

**West Dorset, Weymouth and Portland  
Five-year housing land supply  
April 2020**

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

## 1.0 Introduction

### 1.1 CONTEXT

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

### 1.2 THE HOUSING TARGET

1.2.1 National policy requires local planning authorities *“to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their Local Housing Need where the strategic policies are more than five years old”<sup>2</sup>.*

1.2.2 Where a local plan containing strategic policies for the delivery of housing has been adopted within the past five years, the housing requirement within the plan can be used for the purpose of the five-year supply. Where the plan is more than five years old, the Local Housing Need figure should be used. This Local Housing Need figure is calculated using the standard methodology contained in the Planning Practice Guidance<sup>3</sup> and is based on household projections and the local affordability ratio.

1.2.3 The local affordability ratio is a measure of the affordability of homes in an area and is based on median house prices and median earnings. The affordability of homes is linked to the supply of homes in an area and therefore reflects past rates of delivery. If delivery has been below demand, the affordability ratio will be higher resulting in a higher Local Housing Need target. For this reason, national policy indicates that past

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

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

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

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

- 1.2.4 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.
- 1.2.5 Where strategic policies for the delivery of housing in a local plan were adopted within the last five years, the Local Housing Need figure is capped at 40% above the adopted annual average housing requirement figure. Where the policies were adopted more than five years ago (at the point of making the calculation), the housing figure is capped at 40% above the lowest of either the average projected household growth over a 10 year period or the most recently adopted housing target in a local plan. The reason for the cap is to ensure that the Local Housing Need figure is as deliverable as possible and not significantly above the housing target currently being planned for.

### 1.3 THE HOUSING DELIVERY TEST

- 1.3.1 In addition to the requirement to identify deliverable sites against the supply target, national policy requires a buffer to be applied to the target. The buffer should be:
  - 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 supply<sup>5</sup>.*
- 1.3.2 The delivery of housing within an area is measured through the annual application of the Housing Delivery Test. The result of the Housing Delivery Test is a percentage measurement of the net number of new homes delivered against the housing requirement over a rolling three year period<sup>6</sup>. The government have indicated that the results of the test will be published in November each year.

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

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

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

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

- 1.3.3 For the purposes of the Housing Delivery Test, the target for measuring the delivery of homes should be the Local Housing Need figure calculated using the standard methodology unless a plan target has been adopted within the previous five years. If a requirement has been adopted within the previous five-years, the Housing Delivery Test should be measured against the lower of either the plan target or the Local Housing Need figure.
- 1.3.4 Where delivery as measured by the Housing Delivery Test falls below the planned rate, the following penalties apply:
- Where delivery is below 95% of the planned rate, an action plan should be published setting out the actions being taken to increase delivery<sup>7</sup>.
  - Where delivery falls below 85% of the planned rate, a 20% buffer should be added to the housing land supply to ensure a realistic prospect of delivery against the housing requirement and an action plan should be published.
  - Where delivery falls below 75% of the planned rate, the presumption in favour of sustainable development will apply, a 20% buffer should be applied and an action plan should be published.
- 1.3.5 Also, for the first three years of the application of the Housing Delivery Test, the target against which delivery will be assessed will be based on household projections unless the Local Plan target is lower<sup>8</sup>. For each of the years 2015-16, 2016-17 and 2017-18, the transitional arrangements indicate that the most up to date household projections should be used as indicated in Figure 1.1.

Figure 1.1: Transitional Arrangements for the Housing Delivery Test introduction

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

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

<sup>8</sup> Housing Delivery Measurement Rule Book, MHCLG, July 2018

- 1.3.6 As the housing delivery test uses data relating to the previous three years, the transitional arrangements suggest that for the current year (relating to 2019/20) the housing delivery test should use the target rate derived from the 2017/18 household projections plus two years' worth of the local plan target for the 2018/19 and 2019/20 years. For subsequent years, the transitional arrangement will no longer apply and the target for the housing delivery test will be derived through consideration of the status of the local plan.

