottage, Locketts Lane, Buckland Newton, Dorset, DT2 7BS	P/FUL/2022/03565	Buckland Newton CP	1.00

n/s	Agricultural Building, West Bridge Farm, Kennel Lane, Middlemarsh (Nr Sherborne), Dorset, DT9 5QL	P/PAAC/2022/02526	Buckland Newton CP	1.00
n/s	The Old Farmhouse Bookham Lane, Buckland Newton, Dorset, DT2 7DJ	WD/D/20/003076	Buckland Newton CP	1.00
u/c	LAND AT BROOKFIELD, CRANES MEADOW, BUCKLAND NEWTON, DORCHESTER, DT2 7BY	WD/D/19/000518	Buckland Newton CP	7.00
n/s	Bridesmead Shipton Lane Burton Bradstock DT6 4NQ	P/OUT/2021/00383	Burton Bradstock CP	1.00
n/s	Bridesmead, Shipton Lane, Burton Bradstock, Dorset, DT6 4NQ	P/RES/2022/03358	Burton Bradstock CP	1.00
n/s	THE GARDEN HUT, THE STUDIO, COAST ROAD, BURTON BRADSTOCK, BRIDPORT, DT6 4RN	WD/D/20/001023	Burton Bradstock CP	0.00
u/c	4 Beach Road, Burton Bradstock Dorset, DT6 4RF	P/FUL/2021/03186	Burton Bradstock CP	1.00
u/c	LAND EAST OF FAIRWAYS, EAST CLIFF, WEST BAY	WD/D/20/000145	Burton Bradstock CP	4.00
u/c	LAND EAST OF FAIRWAYS, EAST CLIFF, WEST BAY	WD/D/20/002707	Burton Bradstock CP	4.00
u/c	STABLE COURT, PIDDLER LANE, CERNE ABBAS, DORCHESTER, DT2 7JL	WD/D/20/001614	Cerne Abbas	-1.00
n/s	Abbots, 7 Long Street, Cerne Abbas, Dorchester, DT2 7JF	P/FUL/2022/06663	Cerne Abbas CP	1.00
u/c	Francombe Farm Acreman Street Cerne Abbas Dorchester DT2 7JX	P/FUL/2021/00918	Cerne Abbas CP	1.00
u/c	The Barn Mill Lane Cerne Abbas DT2 7LB	P/FUL/2021/01679	Cerne Abbas CP	1.00
u/c	AGRICULTURAL BUILDING EAST OF LINCH CLOSE, CHARMINSTER	WD/D/20/000332	Charminster	1.00
n/s	LAND ADJACENT TO 26 EAST HILL, CHARMINSTER, DORCHESTER, DT2 9QL	WD/D/19/000930	Charminster CP	1.00
n/s	HIGHER BURTON FARM, HIGHER BURTON FARM ACCESS ROAD, HIGHER BURTON, DORCHESTER, DT2 7SA	WD/D/19/003114	Charminster CP	5.00
n/s	Roman Road Farm, Old Sherborne Road, Charminster, Dorset, DT2 9SP	P/PAAC/2022/05705	Charminster CP	2.00
u/c	9 MILL LANE, CHARMINSTER, DORCHESTER, DT2 9QP	WD/D/19/000008	Charminster CP	1.00
n/s	LIDDON FIELD, LOWER SEA LANE, CHARMOUTH, BRIDPORT, DT6 6LR	WD/D/19/000549	Charmouth CP	1.00
n/s	LAND SOUTH OF, NUTCOMBE CLOSE, CHARMOUTH	WD/D/20/002875	Charmouth CP	1.00
u/c	LAND TO THE REAR OF ALICIA COTTAGE, THE STREET, CHARMOUTH, BRIDPORT, DT6 6QE	WD/D/20/001902	Charmouth CP	1.00
u/c	LAND WEST OF BRACKENDALE, AXMINSTER ROAD, CHARMOUTH	WD/D/19/001698	Charmouth CP	2.00

n/s	LAND ADJACENT 427 CHICKERELL ROAD, WEYMOUTH, DT3 4DG	WD/D/19/000123	Chickerell	1.00
n/s	THE QUEEN CHARLOTTE CARE HOME, 432 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DQ	WD/D/19/000728	Chickerell	7.22
n/s	531 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DJ	WD/D/19/000964	Chickerell	3.00
n/s	525 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DH	WD/D/19/003102	Chickerell	1.00
n/s	LAND ADJOINING 478 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DH	WD/D/19/002692	Chickerell	1.00
n/s	Land Adjacent to 531 Chickerell Road Chickerell DT3 4DJ	P/FUL/2021/00833	Chickerell	3.00
n/s	Land Adjacent 423 Chickerell Road Chickerell DT3 4DG	P/FUL/2021/02048	Chickerell	1.00
n/s	28 Marshallsay Road Chickerell DT3 4BD	P/FUL/2021/02005	Chickerell	1.00
n/s	20A School Hill Chickerell Dorset DT3 4BA	P/PIP/2021/02212	Chickerell	9.00
n/s	Handborough Park, Chickerell Road, Chickerell, DT4 9TP	P/CLP/2022/01468	Chickerell	1.00
n/s	478-480 Land Between, Chickerell Road, Chickerell, Dorset, DT3 4DH	P/OUT/2022/0488 2	Chickerell	2.00
n/s	1-4 Land Opposite, Browns Crescent, Chickerell, DT3 4AH	P/FUL/2022/01588	Chickerell	3.00
u/c	PONDEROSA UK STUD, 2A GREEN LANE, CHICKERELL, WEYMOUTH, DT3 4AL	WD/D/19/000767	Chickerell	7.00
u/c	Anvil Motors, Chickerell DT3 4DJ	WD/D/18/000752	Chickerell	1.00
u/c	4 WEST STREET, CHICKERELL, WEYMOUTH, DT3 4DY	WD/D/19/001509	Chickerell	1.00
u/c	498 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DJ	WD/D/18/001214	Chickerell	2.00
u/c	19 Elizabeth Way Chickerell Weymouth DT3 4DA	P/FUL/2021/03585	Chickerell	1.00
u/c	GREENHILLS, CHIDEOCK HILL, CHIDEOCK, BRIDPORT, DT6 6JW	WD/D/20/000466	Chideock CP	1.00
n/s	CHILCOMBE COTTAGE AND HILL COTTAGE, CHILCOMBE LANE, CHILCOMBE, BRIDPORT, DT6 4PN	WD/D/20/001956	Chilcombe CP	-1.00
n/s	CHILSTOCK, CHILFROME LANE, CHILFROME, DORCHESTER, DT2 0HA	WD/D/19/001954	Chilfrome	1.00
u/c	Higher Drove Farm, Higher Drove DT2 0HU	WD/D/17/001623	Chilfrome	1.00
n/s	FORMER COUNCIL DEPOT, REDBRIDGE LANE, CROSSWAYS	WD/D/19/002574	Crossways	9.00
n/s	LAND EAST OF, 21 MOUNT SKIPPET WAY, CROSSWAYS	WD/D/20/002639	Crossways	1.00
n/s	LAND WEST OF WOODVIEW AND PALM VEW, MIDDLE STREET, DEWLISH	WD/D/19/002890	Dewlish	1.00

