

# West Dorset, Weymouth and Portland 5 year housing land supply 2013-2018

Produced by:

West Dorset District Council & Weymouth and Portland Borough Council

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## 1. INTRODUCTION

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- 1.1 Government planning policy guidance for housing is set out in the National Planning Policy Framework (the Framework) issued in March 2012. One of the aims of the housing policies in the Framework is that local planning authorities should deliver a wide choice of high quality homes and boost significantly the supply of housing. They should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with a minimum additional buffer of 5% to ensure choice and competition in the market for land. To be considered “deliverable”, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 1.2 Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of housing.
- 1.3 This report includes West Dorset and Weymouth and Portland Councils’ Assessment for the five year period 2013-2018 and is based on housing land monitoring information as at 1st April 2013. The decision to produce a joint report is in recognition of the joint working between the two councils, particularly in relation to the production of a joint local plan.
- 1.4 The assessment is a three stage process:
- determining the requirement for the five years from 2013 to 2018;
  - quantifying the 5 year supply of housing land for that period and;
  - assessing the extent to which the supply meets the requirement.

## 2. THE HOUSING REQUIREMENT

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- 2.1 The development plan for West Dorset and Weymouth and Portland consists of the saved policies of the Weymouth and Portland Local Plan and the West Dorset Local Plan, which were prepared in conformity with the adopted 2000 Bournemouth, Dorset and Poole Structure Plan. The housing supply targets for Weymouth and Portland ran to 2011, and those in the West Dorset local plan ran up to 2016, taking on board the proposed regional strategy requirements at that time. The Dorset, Bournemouth and Poole Structure Plan and the South West Regional Spatial Strategy were revoked in May 2013.
- 2.2 The Councils are in the process of preparing a joint Local Plan which was submitted to the Secretary of State in June 2013. It is anticipated that the Examination will be held later this year. In the absence of an adopted target, the figures in the Proposed Modifications of the Draft Regional Spatial Strategy are the latest figures to be independently examined and therefore form the basis of the housing target for Weymouth and Portland and for beyond 2016 in West Dorset.

### 3. THE CURRENT FIVE YEAR REQUIREMENT

3.1 The current five year requirement is calculated by firstly determining the number of houses which should have been built by 2018 (five years on from 2013). The number of completions since the start of the plan period is then subtracted from this and the balance is the five year requirement.

3.2 The table below shows the completions for Weymouth and West Dorset measured against housing requirements in place at the time.

	WEST DORSET				WEYMOUTH AND PORTLAND			
Year	No of completions WDDC (net)	Target	Basis	Performance against target	No of completions WPBC (net)	Target	Basis	Performance against target
1994/95	473	529	2006 Local Plan / 2000 Bournemouth, Dorset and Poole Structure Plan	-56	184	247	2005 Local Plan / 2000 Bournemouth, Dorset and Poole Structure Plan	-63
1995/96	357	529		-172	211	247		-36
1996/97	502	529		-27	275	247		28
1997/98	463	529		-66	167	247		-80
1998/99	639	529		110	294	247		47
1999/00	559	529		30	281	247		34
2000/01	490	529		-39	207	247		-40
2001/02	555	529		26	264	247		17
2002/03	544	529		15	258	247		11
2003/04	486	529		-43	287	247		40
2004/05	530	529		1	290	247		43
2005/06	565	529		36	359	247		112
2006/07	517	529		-12	188	247		-59
2007/08	345	529		-184	275	247		28
2008/09	384	529		-145	410	247		163
2009/10	204	529	-325	150	247	-97		
2010/11	330	529	-199	130	247	-117		
2011/12	377	410	2006	-33	169	280	2008 RSS	-111
2012/13	366	410	Local Plan	-44	204	280	mods	-76
<b>BACKLOG</b>				<b>-1127</b>				<b>-156</b>
	WEST DORSET				WEYMOUTH AND PORTLAND			
Year			Basis	Target			Basis	Target
2013/14			2006 Local Plan	410			2008 RSS mods	280
2014/15				410				280
2015/16				410				280
2016/17			2008 RSS mods	625			280	
2017/18				625			280	
<b>5 yr BASE REQUIREMENT</b>				<b>2480</b>				<b>1400</b>
<b>20% BUFFER REQUIREMENT</b>				<b>496</b>				<b>280</b>
<b>(5YR BASE + BUFFER + BACKLOG)</b>				<b>4103</b>				<b>1836</b>