## 1.4 DELIVERABLE SITES

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

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

- a. *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b. *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.<sup>9</sup>*

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

## 1.5 IMPLICATIONS

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<sup>9</sup> National Planning Policy Framework Glossary, MHCLG, February 2019

- 1.5.1 If a local planning authority is unable to demonstrate a five-year supply of deliverable sites, relevant policies for the supply of housing are considered 'out of date' and the tests in paragraph 11 of the NPPF need to be applied, alongside relevant policies in the development plan when making planning decisions.
- 1.5.2 This document establishes the five-year supply requirement for the West Dorset, Weymouth and Portland Local Plan area having regard to the past rates of delivery since the start of the Local Plan period (i.e. since 2011). It then looks at the supply of housing against this requirement on the basis of the most up-to-date information on the completions and commitments as at April 2020 and having regard to the recent amendments to national planning policy.

## 2.0 Housing Supply Requirement

### 2.1 HOUSING TARGET

- 2.1.1 The West Dorset, Weymouth & Portland Joint Local Plan was adopted following the recommendation of the inspector in his report on the examination of the plan. It was adopted by Weymouth and Portland Borough Council on 15<sup>th</sup> October 2015 and by West Dorset District Council on 22<sup>nd</sup> October 2015. The Local Plan covers the 20 year period from 2011 to 2031 and was adopted less than five years ago. For the purposes of demonstrating a five-year supply, the local plan housing target should therefore be used as set out in national policy<sup>10</sup>.
- 2.1.2 In his report<sup>11</sup>, the local plan inspector considered the available evidence and concluded that 15,500 dwellings "*is a reasonable estimate of the amount of housing required during the plan period*". This strategic housing requirement figure applies across the Housing Market Area (the Plan area) and covers the period from 2011 to 2031. It forms the basis for the calculation of the five-year supply target for the plan area and equates to an annualised requirement of 775 new dwellings per annum or 3,875 over the five-year period.
- 2.1.3 The Local Plan becomes five years old in October 2020. From this date, the Local Housing Need figure will need to be used as a measure of housing delivery. The most recently published data at that point will be used to calculate the Local Housing Need figure, but the data published to date indicates a Local Housing Need figure within the range of 730 to 805 dwellings per annum. Dorset Council is preparing new Local Plan covering the Dorset Council area to plan positively for the Local Housing Need figure.

### 2.2 PERFORMANCE AGAINST TARGET

- 2.2.1 The council monitors the supply of housing on an annual basis. The completions since the start of the plan period are set out in Figure 2.1.
- 2.2.2 The annual housing target of 775 dwellings per annum would equate to a delivery of 6,975 dwellings over the nine year period since the start of the Local Plan period (2011). Actual delivery from the beginning of the plan period has been 5,577 additional dwellings. It is clear therefore that the delivery of housing has fallen behind the target rate in the Local Plan.

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<sup>10</sup> National Planning Policy Framework paragraph 73, MHCLG, February 2019

<sup>11</sup> Report on the Examination into the West Dorset, Weymouth and Portland Joint Local Plan, Planning Inspectorate, 14 August 2015

Figure 2.1: Annual NET Housing completions since 2011

YEAR	WEYMOUTH & PORTLAND	WEST DORSET	TOTAL COMPLETIONS
2011/12	169	377	546
2012/13	205	364	569
2013/14	112	258	370
2014/15	148	251	399
2015/16	201	465	666
2016/17	169	603	772
2017/18	212	421	633
2018/19	289	636	925
2019/20	206	490	697
<b>Total</b>	<b>1,716</b>	<b>3,841</b>	<b>5,577</b>

2.2.3 The cumulative shortfall in supply is set out in Figure 2.2 where it can be seen that an additional 1,398 dwellings should have been delivered over the nine-year period 2011/12 to 2019/20.

Figure 2.2: Cumulative completions against target

YEAR	CUMULATIVE TOTAL COMPLETIONS	CUMULATIVE TARGET	CUMULATIVE SHORTFALL / (SURPLUS) <sup>12</sup>
2011/12	546	775	229
2012/13	1,115	1,550	435
2013/14	1,485	2,325	840
2014/15	1,884	3,100	1,216
2015/16	2,550	3,875	1,325
2016/17	3,322	4,650	1,328
2017/18	3,955	5,425	1,470

<sup>12</sup> Any cumulative surplus in dwelling completions are shown in brackets ( )

2018/19	4,880	6,200	1,320
2019/20	5,577	6,975	1,398

2.2.4 National policy indicates that any shortfall in delivery from the base date of the adopted plan should be added to the annualised plan target for the next five year period<sup>13</sup>. The shortfall further increases the five-year supply requirement.