n/s	38 Great Western Road Dorchester DT1 1UF	P/FUL/2021/05664	Dorchester	-1.00
n/s	47 MONMOUTH ROAD, DORCHESTER, DT1 2DE	WD/D/19/001393	Dorchester	1.00
n/s	Scout Association Lubbecke Way Dorchester DT1 1QL	P/FUL/2021/02056	Dorchester	1.00
n/s	28 HIGH EAST STREET, DORCHESTER, DT1 1HF	WD/D/20/003278	Dorchester	1.00
n/s	23 CORNWALL ROAD, DORCHESTER	WD/D/20/002688	Dorchester	1.00
n/s	Physiques And Shapes Health Club 18 The Grove Dorchester DT1 1TB	P/FUL/2021/00586	Dorchester	1.00
n/s	32 South Street Dorchester DT1 1DD	P/CLP/2021/00358	Dorchester	1.00
n/s	Museum Store , Colliton Street, Dorchester	P/PACD/2022/04548	Dorchester	1.00
n/s	19 Colliton Street, Dorchester, DT1 1XH	P/FUL/2022/00443	Dorchester	1.00
n/s	2 Cornwall Road Dorchester DT1 1RT	P/PAP/2021/00438	Dorchester	2.00
n/s	51 HIGH WEST STREET, DORCHESTER, DT1 1UT	WD/D/20/002746	Dorchester	2.00
n/s	5 NORTH SQUARE, DORCHESTER, DT1 1HY	WD/D/20/000512	Dorchester	2.00
n/s	5 Cornhill Dorchester DT1 1BA	P/FUL/2021/02405	Dorchester	3.00
n/s	6 Weymouth Avenue Dorchester DT1 1QS	P/FUL/2021/00982	Dorchester	3.00
n/s	The Former Military Hospital, Marabout Estate Dorchester DT1 1HW	P/FUL/2021/00826	Dorchester	5.00
n/s	Vespasian House Barrack Road Dorchester DT1 1TF	P/FUL/2021/01864	Dorchester	6.00
n/s	31B GREAT WESTERN ROAD, DORCHESTER, DT1 1UF	WD/D/20/001137	Dorchester	9.00
n/s	Garage Site Opposite, 30-44 Chesnut Way, Dorchester	WD/D/20/001840	Dorchester	4.00
u/c	FORMER STORAGE LAND AND BUILDING BETWEEN, 20A-21 GLYDE PATH ROAD, DORCHESTER	WD/D/18/001177	Dorchester	1.00
u/c	12 Prince Of Wales Road, Dorchester, Dorset, DT1 1PW	P/FUL/2022/04328	Dorchester	-5.70
u/c	37 - 38 HIGH WEST STREET, DORCHESTER, DT1 1UP	WD/D/19/002470	Dorchester	6.00
u/c	FOLKE MANOR FARM, FOLKE MANOR ACCESS ROAD, FOLKE, SHERBORNE, DT9 5HP	WD/D/18/002675	Folke	1.00
n/s	FOLKE MANOR FARM, FOLKE, SHERBORNE, DT9 5HP	WD/D/20/001838	Folke CP	1.00
u/c	Thatched Cottage Frome Lane Frome Vauchurch DT2 0DY	P/RES/2021/01854	Frome Vauchurch CP	1.00
u/c	LAND AND BUILDING KNOWN AS TITHE BARN, WATCOMBE FARM, FRY'S LANE, GODMANSTONE	WD/D/20/002496	Godmanstone CP	1.00
n/s	Threegates Farm Three Gates Leigh DT9 6JQ	P/FUL/2021/00318	Hilfield CP	3.00

n/s	BARN AT THREEGATES FARM, THREE GATES, LEIGH, SHERBORNE, DT9 6JQ	WD/D/19/003067	Hilfield CP	1.00
n/s	DUBBINS FARM, HOLNEST, SHERBORNE, DT9 5PU	WD/D/18/002805	Holnest CP	1.00
u/c	BAILEY RIDGE PLANTS, BRACKENHEATH, BAILEY RIDGE, LEIGH, SHERBORNE, DT9 6HU	WD/D/19/001445	Holnest CP	1.00
u/c	Crouch Hill Farm Holwell Drove, Holwell, Sherborne, DT9 5LF	P/FUL/2022/05810	Holwell	1.00
n/s	Land between Roseacre and Newhaven Fosters Hill Holwell DT9 5LQ	P/FUL/2021/00464	Holwell CP	1.00
n/s	The Rectory Crouch Lane Holwell DT9 5LF	P/OUT/2021/0539 2	Holwell CP	1.00
u/c	Crouch Hill Farm, Holwell Drove, Holwell, Dorset, DT9 5LF	P/PAAC/2022/0261 1	Holwell CP	1.00
u/c	CAUNDLE COURT, HOLT LANE, BISHOPS CAUNDLE, SHERBORNE, DT9 5NA	WD/D/18/001666	Holwell/Bishop's Caundle	1.00
n/s	COPSTONES, KINGCOMBE ROAD, HOOKE, BEAMINSTER, DT8 3PD	WD/D/19/002754	Hooke CP	1.00
n/s	JUNIPER BARNES, HIGHER STREET LANE, HOOKE	WD/D/18/001546	Hooke CP	3.00
u/c	LOWER FARM, LOWER FARM ACCESS ROAD, LANGTON HERRING	WD/D/19/002759	Langton Herring CP	3.00
u/c	CHARITY FARM, MAIN STREET, LITTON CHENEY, DORCHESTER, DT2 9AP	WD/D/19/001463	Litton Cheney	7.00
u/c	LAND EAST OF, 7-8 GARDEN CLOSE, LITTON CHENEY	WD/D/19/001897	Litton Cheney CP	1.00
u/c	Land off Barges Close, Litton Cheney, Dorchester	P/FUL/2021/00153	Litton Cheney CP	2.00
n/s	WEST COMBE, SMISHOPS LANE, LODERS, BRIDPORT, DT6 3SA	WD/D/19/001514	Loders CP	1.00
n/s	Longburton Farm, Longburton, Sherborne, DT9 5PG	WD/D/18/003001	Longburton	5.00
n/s	THE OLD VILLAGE HALL, A352 STREET LANE TO A3030, LONGBURTON, SHERBORNE, DT9 5PG	WD/D/19/000300	Longburton CP	1.00
n/s	SEATHRIFT, GREENWAY, LYME REGIS, DT7 3EY	P/RES/2022/08025	Lyme Regis	1.00
n/s	54 BROAD STREET, LYME REGIS, DT7 3QR	WD/D/20/002207	Lyme Regis	1.00
n/s	37 BROAD STREET, LYME REGIS, DT7 3QF	WD/D/20/002846	Lyme Regis	1.00
n/s	7 Church Street Lyme Regis Dorset DT7 3BS	P/FUL/2021/04289	Lyme Regis	1.00
n/s	Glenholme, Flat 1 Cobb Road Lyme Regis DT7 3JR	P/FUL/2021/04531	Lyme Regis	-4.00
n/s	Colway Gate , Colway Lane, Lyme Regis, DT7 3HF	P/FUL/2022/03086	Lyme Regis	1.00
n/s	10 Millgreen Court, Lyme Regis, Dorset, DT7 3PJ	P/FUL/2022/03753	Lyme Regis	2.00