- 3.3 The Framework states that an additional buffer of 5% of sites should be added to the five year requirement in order to ensure choice and competition in the market for land. However, where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%.
- 3.4 As is evident from the table above delivery in West Dorset and Weymouth and and Portland in the last 5 years (highlighted yellow) has fallen short of the targets therefore a 20% buffer applies to both areas.
- 3.5 In view of the above the targets are calculated by taking the 5 year requirement with a 20% addition for under supply and adding the backlog. For Weymouth and Portland this gives a target of 1836 dwellings and for West Dorset this gives a target of 4103 dwellings.

#### 4. THE FIVE YEAR HOUSING LAND SUPPLY

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- 4.1 The five year supply of housing land includes sites which have a realistic prospect of being developed within the next 5 years. The following sites are considered:
- sites with adopted local plan allocations
  - sites with planning permission and under construction
  - sites in the Strategic Housing Land Availability Assessment (SHLAA)
  - Rural Exception Sites

There is no generic discount applied to the sites for non-implementation as a detailed assessment of the deliverability of the sites has been carried out.

##### SITES WITH PLANNING PERMISSION

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- 4.2 Guidance in the Framework states that land with planning permission should be considered deliverable until permission expires unless there is clear evidence that the scheme will not be implemented within 5 years. In West Dorset the scheme at Poundbury has only partly been included (at a delivery rate of 100 dwellings per year) as that is realistic within the 5 year timeframe. Within Weymouth and Portland the scheme at Hardy Complex, Portland is not included within the 5 year supply due to uncertainty over its viability and deliverability. All included sites are detailed in Appendix 1.

##### LOCAL PLAN ALLOCATIONS

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- 4.3 There are a small number of sites within West Dorset and Weymouth and Portland that have existing Local Plan allocations but at present do not have planning permission. These sites are detailed in Appendix 2.

##### SITES IN THE SHLAA

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- 4.4 The purpose of the SHLAA is to assess the suitability of sites, both brownfield and greenfield, for housing development. Some of the sites that were submitted to the

SHLAA were assessed as being deliverable within the 5 year period and have been included within the supply. These sites are detailed in Appendix 3.

#### RURAL EXCEPTION SITES

- 4.5 In a similar way to the SHLAA sites there are a number of rural exception sites in West Dorset that are expected to come forward in the next 5 years. These are detailed in Appendix 4.

#### WINDFALL SITES

- 4.6 The NPPF states that an allowance may be made for windfall sites in the five year supply if there is compelling evidence that such sites have consistently become available in the local area and that they will continue to provide a valuable source of supply. Even though both West Dorset and Weymouth and Portland have a consistently significant supply of windfall this has not been factored into the 5 year supply at this stage.

### 5. THE CURRENT FIVE YEAR SUPPLY OF HOUSING LAND

- 5.1 The current five year supply of housing land is as follows:

Component of Supply	Dwellings (West Dorset)	Dwellings (Weymouth & Portland)
Adopted local plan allocations	193	30
New draft local plan allocations	Not included	Not included
Dwellings with permission	2139	717
SHLAA sites	165	442
Rural Exception Sites	53	0
Windfall sites	Not included	Not included
<b>Total</b>	<b>2550</b>	<b>1189</b>
The 5 year requirement 2013-2018 (including buffer and backlog)	4103	1836
No of dwellings above/below target	-1553	-647
<b>5 year supply (number of years)</b>	<b>3.1 years</b>	<b>3.2 years</b>

- 5.2 Based on housing land monitoring information as at 1st April 2013, there is a 3.1 year housing land supply for West Dorset with a 20% buffer and there is a 3.2 year supply for Weymouth and Portland with a 20% buffer. Although there have been additional sites permitted since 1st April 2013, as of 31 January 2014 these have not been of a scale to meet the five year housing land supply requirements.