## 2.3 SUPPLY BUFFER

2.3.1 In addition to the requirement to provide for five years' worth of housing land and to make up for the relevant shortfall within the five-year period, there is a need to apply a buffer to this supply. The 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.

2.3.2 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 therefore results for West Dorset, Weymouth & Portland adopted local plan have been used.

### NEW HOMES DELIVERED

2.3.3 The net number of new homes delivered across the plan area as set out in Figure 2.1 has been established through the annual site survey process and published in the council's Annual Monitoring Report. This information has been submitted to MHCLG who publish the data as live tables on Housing Supply<sup>14</sup>.

<sup>13</sup> National Planning Practice Guidance paragraph 044 Reference ID: 68-044-20190722

<sup>14</sup> Live tables on housing supply: net additional dwellings, MHCLG

- 2.3.4 Although the two published datasets are derived from the same source, there are some discrepancies between them. The published MHCLG data indicates that an additional 75 dwellings have been delivered since the beginning of the plan period. Although this historic discrepancy would reduce the overall shortfall, in the interests of avoiding doubt, the lower completion figure has been used to establish the results of the Housing Delivery Test and in establishing the size of any shortfall. This information is locally derived rather than that interpreted by MHCLG
- 2.3.5 In addition to the delivery of new homes, an allowance is made within the Housing Delivery Test for increases in communal accommodation based on the number of bed spaces delivered. In the Housing Delivery Test Rule Book student only accommodation has been counted at a rate of 2.5<sup>15</sup> persons per household whilst a ratio of 1.8<sup>16</sup> persons per household is applied to other communal accommodation. This is based on the national average number of adults in all households.
- 2.3.6 Using this calculation, a total of 8 beds of communal accommodation were lost in Weymouth and Portland. In West Dorset 65 beds were gained and 21 beds were lost, resulting in a net gain of 44 beds of communal accommodation. Applying the appropriate ratio across West Dorset, Weymouth and Portland equated to a net gain of 20 dwellings. This net gain has already been factored into the 697 dwellings completed in this monitoring year.
- 2.3.7 Over the past three years, the council's records indicate that a total of 2,255 net additional homes have been delivered within the plan area.

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## NEW HOMES REQUIRED

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- 2.3.8 The joint West Dorset, Weymouth & Portland Local Plan was adopted separately by each former district council in October 2015. The plan therefore becomes five years old in October 2020, and therefore remains less than 5 years old for the current monitoring year. For the purposes of the Housing Delivery Test, the lower of either the adopted plan target or the Local Housing Need figure should be used. However, the transitional arrangements for the Housing Delivery Test indicate that for the first three years, the annual average household projections over a 10-year period should be used in place of the Local Housing Need figure.
- 2.3.9 The adopted local plan housing target is for 775 new homes per annum. This equates to 2,325 new dwellings over a three year period. The transitional arrangements give a

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<sup>15</sup>Housing Delivery Test Measurement Rule Book, MHCLG, July 2018, page 4, para10

<sup>16</sup>Housing Delivery Test Measurement Rule Book, MHCLG, July 2018, page 5, para11

total requirement of 2,061 new dwellings over the three year period and therefore this represents the lower of the two housing requirements as set out in Figure 2.3.

Figure 2.3: Housing Requirement Figure

YEAR	ADOPTED LOCAL PLAN TARGET	TRANSITIONAL ARRANGEMENTS <sup>17</sup>
2017/18	775	577
2018/19	775	775
2019/20	775	709
<b>Total</b>	<b>2,325</b>	<b>2,061</b>

- 2.3.10 For the current monitoring year (2019/20) the adopted Local Plan target is still in date as the plan was not at that point 5 years old and therefore the 775 dwellings per annum target remains valid. The lower figure of 709 dwellings for the 2019/20 year reflects the release from the Government<sup>18</sup> to take into account the impacts of the COVID pandemic. The pandemic had wide ranging impacts across the house building sector from the closure of development sites to disruption in the supply chain. There was also a disruption to planning services.