n/s	Land and Building Rear of, 11-12 Coombe Street, Lyme Regis	P/FUL/2022/04682	Lyme Regis	1.00
n/s	Highlands Greenway, Lyme Regis, Dorset, DT7 3EY	P/OUT/2021/01264	Lyme Regis	1.00
u/c	Southfield Uplyme Road Lyme Regis Dorset DT7 3LS	P/FUL/2021/00674	Lyme Regis	1.00
u/c	30 BROAD STREET	1/D/13/000864	Lyme Regis	1.00
u/c	Plot 6, Pine Ridge DT7 3HP	WD/D/15/002415	Lyme Regis	1.00
u/c	Beau Sejour, View Road DT7 3AA (appeal)	WD/D/17/002388	Lyme Regis	5.00
u/c	FLAT 1, SKAGEN LODGE, VIEW ROAD, LYME REGIS, DT7 3AA	WD/D/17/002770	Lyme Regis	1.00
u/c	THE SUMMERHOUSE, MARINE PARADE, LYME REGIS	WD/D/20/002994	Lyme Regis	1.00
u/c	Three Cups Hotel 17 Broad Street DT7 3QE	WD/D/14/002879	Lyme Regis	9.00
u/c	Colway Manor, Colway Lane, Lyme Regis, Dorset, DT7 3HD	P/FUL/2022/07734	Lyme Regis	1.00
u/c	46 DORCHESTER ROAD, MAIDEN NEWTON, DORCHESTER, DT2 0BA	WD/D/18/001973	Maiden Newton	1.00
n/s	5 Cattistock Road Maiden Newton DT2 0AG	P/FUL/2021/00790	Maiden Newton CP	1.00
n/s	14B CATTISTOCK ROAD, MAIDEN NEWTON, DORCHESTER, DT2 0AG	WD/D/20/001670	Maiden Newton CP	1.00
n/s	14 HILL VIEW, MAIDEN NEWTON, DORCHESTER, DT2 0BX	WD/D/20/002989	Maiden Newton CP	1.00
n/s	Land off Cattistock Rd Maiden Newton Dorchester DT2 0AG	P/RM/2021/00630	Maiden Newton CP	9.00
n/s	Le Petit Canard, Dorchester Road, Maiden Newton, Dorset, DT2 0BE	P/FUL/2022/02129	Maiden Newton CP	1.00
n/s	Bridge Farm Cards Mill Lane Whitchurch Canonicorum DT6 6RW	P/FUL/2021/05422	Marshwood CP	1.00
n/s	Gerrards Farm Access To Gerrards Farm, Pilsdon, Bridport, DT6 5PA	P/FUL/2022/06940	Marshwood CP	1.00
n/s	LOWER MOUNT FARM, THE MOUNT, MELPLASH, BRIDPORT, DT6 3TX	WD/D/20/001482	MELPLASH	1.00
u/c	Broadoak Farm Watery Lane Mosterton Dorset DT8 3HG	WD/D/20/003117	Mosterton CP	1.00
n/s	Noor Farm, Yeovil Road, Nether Compton, Sherborne, DT9 4PX	P/PAAC/2022/05259	Nether Compton CP	1.00
n/s	Outbuildings at Red Roofs Slape Hill Waytown Bridport Dorset DT6 5LQ	P/COU/2021/03034	Netherbury CP	1.00
n/s	BRANDON GARAGE, NEW INN STREET, NETHERBURY, BRIDPORT, DT6 5LR	WD/D/20/000579	Netherbury CP	1.00
n/s	Killick Cottage Dottery Road Salwayash DT6 5HU	P/OUT/2021/01785	Netherbury CP	1.00
n/s	MELPLASH FARM HOUSE, CROOKED OAK HILL, MELPLASH, BRIDPORT, DT6 3UH	WD/D/18/002378	Netherbury CP	2.00

u/c	SEAVIEW FARM, ASH LANE, SALWAYASH, BRIDPORT, DT6 5JA	WD/D/18/002913	Netherbury CP	2.00
n/s	WESTDOWN FARM, UPTON, RINGSTEAD, DORCHESTER, DT2 8NE	WD/D/19/002884	Osmington CP	1.00
n/s	NORTH HOLWORTH FARM COTTAGE, GALLOWES HILL, HOLWORTH, DORCHESTER, DT2 8NH	WD/D/19/002232	Owermoigne CP	1.00
n/s	MANOR FARM, ACCESS TRACK TO GALTON, GALTON, DORCHESTER, DT2 8BZ	WD/D/19/001599	Owermoigne CP	1.00
u/c	LITTLE PUDDLE FARM, LITTLE PUDDLE FARM LANE, PIDDLIHINTON	WD/D/18/002221	Piddlehinton	1.00
u/c	LITTLE PUDDLE FARM, LITTLE PUDDLE FARM LANE, PIDDLIHINTON	WD/D/18/001747	Piddlehinton	4.00
n/s	UNIT 1 & 2, THE FORGE, MAIN STREET, PIDDLITRENTSHIDE, DORCHESTER, DT2 7QF	WD/D/20/001369	Piddletrenthide CP	3.00
u/c	PURCOMBE FARM, BATTS LANE, PILSDON, BRIDPORT, DT6 5NY	WD/D/19/002188	Pilsdon	1.00
u/c	MABEYS FARM, PILSDON LANE, PILSDON	WD/D/19/003182	Pilsdon CP	1.00
n/s	NORTH MEAD FARM, FRONT STREET, PORTESHAM	WD/D/19/001849	Portesham	5.00
u/c	Olds of Portesham, Bramdon Lane DT3 4HG	WD/D/18/000291	Portesham	1.00
n/s	LAND BETWEEN, 68-78 REAP LANE, PORTLAND	WP/18/00607/OUT	Portland	3.00
n/s	LAND SOUTH EAST OF SOUTHWELL BUSINESS PARK, SWEET HILL ROAD, PORTLAND	WP/19/00457/PIP	Portland	8.00
n/s	21 RUFUS WAY, PORTLAND, DT5 1EE	WP/18/00083/OUT	Portland	1.00
n/s	9 EASTON STREET, PORTLAND, DT5 1BS	WP/19/00309/FUL	Portland	1.00
n/s	EUROTUBES UK, PARK ROAD, PORTLAND, DT5 2AD	WP/20/00352/FUL	Portland	4.00
n/s	1 THE COURTYARD, SOUTHWELL BUSINESS PARK, PORTLAND, DT5 2NQ	WP/20/00302/FUL	Portland	1.00
n/s	93 WESTON ROAD, PORTLAND, DT5 2DA	WP/20/00709/FUL	Portland	1.00
n/s	2 AUGUSTA CLOSE, PORTLAND, DT5 1DF	WP/20/00624/FUL	Portland	1.00
n/s	7 AVALANCHE ROAD, PORTLAND, DT5 2DJ	WP/20/00194/OUT	Portland	1.00
n/s	24 CASTLETOWN, PORTLAND, DT5 1BD	WP/19/00988/FUL	Portland	5.00
n/s	15A REFORNE, PORTLAND, DT5 2AL	WP/20/00422/FUL	Portland	1.00
n/s	LAND TO THE REAR OF, 132-144 WAKEHAM, PORTLAND	WP/20/00865/FUL	Portland	1.00
n/s	1 The Courtyard Southwell Business Park Portland DT5 2NQ	P/VOC/2021/01137	Portland	1.00
n/s	Land East Of 35 Park Road Portland DT5 2AD	P/FUL/2021/01506	Portland	1.00
n/s	LAND ADJACENT TO FORMER GATEHOUSE, WEST WAY, SOUTHWELL BUSINESS PARK, PORTLAND	WP/21/00196/FUL	Portland	8.00