### 6. THE EMERGING LOCAL PLAN

- 6.1 The housing land supply target will be updated following the examination and we have therefore also assessed the likely supply that will be available on adoption, based on the same monitoring information. The performance of both Council areas against the Emerging Local Plan targets is shown in the following table:

	WEST DORSET				WEYMOUTH AND PORTLAND				HMA
Year	No of completions WDDC (net)	Target	Basis	Delivery against target	No of completions WPBC (net)	Target	Basis	Delivery against target	
2011/12	377	455	2014 Plan	-78	169	162	2014 Plan	7	-71
2012/13	366	455		-89	204	162		42	-47
<b>BACKLOG</b>				<b>-167</b>				<b>49</b>	<b>-118</b>
	WEST DORSET				WEYMOUTH AND PORTLAND				HMA
Year			Basis	Target			Basis	Target	Target
2013/14			2014 Local Plan	455			2014 Local Plan	162	617
2014/15				455				162	617
2015/16				455				162	617
2016/17				455				162	617
2017/18				455				162	617
<b>5 yr BASE REQUIREMENT</b>				<b>2275</b>				<b>810</b>	<b>3085</b>
<b>BUFFER</b>			<b>20%</b>	<b>455</b>	<b>5%</b>			<b>40</b>	<b>617</b>
<b>REQUIREMENT (5YR BASE + BUFFER + BACKLOG)</b>				<b>2897</b>				<b>801</b>	<b>3820</b>
<b>Local Plan Allocations</b>				<b>193</b>				<b>30</b>	<b>223</b>
<b>Additional Allocations to 2017/18</b>				<b>385</b>				<b>240</b>	<b>625</b>
<b>Dwellings with permission</b>				<b>2139</b>				<b>717</b>	<b>2856</b>
<b>SHLAA sites</b>				<b>165</b>				<b>442</b>	<b>607</b>
<b>Rural Exception sites</b>				<b>53</b>				<b>0</b>	<b>53</b>
<b>SUPPLY</b>				<b>2935</b>				<b>1429</b>	<b>4364</b>
<b>Equivalent years supply</b>				<b>5.1yrs</b>				<b>8.9yrs</b>	<b>5.9yrs</b>
<b>TARGET ACHIEVEMENT</b>				<b>+38</b>				<b>+628</b>	<b>+544</b>

6.2 On adoption of the plan the sites that are phased to be delivered first would feed into the five year supply so these have been included in the supply figures (See Appendix 5). As can be seen from the table above, both West Dorset and Weymouth and Portland will have a 5 year supply based on the emerging Local Plan.

## APPENDIX 1 – SITES WITH PLANNING PERMISSION DELIVERABLE IN 5 YEARS

### WEST DORSET

Parish	Address	Net Gain
Dorchester North	North East Quadrant Poundbury	395
Dorchester East	Former Eldridge Pope Brewery Site, Weymouth Avenue	381
Sherborne	Barton Farm	279
Chickerell	Putton Lane	220
Bridport	St Michael's Trading Estate (subject to signing of S106)	105
Dorchester West	Poundbury South West Quadrant	66
Chickerell	Floods Yard	58
Dorchester East	Land to north of St Georges Road	54
Sherborne West	Land at Bradford Road, Sherborne School for Girls	39
Dorchester North	Former Fire Station, Bridport Road	37
Lyme Regis	Queens Walk	37
Chickerell	Ponderosa, 4A, Putton Lane	36
Evershot	Part OS 5857, Common Farm, The Common	24
Sherborne South	Sherborne House	23
Sherborne West	Aldhelmsted East, Sherborne School for Girls, Bradford Rd	22
Dorchester East	Phase 2A, Eldridge Pope Brewery, Weymouth Avenue	19
Beaminster	7-13, Hogshill Street	14
Bridport	Kisem, North Mills Road	14
Dorchester West	Land adj Frederick Treves House, Poundbury	13
Dorchester West	Sector 2.86A, South West Quadrant, Poundbury	13
Chideock	Land at end of Ridwood	12
Dorchester West	Hillfort House, Poundbury Road	12
Sherborne	Garage Compound north of McCreery Road	12
Dorchester North	White Hart, 53, High East Street	10
Charmouth	Builders Yard and Office, Devonedge	9
Lyme Regis	Holmcroft, 24 High Street	9
Cattistock	Land at South Drive	9
Dorchester	29-31, Damers Road	9
Whitchurch Canonorum	Land at Ryall Road and Bluntshay Lane	9
Sherborne	Land at Littlefield	8
Bradpole	Land off Higher Street	6
Crossways	Land at Woodsford Fields	5
Bridport	Rear, 5-7, North Allington	5
Bridport South	Bull Hotel, 34 East Street	5
Lyme Regis	Land adj to Somers Road	5
Sherborne East	Land at Fairfield Heights, Coldharbour	5
Bridport	27 to 29, West Street and 2 to 4, Victoria Grove	5
Lyme Regis	Shire House, Sidmouth Road	5
Lyme Regis	Beau Sejour, View Road	5
Dorchester	Corston House, Corston Street, Sector 2.22B, Poundbury	5
Dorchester North	Plot 4.00C Peverell Avenue West	4