#### HOUSING DELIVERY TEST RESULT

- 2.3.11 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 that the provisional Housing Delivery Test result for the West Dorset, Weymouth & Portland area is 109%. 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.

$$\begin{aligned}
 \text{Housing Delivery Test Result (\%)} &= \frac{2,255}{2,061} \\
 &= 109\%
 \end{aligned}$$

<sup>17</sup> See Figure 1.1 and the Housing Delivery Test Measurement Rule Book, MHCLG, July 2018  
<https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

<sup>18</sup> <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

## 2.4 FACTORING IN THE SHORTFALL AND BUFFER

- 2.4.1 The calculation of the overall housing land supply requirement needs to take into account the overall plan target, any shortfall in provision from the beginning of the local plan period and the appropriate buffer based on the provisional results of the Housing Delivery Test.
- 2.4.2 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.

## 2.5 THE FIVE-YEAR REQUIREMENT – APRIL 2020

- 2.5.1 Applying the above assumptions and using the completions data to 1<sup>st</sup> April 2020, enables the calculation of the five-year requirement for the period 2020 to 2025.
- 2.5.2 The analysis in Figure 2.4 indicates that the supply requirement for the five years from 2020 to 2025 was 5,537 dwellings. This is equivalent to 1,107 dwellings per annum over this five-year period.

Figure 2.4: Five Year Housing Requirement 2020-2025

COMPONENT	CALCULATION	TOTAL
Adopted annual housing requirement	775	775
Multiplied by the 5 year period (2020-2025)	$775 \times 5$	3,875
Plus the housing shortfall since 2011	$1,398 + 3,875$	5,273
Plus the 5% buffer (derived from the Housing Delivery Test)	$5,273 \times 1.05$	5,537
<b>Total 5-year requirement</b>		<b>5,537</b>

- 2.5.3 The five-year supply requirement for the current five-year period (2020 to 2025) is 5,537 dwellings, equivalent to 1,107 dwellings for each of these five years. This is an increase on the previous year due to the lower number of completions in the current monitoring (697 completions in comparison to the housing target of 775 per annum), slightly increasing the previous shortfall.

## 3.0 Supply Calculations

### 3.1 INTRODUCTION

- 3.1.1 In order to understand the supply of land available for residential development, it is necessary to look at a number of different categories. Potential sources of housing supply include extant planning permissions and allocations in the local plan. There are also sites identified as having development potential through the Strategic Housing Land Availability Assessment (SHLAA), sites on the brownfield register, sites with permission in principle and windfall sites that cannot specifically be identified but contribute significantly to the supply of housing.
- 3.1.2 In his report into the examination of the local plan, the inspector made reference to the sources of supply that he considered were appropriate for inclusion within the five-year supply. For each of these, the inspector made recommendations as to an appropriate level of discount that should be applied to each category. 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.
- 3.1.3 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.
- 3.1.4 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.

- 3.1.5 The previous appeal decision for Land South of Westleaze, Charminster (Appeal Reference: APP/D1265/W/18/3206269) clarified the evidence needed to demonstrate deliverability of a site and the messages in this decision have been incorporated into the evaluation of the supply.

### 3.2 MINOR SITES WITH EXTANT PLANNING PERMISSION

- 3.2.1 The definition of deliverable in the 2019 version of the NPPF states that "*Sites that are not major development... should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years*"
- 3.2.2 Across the plan area a large proportion (more than 30%) of the housing supply is made from small sites of less than 10 dwellings. Historically<sup>19</sup>, 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 deliver within five years so to allow for this the total stock of minor sites with extant consent are discounted by 5%.
- 3.2.3 The approach adopted for minor sites with planning permission is considered robust and in accordance with the relevant parts of the definition of deliverable.