n/s	Land at Reap Lane, Southwell, Dorset DT5 2NA	P/PIP/2021/03738	Portland	2.00
n/s	Land to the East of Southwell Business park, Sweet Hill Road, Southwell, Dorset DT5 2NA	P/PIP/2021/03739	Portland	2.00
n/s	92 Verne Common Road, Portland, DT5 1EJ	P/FUL/2022/01286	Portland	1.00
n/s	2 Victoria Square, Portland, Dorset, DT5 1AL	P/FUL/2022/02763	Portland	-3.00
n/s	45 Wakeham, Portland, DT5 1HW	P/FUL/2022/05372	Portland	5.00
n/s	80A Wakeham, Portland, Dorset, DT5 1HN	P/FUL/2022/06446	Portland	1.00
n/s	6 South Way, Southwell Business Park, Portland, DT5 2NL	P/PACD/2022/0185 1	Portland	3.00
n/s	Espionage Place, South Way, Southwell Business Park, Portland, Dorset, DT5 2FF	P/FUL/2023/00374	Portland	1.00
u/c	88 FORTUNESWELL, PORTLAND	WP/18/00930/FUL	Portland	1.00
u/c	69 FORTUNESWELL, PORTLAND, DT5 1LX	WP/19/00725/FUL	Portland	1.00
u/c	154 WAKEHAM, PORTLAND, DT5 1HP	WP/20/00149/FUL	Portland	1.00
u/c	Enterprise House, West Way, Southwell Business Park	WP/20/00470/OFF	Portland	8.00
u/c	LAND WEST OF, BRANSCOMBE CLOSE, PORTLAND	WP/21/00021/FUL	Portland	4.00
u/c	72, Easton Street, Portland	WP/18/00437/FUL	Portland	2.00
u/c	Land East of 151 Weston Street	WP/18/00042/RES	Portland	1.00
u/c	LAND IN USE AS BUILDERS YARD, 6 HIGH STREET, FORTUNESWELL, PORTLAND	WP/18/00272/FUL	Portland	1.00
u/c	LAND AND GARAGES NORTH WEST OF, 105-107 EAST WEARE ROAD, PORTLAND	WP/19/00794/FUL	Portland	2.00
u/c	LAND REAR OF, 82B-82D WAKEHAM, PORTLAND	WP/20/00739/RES	Portland	5.00
u/c	Admiralty Hotel, West Way , Southwell Business Park , PORTLAND , DT5 2NA	P/FUL/2022/04060	Portland	4.00
u/c	KINGS HOUSE, KINGS LANE, POWERSTOCK, BRIDPORT, DT6 3TG	WD/D/18/000538	Powerstock	1.00
n/s	NORTHBROOK FARM, NORTHBROOK, PUDDLETOWN, DORCHESTER, DT2 8TF	WD/D/20/002508	Puddletown CP	2.00
u/c	Long House, West Bexington DT2 9DE	WD/D/19/001129	Puncknowle	1.00
u/c	LOOKE FARM HOUSE, LOOKE LANE, LITTON CHENEY, DORCHESTER, DT2 9BA	WD/D/20/003013	Puncknowle CP	1.00
u/c	Church Farm Purse Caundle Road From Junction A30 To Church Farm Junction Purse Caundle DT9 5DY	P/FUL/2021/01268	Purse Caundle CP	1.00
n/s	Former Stables at The Manor House, Sandford Orcas, Sherborne, Dorset, DT9 4SB	P/FUL/2021/03003	Sandford Orcas CP	1.00
n/s	Pit Lane Farm, Penmore Road, Sandford Orcas, DT9 4FG	P/PAAC/2022/0689 5	Sandford Orcas CP	1.00
u/c	The Old Stables and Grooms Cottage Seaborough Beaminster DT8 3QY	P/FUL/2021/03204	Seaborough CP	-1.00

u/c	The Old Stables and Grooms Cottage Seaborough Beaminster DT8 3QY	P/FUL/2021/04334	Seaborough CP	1.00
n/s	27 CHEAP STREET, SHERBORNE, DT9 3PU	WD/D/19/000225	Sherborne	1.00
n/s	35 CHEAP STREET, SHERBORNE, DT9 3PU	WD/D/17/002628	Sherborne	4.00
u/c	Land adj Aldhelmsted East, Sherbone Girls School	WD/D/15/000280	Sherborne	9.00
u/c	Land adj, Quarr Park Lane, Bristol Road DT9 4EQ	WD/D/16/000806	Sherborne	2.00
u/c	87-89 CHEAP STREET, SHERBORNE, DT9 3BG	WD/D/19/000555	Sherborne	2.00
u/c	Eastbury House Long Street Sherborne DT9 3BZ	P/FUL/2021/02140	Sherborne	0.56
u/c	Land Rear Of 26 Cheap Street Sherborne DT9 3JF	P/FUL/2021/02236	Sherborne	1.00
n/s	Land adjacent to Brook Cottage, Brook Street , Shipton Gorge, DT6 4NA	P/CLP/2023/00195	Shipton Gorge	1.00
u/c	LAND ADJACENT TO CAIRNHILL, SHIPTON GORGE, BRIDPORT, DT6 4LL	WD/D/18/000955	Shipton Gorge	1.00
n/s	LAND AT BENNETTS HILL FARM, BENNETTS HILL LANE, SHIPTON GORGE	WD/D/20/002078	Shipton Gorge CP	1.00
n/s	BARN EAST OF, SLYERS LANE, WATERSTON	WD/D/18/001718	Stinsford	1.00
n/s	Land North of , 4 Maurward Close, Stinsford	P/FUL/2021/03341	Stinsford CP	3.00
u/c	LOWER EYPE FARM, BARTON LANE, EYPE, BRIDPORT	WD/D/17/002599	Symondsbury	1.00
n/s	Cliff Cottage, West Cliff, West Bay, DT6 4HS	P/FUL/2022/00457	Symondsbury CP	1.00
u/c	MOORBATH COTTAGES, MOORBATH, BRIDPORT	WD/D/20/002953	Symondsbury CP	1.00
n/s	VENERY LODGE KENNELS, CLIFT LANE, TOLLER PORCORUM, DORCHESTER, DT2 0EJ	WD/D/20/001199	Toller Porcorum CP	1.00
n/s	BARN ADJACENT FORGE COTTAGE, MAIN ROAD, TOLPUDDLE	WD/D/20/003150	Tolpuddle CP	1.00
u/c	WEST FARM, MAIN ROAD, TOLPUDDLE	WD/D/20/002565	Tolpuddle CP	4.00
n/s	Church Farm, Church Farm Access Road, Trent, DT9 4SL	P/OUT/2021/0182 3	Trent CP	1.00
n/s	829 DORCHESTER ROAD, WEYMOUTH, DT3 5LB	WP/19/00421/RES	Weymouth	1.00
n/s	7 GROSVENOR ROAD, WEYMOUTH, DT4 7QL	WP/19/00570/FUL	Weymouth	7.00
n/s	53 RODWELL ROAD, WEYMOUTH, DT4 8QX	WP/19/00699/FUL	Weymouth	5.00
n/s	LAND WEST OF, 201 CHICKERELL ROAD, WEYMOUTH	WP/19/00285/FUL	Weymouth	3.00
n/s	94 ST MARY STREET, WEYMOUTH, DT4 8NY	WP/20/00765/FUL	Weymouth	3.00
n/s	Rear of 36 CANBERRA ROAD, WEYMOUTH, DT3 6AH	WP/19/00234/OUT	Weymouth	2.00
n/s	43 MAIDEN STREET, WEYMOUTH, DT4 8AZ	WP/20/00630/FUL	Weymouth	1.00
n/s	67 CLEARMOUNT ROAD, WEYMOUTH, DT4 9LE	WP/20/00249/FUL	Weymouth	1.00