West Dorset, Weymouth and Portland 5 year housing land supply 2013-2018

Parish	Address	Net Gain
Kingston Russell	Higher Kingston Russell Farm	4
Bridport	Shutewells, North Mills Road	4
Winterbourne Steepleton	Land adj. to Steepleton Farm	4
Tolpuddle	land at 81, Main Road	4
Sherborne East	the Kymin, Priestlands Lane	4
Dorchester	Sector 2.83B, Middle Farm Way	4
Chickerell	adj 478 Chickerell Road	3
Dorchester West	6, Weymouth Avenue	3
Thornford	Waverlawns Barn, Longford Road	3
Nether Compton	Stallen Farm	3
Charminster	Land adj Village Hall	3
Bridport	5-7 North Allington	3
Sherborne West	Land at Hunts Mead	3
Netherbury	Melplash Motors	2
Toller Porcorum	School Lane	2
Bothenhampton	Adj Hillside,(3), Crock Lane	2
Sherborne South	Land adj 9, Pageant Drive	2
Bridport	48, Victoria Grove	2
Broadmayne	4, Chalky Road	2
Maiden Newton	Maiden Newton Mill, 76, Dorchester Road	2
Crossways	Tavern Social Club, Old Farm Way	2
Netherbury	Ash Farm, Pineapple Lane	2
Beaminster	Land adj to Champions Gardens	2
Chickerell	Land adj. 421-423, Chickerell Road	2
Chickerell	415, Chickerell Road	2
Burton Bradstock	Land at Shadrach	1
Kingston Russell	Blackdown Dairy, Winterbourne Abbas	1
Holnest	Tall Trees Stud Farm, Street Lane	1
Maiden Newton	Kingsley Paddock and adjacent land	1
Charmouth	Downside Close	1
Dewlish	Adj Vyne Cottage	1
Osmington	Chavally, Main Road	1
Cheselbourne	Waterside Farm	1
Dorchester Central	28 High East Street	1
Bothenhampton	21 Elwell, Bothenhampton	1
Lyme Regis	12 Broad Street	1
Marshwood	Colmer Stud, Colmer Farm, Marshwood	1
Beaminster	18 and rear, The Square	1
Allington	Pymore Mills	1
Bridport	1, Park Road	1
Chickerell	Rear of 45, Rex Lane, Chickerell	1
Hooke	Westcombe Farm, Hooke Road	1
Maiden Newton	20, Hill View	1
Lyme Regis	60, Anning Road	1
Bridport	Land Adj. Parsonage Road	1
Beaminster	R/O 23, Fleet Street	1
Lyme Regis	Land off Portland Court	1