n/s	96 & 98 BUXTON ROAD, WEYMOUTH, DT4 9PS	WP/19/01013/FUL	Weymouth	6.00
n/s	LAND TO THE REAR OF, 34-36A CANBERRA ROAD, WEYMOUTH	WP/20/00015/OUT	Weymouth	4.00
n/s	LAND NORTH OF, 43-59 PORTMORE GARDENS, WEYMOUTH	WP/20/00162/FUL	Weymouth	3.00
n/s	20 DORCHESTER ROAD, WEYMOUTH, DT4 7JU	WP/20/00094/FUL	Weymouth	2.00
n/s	34 KESTREL VIEW, WEYMOUTH, DT3 5QZ	WP/20/00348/OUT	Weymouth	1.00
n/s	76 WYKE ROAD, WEYMOUTH, DT4 9QJ	WP/20/00283/OUT	Weymouth	1.00
n/s	90 WYKE ROAD, WEYMOUTH, DT4 9QP	WP/20/00884/FUL	Weymouth	1.00
n/s	88 PORTLAND ROAD, WEYMOUTH, DT4 9AB	WP/21/00165/FUL	Weymouth	-1.00
n/s	4 SPA ROAD, WEYMOUTH, DT3 5EL	WP/21/00207/COU	Weymouth	1.00
n/s	THE ROCK AND FUDGE SHOP, 71 THE ESPLANADE, WEYMOUTH, DT4 7AA	WP/21/00070/FUL	Weymouth	1.00
n/s	5 Glendinning Avenue Weymouth DT4 7QF	P/VOC/2021/01623	Weymouth	2.00
n/s	104 St Mary Street Weymouth DT4 8NY	P/CLP/2021/02240	Weymouth	2.00
n/s	42 Radipole Lane Southill Weymouth DT4 9RW	P/FUL/2021/01878	Weymouth	1.00
n/s	14 ABBOTSBURY ROAD, WEYMOUTH, DT4 0AE	WP/20/00916/FUL	Weymouth	1.00
n/s	81 Dorchester Road Weymouth DT4 7JY	P/COU/2021/02313	Weymouth	1.67
n/s	10 Kirtleton Avenue Weymouth DT4 7PT	P/FUL/2021/02664	Weymouth	-1.44
n/s	44 Lennox Street Weymouth DT4 7HB	P/COU/2021/02350	Weymouth	1.00
n/s	5A St Thomas Street Weymouth DT4 8EW	P/FUL/2021/03271	Weymouth	1.00
n/s	9 Spa Road Weymouth DT3 5EN	P/COU/2021/03749	Weymouth	1.00
n/s	42 Camp Road Weymouth DT4 9HE	P/FUL/2021/03521	Weymouth	1.00
n/s	524 Littlemoor Road Weymouth DT3 5PA	P/FUL/2021/02035	Weymouth	3.00
n/s	12 SPA AVENUE, WEYMOUTH, DT3 5EJ	WP/21/00029/FUL	Weymouth	-1.00
n/s	1 Southfield Avenue Weymouth DT4 7QN	P/FUL/2021/05378	Weymouth	1.00
n/s	93 Lanehouse Rocks Road	P/FUL/2021/04774	Weymouth	8.00
n/s	104 ST MARY STREET, WEYMOUTH, DT4 8NY	WP/20/00896/FUL	Weymouth	4.00
n/s	119 Dorchester Road, Weymouth, DT4 7LA	P/FUL/2021/04550	Weymouth	1.00
n/s	52 St Mary Street, Weymouth, DT4 8BJ	P/FUL/2022/00379	Weymouth	1.00
n/s	122 Corporation Road, Weymouth, Dorset, DT4 0LQ	P/FUL/2022/00648	Weymouth	1.00
n/s	35 Crescent Street, Weymouth, DT4 7BX	P/FUL/2022/00843	Weymouth	2.00
n/s	10 Ullswater Crescent, Weymouth, DT3 5HE	P/FUL/2022/00948	Weymouth	-2.00
n/s	land adjacent to 13 & 14 Turton Street, Weymouth, DT4 7DU	P/FUL/2022/01330	Weymouth	5.00

n/s	14 Doncaster Road, Weymouth, Dorset, DT4 9JQ	P/FUL/2022/01466	Weymouth	1.00
n/s	Land Between 38-40 Overcombe Drive, Weymouth, DT3 6QF	P/FUL/2022/02893	Weymouth	3.00
n/s	42 Camp Road, Weymouth, Dorset, DT4 9HE	P/FUL/2022/04024	Weymouth	1.00
n/s	4 Walker Crescent, Weymouth, DT4 9AU	P/FUL/2022/04615	Weymouth	1.00
n/s	Land West of 201 Chickerell Road, Weymouth, Dorset, DT4 0DP	P/FUL/2022/05319	Weymouth	3.00
n/s	10 & 10a Hardwick Street & 41 Brownlow Street, Weymouth	P/FUL/2022/06185	Weymouth	2.00
n/s	58 St Thomas Street, Weymouth, DT4 8EQ	P/FUL/2022/06420	Weymouth	3.00
n/s	Broadway Methodist Church, Dorchester Road, Weymouth, DT3 5DB	P/FUL/2022/07061	Weymouth	1.00
n/s	7-8 St Alban Street, Weymouth, DT4 8BZ	P/PACD/2021/04939	Weymouth	1.00
u/c	80 The Esplanade DT4 7AA	WP/15/00291/FUL	Weymouth	3.00
u/c	6 LEEDS CRESCENT, WEYMOUTH, DT4 0HG	WP/20/00261/FUL	Weymouth	1.00
u/c	65 RODWELL ROAD, WEYMOUTH, DT4 8QX	WP/21/00089/FUL	Weymouth	1.00
u/c	Land rear of 3-19, Dale Avenue, Weymouth, DT4 7RB	WP/21/00065/FUL	Weymouth	5.00
u/c	Land at Kingsbere Road Weymouth DT3 6JS	P/FUL/2021/03450	Weymouth	6.00
u/c	11 ST NICHOLAS STREET, WEYMOUTH, DT4 8AA	WP/19/00531/OFF	Weymouth	6.00
u/c	2-4 Coburg Pl, St Thomas St, 106a St Mary DT4 8HR	WP/17/00356/FUL	Weymouth	3.00
u/c	4A OLD PARISH LANE, WEYMOUTH, DT4 0HY	WP/18/00708/FUL	Weymouth	1.00
u/c	51 Commercial Road	WP/15/00347/FUL	Weymouth	8.00
u/c	19, Carlton Road South	WP/13/00230/FUL	Weymouth	6.00
u/c	2 Glendinning Avenue	WP/16/00055/CW C	Weymouth	4.00
u/c	8 COBURG PLACE, ST THOMAS STREET, WEYMOUTH	WP/19/00489/FUL	Weymouth	2.00
u/c	Land adj. 27 Old Castle Road DT4 8QE	WP/16/00941/FUL	Weymouth	1.00
u/c	18 ST ALBAN STREET, WEYMOUTH, DT4 8BZ	WP/20/00023/FUL	Weymouth	1.00
u/c	11 ST NICHOLAS STREET, WEYMOUTH, DT4 8AA	WP/20/00677/OFF	Weymouth	1.00
u/c	51 Bowleaze Coveaway	12/00081/FUL	Weymouth	6.00
u/c	LAND TO THE NORTH OF, LORTON LANE, WEYMOUTH	WP/19/01002/FUL	Weymouth	1.00
u/c	Southdown Bungalow, Kingsbere Road	WP/17/00516/RES	Weymouth	6.00
u/c	LAND NORTH OF, 27 OLD CASTLE ROAD, WEYMOUTH	WP/20/00965/VOC	Weymouth	3.00
u/c	23 HEREFORD ROAD, WEYMOUTH, DT4 0QB	WP/20/00895/FUL	Weymouth	1.00