West Dorset, Weymouth and Portland 5 year housing land supply 2013-2018

Parish	Address	Net Gain
Dorchester South	Land adj. 47, Monmouth Road	1
Sherborne East	Tudor Lodge, Long Street	1
Burton Bradstock	Former Scouts Hall Site, Shipton Lane	1
Bradford Abbas	36, Ambrose Close	1
Broadwindsor	West Dibberford Farm, West Dibberford	1
Lyme Regis	Little Park, Haye Lane	1
Maiden Newton	6, Ashleigh Avenue	1
Broadwindsor	Newlands Farm, Littlewindsor	1
Charmouth	Highlands, Old Lyme Road	1
Bridport	Land to rear of 108 - 114, West Bay Road	1
Dorchester North	7, Icen Way	1
Maiden Newton	71 - 73, Dorchester Road	1
Whitchurch Canonicorum	Long Orchard Farm, Lower Lane	1
Beaminster	36, Culverhayes	1
Charmouth	Hammonds Mead, Higher Sea Lane	1
Osmington	Pixon Barn Farm, Poxwell	1
Buckland Newton	Land at Overdale, 4, Providence Row	1
Beaminster	Hideaway Cottage, Stoke Road	1
Sherborne West	Hernes Oak, Bradford Road	1
Whitchurch Canonicorum	Arne, Sun Lane, Morcombelake	1
Beaminster	Lower Chapel Marsh Farm, Axnoller Lane	1
Bridport	Southcroft, 16, Park Road	1
Thorncombe	Herridge Farm, Holditch, Headstock Road, South Chard	1
Winterborne Monkton	Dewflock Farm	1
Piddlehinton	24, High Street	1
Bradpole	The Coate and Dove Cottage	1
Cerne Abbas	Land to rear of Francombe Farm, Acreman Street	1
Hermitage	Manor Farm, Hermitage Lane	1
Caundle Marsh	Lakie Hill Farm	1
Sherborne	Hillsteps, Priestlands	1
Lyme Regis	St Andrews House, Uplyme Road	1
Piddletrenthide	European Inn, White Lackington	1
Sherborne	Meerut, 6, Coldharbour	1
Whitchurch Canonicorum	Stoneyaside, Lower Lane	1
Sherborne	Land to rear of 12A, Kings Road	1
Portesham	2, Bramdon Lane	1
Bridport	22, West Allington	1
Charminster	1, Church Lane	1
Bishops Caundle	38, Hill View	1
Bridport	Land adj. 146, West Bay Road	1
Broadmayne	Longfield House, 2, Bramble Drove	1
Thorncombe	Magdalen Farm	1
Holwell	Holwell Manor Farm, Stock Hill Lane	1
Dorchester North	10, Cornwall Road	1
Bridport	15 - 17B, South Street	1
Dorchester North	Poundbury Phases 3 and 4	0

WEYMOUTH AND PORTLAND

Settlement	Address	Net Gain
Weymouth	Destiny Fields, Littlemoor	176
Weymouth	Fairways Court, Bedford Road	21
Weymouth	Land south of Louviers Road	100
Portland	Workshops, Bottomcoombe Works, Easton	40
Portland	Castle Court Site, Osprey Quay	39
Portland	Perryfield Works, Pennsylvania Road, Easton	25
Weymouth	Land to South of Lorton Lane	20
Weymouth	Former Methodist Chapel, Maiden Street	14
Weymouth	654 Dorchester Road	7
Weymouth	44 Preston Road	7
Portland	Fmr Portland Council Offices	8
Weymouth	2 and 3, Courtauld Drive	6
Weymouth	2, Longfield Road	7
Weymouth	Melcombe House, 7, Kirtleton Avenue	-4
Weymouth	46, Preston Road	7
Weymouth	104 St Mary Street	7
Weymouth	656 Dorchester Road	6
Weymouth	7, Glendinning Avenue	4
Weymouth	51, Commercial Road	7
Weymouth	13, Roundhayes Close	6
Weymouth	51, Bowleaze Coveway	6
Weymouth	18, Preston Road	6
Weymouth	66, Preston Road	6
Weymouth	38 Preston Road	5
Weymouth	23, Carlton Road South	5
Weymouth	Powerhouse, Marina View, Westway Road	6
Weymouth	30, Montrose Close	5
Weymouth	58, Preston Road	5
Portland	Land at North End of Perryfield Work, Pennsylvania Road	6
Weymouth	White Cottage, 15, Carlton Road North	5
Weymouth	1, Lower St. Edmunds Street	6
Weymouth	Goulds Garden Centre, Littlemoor Road	5
Weymouth	9, King Street	-1
Weymouth	Land adjacent to 13 and 14 Turton Street	5
Portland	26, Easton Square	5
Weymouth	6, Wyke Oliver Road	5
Weymouth	2, Highland Road	5
Weymouth	Adj 2 Monmouth Avenue	4
Weymouth	2 Glendinning Avenue	4
Weymouth	83, Lodge Way	3
Weymouth	13 Crescent Street	4
Weymouth	Cleaves Cliff, 39, Bowleaze Coveway	3
Portland	Land south of Dar Ism, Park Road	4
Weymouth	Land r/o 75-79, Knightsdale Road	4
Weymouth	76, St Thomas Street	4

Settlement	Address	Net Gain
Weymouth	606, Dorchester Road	3
Weymouth	Rear 36, The Esplanade / adj 6, New St	3
Weymouth	Car Park beside 11, Jenner Way	3
Weymouth	Land adjacent to 15, Grove Avenue	3
Portland	Green Shutters Inn, 12, Castletown	2
Weymouth	34, Crescent Street	2
Portland	New Star Inn, 115, Fortuneswell	3
Weymouth	76, The Esplanade	2
Weymouth	32, Ranelagh Road	3
Weymouth	686, Dorchester Road	1
Weymouth	40 The Esplanade	1
Portland	Between 12 & 14 Woolcombe Road, Weston	2
Portland	88, Fortuneswell	1
Weymouth	Land to North of 32, Castlemaine Road	2
Weymouth	5, Glendinning Avenue	2
Portland	50, Verne Road	2
Portland	9-11, Easton Street	2
Weymouth	62, Abbotsbury Road	1
Weymouth	1, Dorchester Road	1
Weymouth	458, Dorchester Road	1
Portland	67, New Street	1
Weymouth	67 to 104, Brackendown Avenue	2
Weymouth	218b, Preston Road	2
Portland	11, High Street, Fortuneswell	1
Weymouth	41, Rodwell Road	1
Weymouth	12, Melcombe Avenue	1
Weymouth	adj 1 Jordan Way	1
Portland	adj Westcliff House, Weston Road	1
Weymouth	62 Preston Road	1
Weymouth	100 St Leonards Road (fronting Franchise St.)	1
Weymouth	r/o 227 Dorchester Road	1
Weymouth	70 Norfolk Road	1
Weymouth	40, Coombe Valley Road, Preston	1
Weymouth	1, Henry Close, Rodwell	1
Weymouth	Former Convent land between 76-80, Wyke Road.	1
Portland	Land adj Coombe Ridge, Avalanche Road, Southwell	1
Weymouth	114A, Lanehouse Rocks Road	1
Portland	31, Easton Square	0
Portland	Land rear of Vicarage, Ventnor Road, Fortuneswell	1
Portland	Adj 44 Chiswell (site of former 34a Chiswell)	1
Portland	Land off Greenhill Terrace, Fortuneswell	1
Portland	adj. 76 Chiswell	1
Weymouth	36, Coombe Valley Road	1
Portland	Royal Victoria Lodge, Victoria Square	1
Weymouth	31-33, Dorchester Road	1
Weymouth	Adj. 1, Cornwall Close	1
Weymouth	590, Dorchester Road	1

Settlement	Address	Net Gain
Portland	Land adjacent to Westcliffe, Weston Road	1
Weymouth	Land adjacent to 27, Old Castle Road	1
Weymouth	Car Park between 13 and 15 East Street	1
Weymouth	Lookout and adjacent buildings, Westhill Road	1
Weymouth	269A, Dorchester Road	1
Weymouth	r/o 135, Littlemoor Road	1
Weymouth	Greatfield House, Watery Lane	0
Weymouth	2, Shirecroft Road	1
Portland	The Coach House, Royal Breakwater Hotel, Castletown	1
Weymouth	60, Dover Road	1
Portland	52, Park Estate Road, Portland	1
Weymouth	14, Southdown Road	1
Portland	22, St. Georges Road	1
Portland	Land adjoining 31, Moorfield Road	1
Weymouth	2, Jordan Way	1
Portland	Adjacent to 25, Hambro Road	1
Weymouth	345, Chickerell Road	1
Weymouth	10, Hillcrest Road	0
Weymouth	Land to rear of 148, Wyke Road	1
Weymouth	7, Elwell Street	1
Weymouth	Adjacent to 192, Chartwell	1
Portland	11, Weston Street	1
Weymouth	Land opposite Wyndings, Plaisters Lane	1
Weymouth	34, Melcombe Avenue	0
Weymouth	15, Melstock Avenue	0
Weymouth	1, Budmouth Avenue	1
Weymouth	26, Glendinning Avenue	1
Weymouth	25, Marsh Road	1
Portland	Garage Complex next to 14, Blacknor Road	1
Weymouth	Land r/o 1, Haywards Avenue	1
Portland	50, Fortuneswell	1
Weymouth	Littlecot, Plaisters Lane	1
Weymouth	Vet Surgery, 205, Littlemoor Road	1
Weymouth	142, Abbotsbury Road	1
Portland	7B, Castletown	1

## APPENDIX 2 – LOCAL PLAN ALLOCATIONS

### WEST DORSET

Policy	Address	Settlement	No of dwellings
WA15	St Swithuns Rd	Bridport	24
WA3 & WA6	South West Quadrant (Coach Station)	Bridport	70
WA4	South West Quadrant (Ropes Walk)	Bridport	20
EA16	Trinity Street	Dorchester	15
EA14	Charles Street	Dorchester	18
WA24	Woodberry Down	Lyme Regis	46
		Total	193