u/c	Manor Stables, Stottingway Street,, Weymouth , DT3 5QA	P/FUL/2021/05374	Weymouth	1.00
u/c	9 Greenhill, Weymouth, DT4 7SW	P/FUL/2022/00292	Weymouth	1.00
u/c	17-23 New Street, Weymouth, DT4 8DA	P/FUL/2022/01836	Weymouth	3.00
u/c	43 The Esplanade, Weymouth, Dorset, DT4 8DH	P/FUL/2022/01976	Weymouth	1.00
u/c	41-43 Federated House, St Thomas Street, Weymouth, Dorset, DT4 8EH	P/FUL/2022/02474	Weymouth	8.00
u/c	34 Kestrel View, Weymouth, Dorset, DT3 5QZ	P/RES/2022/04864	Weymouth	1.00
u/c	VACANT SITE (FORMERLY MARINA VIEW), WESTWEY ROAD	06/00725/ful	Weymouth	6.00
n/s	77 Wyke Road, Weymouth, Dorset, DT4 9QN	P/OUT/2022/0479 1	Weymouth	1.00
n/s	LAND EAST OF, 121 LOUVIERS ROAD, WEYMOUTH	WP/20/00117/FUL	Weymouth	1.00
u/c	2-4 Stavordale Road, Weymouth, DT4 0AB	P/CLE/2021/02665	Weymouth	7.00
n/s	Seaward Verriotts Lane Morcombelake DT6 6DX	P/FUL/2021/03765	Whitchurch Canonicorum CP	1.00
n/s	BRACKEN HEIGHTS, RYALL ROAD, RYALL, BRIDPORT, DT6 6EG	WD/D/19/001513	Whitchurch Canonicorum CP	1.00
n/s	LAND EAST OF, GROVE HILL, MARTINSTOWN	WD/D/19/002051	Winterborne St. Martin CP	1.00
n/s	LAND NORTH OF, PARK FARM CLOSE, MARTINSTOWN	WD/D/19/001775	Winterbourne St Martin	5.00
n/s	STEEPLETON FARM, WINTERBOURNE STEEPLETON, DORCHESTER, DT2 9LQ	WD/D/20/001841	Winterbourne Steepleton CP	1.00
u/c	REEDS BARN FARM, REEDS BARN, HAWKCHURCH, AXMINSTER, EX13 5UN	WD/D/20/000931	Wootton Fitzpaine CP	2.00
u/c	SOUTH WRAXALL FARM, WRAXALL LANE, LOWER WRAXALL, DORCHESTER, DT2 0HL	WD/D/19/000676	Wraxall CP	1.00
n/s	WEST HILL FARM, BRISTER END, YETMINSTER, SHERBORNE, DT9 6NL	WD/D/19/003034	Yetminster	1.00
n/s	BARN 5, HAMLET, CHETNOLE, SHERBORNE, DT9 6NY	WD/D/19/003147	Yetminster	1.00
u/c	AGRICULTURAL BARN SOUTH OF, BRISTER END, YETMINSTER	WD/D/20/000918	Yetminster CP	1.00
u/c	Agricultural building south of Brister End Yetminster Dorset	P/FUL/2021/04926	Yetminster CP	1.00
u/c	Hamlet Farmhouse, Yetminster Road, Chetnole, Dorset, DT9 6NY	P/FUL/2022/06305	Yetminster CP	1.00
n/s	New House Farm, Mangerton Lane, Bridport, DT6 3SF	P/FUL/2021/04811	Bridport	1.00
			Total	665

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.

Status	Address	Application Number	Settlement	Estimated delivery within 5 years
u/c	Perryfield Works, Pennsylvannia Road, Easton	08/00513/FULMAJ and 10/00779/FUL	Portland	15
u/c	Underhill Community Junior School, Killicks Hill DT5 1JW	WP/17/00323/FUL	Portland	2
n/s	Portland Lodge Hotel, Easton Lane DT5 1BW	WP/17/00270/OUT	Portland	24
u/c	Southwell School	WP/19/00970/RES	Portland	48
u/c	DISUSED QUARRY WORKS STOCKYARD, BOTTOM COOMBE	WP/17/00916/RES	Portland	20
n/s	Royal Manor School (phase 2 - all affordable scheme)	P/RES/2022/01837	Portland	41
n/s	MONTEVIDEO PARK, 432A CHICKERELL ROAD, CHICKERELL	WD/D/19/001358	Chickerell	10
u/c	CHIC2: Chickerell Urban Extension North	WD/D/18/001922	Chickerell	118
n/s	SEC DEPOT, WESTWEY ROAD, WEYMOUTH, DT4 8SU	WP/20/00807/FUL	Weymouth	23
n/s	Land at Beverley Road (Coucil owned Site)	WP/19/00993/OUT	Weymouth	17
n/s	South of Louviers Road	P/RES/2021/02802	Weymouth	65
u/c	ST NICHOLAS CHURCH, BUXTON ROAD, WEYMOUTH, DT4 9PJ	WP/19/01016/FUL	Weymouth	18
u/c	8 to 10 Dorchester Road	WP/19/00476/FUL	Weymouth	31
u/c	Marchesi House Poplar Close, Southill	WP/18/00914/FUL	Weymouth	31
u/c	104E St Mary Street, Weymouth, DT4 8NY	WP/17/00734/FUL	Weymouth	14
u/c	Brewery Reach, Car Park, Newtons Road DT4 8UP	WP/16/00852/RES	Weymouth	18
u/c	LAND WEST OF ROMAN ROAD AND NORTH OF, SPA ROAD, WEYMOUTH	WP/19/00516/FUL	Weymouth	3

u/c	MAIDEN STREET METHODIST CHURCH, MAIDEN STREET, WEYMOUTH, DT4 8BB	WP/19/00370/FUL	Weymouth	25
u/c	Ferrybridge Inn Portland Road	WP/18/00388/RES	Weymouth	29
u/c	Curtis Fields (Phase 4)	WP/19/00635/RES	Weymouth	59
u/c	CURTIS FIELDS LAND SOUTH OF, CHICKERELL ROAD, WEYMOUTH (phase 2B)	WP/19/00273/RES	Weymouth	34
u/c	Curtis Fields Phases 2A, 3A, 3B	WP/19/00693/RES	Weymouth	188
u/c	WEY12: Land at Wey Valley	WP/19/01025/RES	Weymouth	200
u/c	Brewers Quay, Hope Square DT4 8TR	WP/14/01064/FUL	Weymouth	53
u/c	LITT1: Littlemoor Urban Extension	P/RES/2021/04983	Weymouth	260
n/s	Vespasian House, Barrack Road, Dorchester	WD/D/20/001686	Dorchester	65
n/s	Princes House Princes Street Dorchester DT1 1TP	P/PACD/2022/06404	Dorchester	26
u/c	PHASE 3 BREWERY DEVELOPMENT SITE, WEYMOUTH AVENUE, DORCHESTER	WD/D/18/002594	Dorchester	133
u/c	CROWN GATE, SECTORS 3.46/47/48, NORTHERN QUADRANT, POUNDBURY	WD/D/17/001480	Dorchester	76
u/c	Phase 3 Peverell Avenue East	1/D/12/000082	Dorchester	57
u/c	4 Prince Of Wales Road Dorchester DT1 1PW	P/FUL/2021/00987	Dorchester	24
u/c	32 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW	WD/D/20/002387	Dorchester	16
u/c	TOP O TOWN HOUSE, BRIDPORT ROAD, DORCHESTER, DT1 1XT	WD/D/19/000760	Dorchester	9
u/c	North Quadrant Phases 3 & 4	WD/D/16/001590	Dorchester	132
u/c	North West Quadrant Phases 3 & 4	WD/D/20/002764	Dorchester	205
u/c	Adj. Oaklands Park, Warmwell Road	WD/D/17/002760	Crossways	33
n/s	West of Frome Valley Road	P/RES/2021/01645	Crossways	55
n/s	BRID5: St Michaels Trading Estate	1/D/11/002012	Bridport	92

n/s	BRID1: Vearse Farm (Hallam Land)	P/RES/2021/04848	Bridport	465
u/c	Adjacent Bridport Community Hospital (Phase 1 and 2)	WD/D/17/000534	Bridport	14
n/s	BEAM1: Land north of Broadwindsor Rd	P/RES/2021/01944	Beaminster	100
n/s	LAND TO NORTH AND WEST OF, COCKROAD LANE, BEAMINSTER	WD/D/19/000613	Beaminster	58
u/c	Barton Farm, Phase 4	WD/D/19/000872	Sherborne	8
n/s	Cerne Abbas Care Centre Cerne Abbas Dorchester DT2 7AL	P/FUL/2021/03000	Cerne Abbas CP	11
u/c	Land West of Charminster Farm, Between Wanchard Lane and A37, Charminster	WD/D/19/003097	Charminster	59
u/c	LAND NORTH OF, 6 NETHERHAY LANE, DRIMPTON	WD/D/19/001343	Broadwindsor CP	15
u/c	Land North West of Three Lanes Way	WD/D/18/001124	Puddletown	21
u/c	MANOR FARM, CAUNDLE STREET, BISHOPS CAUNDLE, SHERBORNE, DT9 5ND	WD/D/16/002209	Bishops Caundle	3
			Total	3023

Appendix C. Sites allocated within the Local Plan

C.1 Sites allocated in the adopted West Dorset, Weymouth & Portland joint Local Plan that are considered deliverable within five years.

Status	Address	Application Number	Settlement	Estimated delivery within 5 years
n/s	CHIC2: Chickerell Urban Extension East	WD/D/20/002569	Chickerell	213
n/s	BRID1: Vearse Farm (South East - Doug Crammond)	None	Bridport	80
n/s	BRID3: Land east of Bredy Vets Centre	None	Bridport	40
n/s	FOUR PADDOCKS LAND SOUTH OF ST GEORGES ROAD DORCHESTER	P/FUL/2021/02623	Dorchester	28
n/s	Council Offices, North Quay	WP/15/00031/OUT (Lapsed), (WEY7)	Weymouth	100
			Total	461

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 five-year period (i.e. from 2018/19 to 2022/23) on a settlement by settlement basis. This analysis identified a generally consistent rate of windfall delivery for most settlements.
- 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 2019 and built in 2021 took two years to complete.

Figure D1: Windfall rates – dwellings

AREA	2018/19	2019/20	2020/21	2021/22	2022/23	FIVE-YEAR AVERAGE
Beaminster	3.0	0.0	6.0	1.0	4.0	2.8
Bridport	13.0	17.0	19.0	2.0	9.0	12.0
Chickerell	6.0	13.0	2.0	13.2	8.2	8.5
Crossways	4.0	3.0	0.0	9.0	0.0	3.2
Dorchester	33.0	17.0	26.0	21.0	23.0	24.1
Lyme Regis	4.0	20.0	10.0	1.0	2.7	7.5
Sherborne	2.0	8.0	24.0	14.2	8.0	11.2
WDDC rural	60.0	79.0	66.0	92.0	75.0	74.4
Portland	22.0	21.0	15.0	11.0	16.0	17.0
Weymouth	76.0	53.0	21.7	32.0	78.0	52.1
West Dorset and Weymouth & Portland	223.0	231.0	189.7	196.4	223.9	213.1

- 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 Dorchester, typically 19.1% 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 32%

would have been completed leading to a cumulative total of 51.1% of all minor sites completed and so on with 100% of minor sites on average being completed by year 9.

- 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 Dorchester through the application of the windfall rate and the build-out rate.

Figure D2: Cumulative build-out rate for minor sites

Area	0	1	2	3	4	5	6	7	8	9	10
Beaminster	15.2%	57.6%	72.7%	87.9%	87.9%	90.9%	93.9%	93.9%	93.9%	97.0%	100.0%
Bridport	23.6%	47.2%	70.8%	91.0%	95.5%	97.8%	98.9%	100.0%	100.0%	100.0%	100.0%
Chickerell	27.6%	72.4%	89.7%	96.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Crossways	41.2%	70.6%	76.5%	88.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Dorchester	19.1%	51.1%	75.5%	92.6%	94.7%	96.8%	97.9%	98.9%	98.9%	100.0%	100.0%
Lyme Regis	21.2%	51.5%	74.2%	83.3%	97.0%	98.5%	98.5%	98.5%	98.5%	98.5%	98.5%
Sherborne	17.4%	54.3%	87.0%	93.5%	97.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
WDDC rural	25.1%	54.1%	76.7%	88.1%	93.8%	97.4%	98.7%	99.1%	99.1%	99.1%	99.1%
Portland	16.5%	43.3%	63.9%	82.5%	90.7%	94.8%	97.9%	100.0%	100.0%	100.0%	100.0%
Weymouth	16.0%	48.8%	74.5%	88.0%	94.2%	96.9%	97.9%	98.5%	99.4%	99.4%	99.7%
West Dorset and Weymouth & Portland	21.0%	51.8%	75.1%	88.3%	94.2%	97.1%	98.3%	99.0%	99.2%	99.4%	99.5%

Figure D3: Estimated windfall delivery for a typical five-year period – Dorchester

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	19.1%	31.9%	24.5%	17.0%	2.10%	
Year 1		19.1%	31.9%	24.5%	17.0%	
Year 2			19.1%	31.9%	24.5%	
Year 3				19.1%	31.9%	
Year 4					19.1%	
Cumulative Total	19.1%	51.1%	75.5%	92.60%	94.7%	94.7%
Dorchester windfall rate = 24.1 dwellings per annum						
Profiled windfall delivery (dwellings)						
Year 0	5	8	6	4	1	24
Year 1		4	8	6	4	22
Year 2			4	8	6	18
Year 3				4	8	12
Year 4					4	4
Total windfall allowance	5	12	18	22	23	80

D.5 A discount of the first two years of windfall allowance has been applied to avoid any double counting. 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 remaining three-year period.