### WEYMOUTH AND PORTLAND

Policy	Address	Settlement	No of dwellings
H1f	The Old Rectory, Lorton	Weymouth	30
		Total	30

## APPENDIX 3 – SHLAA SITES

### WEST DORSET

Settlement	Address	No of dwellings
Bridport	48+50 Crock Lane	2
Dorchester	6-8 Eddison Avenue	1
Dorchester	Stratton House Campus	25
Dorchester	Wessex Water Site	70
Lyme Regis	The Arched House, Coombe Street	2
Puddletown	Land RO 17-25 High Street	9
Sherborne	Garages rear of Becketts Corner	3
Sherborne	Garages adj Old Farm	6
Sherborne	Garages rear of 1-11 Half Acre	7
Winterbourne Abbas / Steepleton	Manor Farm A35	30
Winterbourne Abbas / Steepleton	Champs House	5
Yetminster	Buildings at Cross Farm	5
Total		165

### WEYMOUTH AND PORTLAND

Settlement	Address	No of dwellings
Weymouth	Lakeside Superbowl	50
Weymouth	Land at Preston Road/ Elm Close	7
Weymouth	83 Sutton Road	5
Weymouth	2 Symonds Close	1
Weymouth	Radipole Court	64
Portland	Land rear of 23 Moorfield Road	2
Portland	Land at Reforne (rear of Fancys Close)	5
Portland	Workshop / land at Bumpers Lane	28
Portland	Land beside 1-13 Courtlands Road	4
Portland	Garages adjacent 31-39 Coronation Road	2
Portland	Garages adjacent 105/107 East Weare Road	2
Portland	Land adjacent to 2-14 Amelia Close	5
Weymouth	26 Beech Road	1
Weymouth	Land rear of 3-13 Newstead Road	2
Portland	Garages adjacent 33-37 Bedford Road	4
Weymouth	184 Grays	1
Weymouth	Rochester Court	36
Weymouth	Land rear of former Westhaven Junior School	18
Weymouth	Former Weymouth Fire Station, North Quay	43
Weymouth	2 Courtauld Drive	3
Weymouth	Garages adjacent 27-29 Dawlish Crescent	5
Weymouth	29 Dawlish Crescent	1
Weymouth	Ferrybridge Inn, Portland Road	30

Settlement	Address	No of dwellings
Weymouth	125 Littlemoor Road	3
Weymouth	9/11 Winslow Road	1
Weymouth	71 Preston Road	6
Weymouth	3a Abbotsbury Road	3
Weymouth	487 Radipole Lane	1
Weymouth	QinetiQ, Bincleaves	100
Weymouth	75 St Leonards Road	1
Weymouth	81 Buxton Road	2
Weymouth	Land r/o 132 High Street	4
Weymouth	Land adjacent 15 Cunningham Close	1
Weymouth	77/77A Portland Road	1
Total		442

## APPENDIX 4 – RURAL EXCEPTION SITES

### WEST DORSET

Parish	Sites	Deliverable in 5 years
Yetminster	Land to the north of Yetminster	15
Maiden Newton	Neils View	14
Bridport	Land next to Medical Centre	10
Marshwood	Land adj to Greenacres	8
Toller Porcorum	Land adj to High Street	6
Total		53

## APPENDIX 5 – EMERGING LOCAL PLAN ALLOCATIONS

### WEST DORSET

Settlement	Site	Deliverable in 5 years
Beaminster	Broadwindsor Road	80
Chickerell	Land to the East of Chickerell	40
Dorchester	Georges Road/Allington Avenue	100
Lyme Regis	Woodbury Down	45
Bridport	Vearse Farm	30
Bridport	Land to the east of Bredy Vet Centre	40
Sherborne	Gas Works	30
Crossways	Land to the South of Crossways	20
Total		385

### WEYMOUTH AND PORTLAND

Settlement	Site	Deliverable in 5 years
Weymouth	Weymouth Town Centre	50
Weymouth	Markham and Little Francis	180
Weymouth	Louviers Road	100
Weymouth	Lorton Lane	50
Weymouth	Littlemoor	30
Total		410