D.6 In addition to the discount applied some areas across Dorset Council are impacted by nutrient neutrality constraints, meaning the 5 year supply in certain areas will be

affected by the need for nutrient neutrality. To ensure a realistic estimate is applied, Dorset Council have removed windfall development for areas that fall within any of the nutrient catchment areas where a solution to nutrients issues is considered unlikely within the supply period, such as in Sherborne. In areas where a solution is anticipated, such as at Dorchester, Crossways, and the West Dorset rural area, a discount of the first three years has been applied.

D.7 Windfall rates for each settlement are based on the five-year rolling average of completed new dwellings for each area. This approach ensures the allowance reflects as closely as possible actual delivery rates, allowing for fluctuations in the supply that may occur over time.

D.8 The final windfall allowance for each settlement is shown in Figure D4.

Figure D4: Five-year windfall allowance for each settlement.²⁷

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE OVER 5 YEARS: PROFILED WINDFALL DELIVERY RATE	WINDFALL ALLOWANCE OVER 5 YEARS: DISCOUNTED
Beaminster	2.8	8.0	7.2
Bridport	12.0	32.9	29.6
Chickerell	8.7	23.0	20.7
Crossways	3.2	8.3**	7.5**
Dorchester	24.1	44.9**	40.4**
Lyme Regis	7.5	21.4	19.2
Sherborne	11.2	0*	0*
WDDC Rural	74.4	133.96**	120.5**
Portland	17.0	45.1	40.5
Weymouth	52.1	142.1	127.9
West Dorset and Weymouth & Portland	213.1	459.6	413.6

²⁷ All figures in the table may not sum exactly due to rounding.

* Removed as areas fall within the Axe or Somerset Levels catchment where mitigation projects are at present limited.

** Discounted for the first three years as areas fall within the Poole Harbour Catchment where a nutrient solution is anticipated in the shorter term.

Appendix E. Specific large windfall sites

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

Status	Address	Application Number	Settlement	Estimated delivery within 5 years
n/s	Land and Buildings Known as North Ground Piggery, School Hill, Chickerell		Chickerell	9
u/c	Land at Newtons Road, Newtons Road, Weymouth (Former QinetiQ Site, Bincelaves)	WP/15/00833/FUL	Weymouth	141
n/s	Lakeside Superbowl, St Nicholas Street	SHLAA ref LA/WEYM/033	Weymouth	69
n/s	87 The Esplanade	P/FUL/2022/03703	Weymouth	23
n/s	MARSH ROAD GARAGE, MARSH ROAD, WEYMOUTH, DT4 8JD	WP/19/00480/OUT	Weymouth	20
n/s	Old Industrial Buildings, Salisbury Walk (Old Gas Works, Icen Way)	LIS_DOR1	Dorchester	17
n/s	Tennis Courts, Trinity St Carpark	WD/D/20/001242	Dorchester	15
n/s	Proton Garage and Works, West Allington	LIS_B2	Bridport	7
n/s	Flood Lane	LIS_B3	Bridport	35
n/s	South of Fullers, Bridport Road, Broadwindsor	WD/D/21/000123	Broadwindsor	22
n/s	Charminster Farm Phase 4 etc.	WD/D/20/003259	Charminster	30
			Total	388

Appendix F. Sites allocated in neighbourhood plans

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

STATUS	ADDRESS	APPLICATION NUMBER	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
n/s	Austral Farm	WD/D/20/003303, WD/D/20/003302	Alton Pancras	10
			Total	10

Appendix G. Rural exception sites

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

Status	Address	Application Number	Settlement	Estimated delivery within 5 years
n/s	Pageants Close		Bridport	5
n/s	Orchards Close		Bridport	5
n/s	Land to The East of 26-44 Cattistock Road, Maiden Newton	WD/D/19/002190	Maiden Newton	14
n/s	Brymer Road garages		Puddletown	4
			Total	28

Appendix H. Sites/units removed from the supply due to location within nutrient catchment areas

SITE CATEGORY	Address	Application Number	Settlement	Catchment	Estimated delivery
Local Plan allocation	FOUR PADDOCKS LAND SOUTH OF ST GEORGES ROAD DORCHESTER	P/FUL/2021/02623	Dorchester	Poole Harbour	80
Minor windfall	n/a	n/a	Dorchester	Poole Harbour	22
Permissions - Major sites	West of Frome Valley Road	P/RES/2021/01645	Crossways	Poole Harbour	85
Local Plan allocation	CRS1: Land at Crossways	WD/D/16/000378	Crossways	Poole Harbour	110
Minor windfall	n/a	n/a	Crossways	Poole Harbour	4
Permissions - Minor sites	27 CHEAP STREET, SHERBORNE, DT9 3PU	WD/D/19/000225	Sherborne	Somerset Levels and Moors	1
Permissions - Minor sites	1 TAVERN COTTAGES, LONG STREET, SHERBORNE, DT9 3BS	WD/D/19/003172	Sherborne	Somerset Levels and Moors	1
Permissions - Minor sites	RAJPOOT TANDOORI, HALF MOON STREET, SHERBORNE, DT9 3LN	WD/D/20/002252	Sherborne	Somerset Levels and Moors	3
Permissions - Minor sites	NUTWOOD, OBORNE ROAD, SHERBORNE, DT9 3RX	WD/D/20/002571	Sherborne	Somerset Levels and Moors	1
Permissions - Minor sites	Oborne House Oborne Road Sherborne DT9 3DS	P/FUL/2021/03453	Sherborne	Somerset Levels and Moors	-2
Permissions - Minor sites	Thaxted Long Street Sherborne DT9 3BS	P/PACD/2022/07364	Sherborne	Somerset Levels and Moors	1

Permissions - Minor sites	Clearbrook House Bristol Road Sherborne DT9 4EF	P/PACD/2022/08034	Sherborne	Somerset Levels and Moors	5
Large windfall	Littlefield's	WD/D/19/001344	Sherborne	Somerset Levels and Moors	10
Minor windfall	n/a	n/a	Sherborne	Somerset Levels and Moors	32
Neighbourhood Plan allocation	Colmer Stud	P/FUL/2021/00544	Marshwood	River Axe	4
Neighbourhood Plan allocation	Site 6 Land North of Hillside, Drimpton Road		Broadwindsor	River Axe	5
Minor windfall	n/a	n/a	Sherborne	Various	49
				Total	411