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

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Minor sites with extant planning permission	819.4	818.4	777.5

### 3.3 MAJOR SITES WITH EXTANT PLANNING PERMISSION

- 3.3.1 For major sites with extant planning permission, the relevant parts of the NPPF 2019 definition of deliverable states that "*sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)*".
- 3.3.2 For sites of 10 dwellings or more that benefit from an extant detailed planning permission (either full or reserved matters) a case by case assessment has been made to assess how many new homes will be delivered within five years. This case by case

<sup>19</sup> Based on records of completed residential development sites since the beginning of the plan period (i.e. 2011).

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.

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

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

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Major sites with extant planning permission	5,649.3	3,339.6	3,172.6

### 3.4 SITES ALLOCATED WITHIN THE LOCAL PLAN

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

- 3.4.2 The approach for sites allocated in the adopted development plan is considered to accord with the definition of deliverable in the 2019 NPPF.

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

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated within the Local Plan	2,187.0	506.0	455.4

### 3.5 MINOR SITES WINDFALL ALLOWANCE

- 3.5.1 A windfall site is a site not specifically identified in the development plan. National policy makes provision for such sites to be included in the supply of homes specifically noting that *"small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly"*<sup>20</sup>.
- 3.5.2 When including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be *"compelling evidence that they will provide a reliable source of supply..."* and that the allowance *"...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends"*<sup>21</sup>.
- 3.5.3 A detailed analysis of windfall rates has been undertaken for the West Dorset and Weymouth & Portland 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.
- 3.5.4 Although the windfall rate and build-out rate are based on detailed assessment of past delivery, the numbers of windfall sites each year will most likely change. For this reason, a 10% discount has been applied to the estimates of windfall delivery within the five-year period. The final windfall allowance for each settlement is shown in Figure 3.4.

<sup>20</sup> National Planning Policy Framework paragraph 68, MHCLG, February 2019

<sup>21</sup> National Planning Policy Framework paragraph 70, MHCLG, February 2019

3.5.5 The approach to minor windfall sites is considered to be in accordance with national policy<sup>22</sup>.

Figure 3.4: Five-year windfall allowance for each settlement

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE: PROFILED WINDFALL DELIVERY RATE	DISCOUNTED WINDFALL ALLOWANCE
Beaminster	3.0	10.2	9.2
Bridport	13.4	38.3	34.5
Chickerell	6.2	21.1	19.0
Crossways	4.0	16.0	14.4
Dorchester	24.8	83.5	75.2
Lyme Regis	8.4	26.5	23.8
Sherborne	5.4	20.0	18.0
WDDC Rural	65.0	210.9	189.8
Weymouth	71.2	225.3	202.8
Portland	18.4	56.4	50.7
<b>West Dorset and Weymouth &amp; Portland</b>	219.8	705.7	637.4

### 3.6 SPECIFIC LARGE SITES

- 3.6.1 The minor sites windfall allowance does not make any allowance for sites not identified in the development plan that fall within the definition of major development (i.e. sites of 10 or more dwellings).
- 3.6.2 As set out under minor sites windfall, when including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be *"compelling evidence that they will provide a reliable source of supply..."* and that the allowance *"...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends"*<sup>23</sup>.

<sup>22</sup> National Planning Policy Framework paragraphs 68 and 70, MHCLG, February 2019

<sup>23</sup> National Planning Policy Framework paragraph 70, MHCLG, February 2019

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

Figure 3.5: Five-year supply from major identified sites

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Specific identified major sites	1,147.0	371.0	333.9

### 3.7 SITES ALLOCATED IN NEIGHBOURHOOD PLANS

- 3.7.1 Across the plan area there are seven neighbourhood plans that have been made part of the development plan. There have been a number of neighbourhood plans that have gone through the examination process and would normally have been made within the monitoring period however are unable to be formerly made due to the restrictions with the Covid-19 pandemic.
- 3.7.2 The made plans make provision for about 94 new homes generally on minor sites. Although none of the sites have been developed as of yet, several sites have been subject to a pre-application discussions with the intent of the applicants to develop the sites within five years. These sites have been included within the five-year supply. It should be note 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. The supply from neighbourhood plan sites has been discounted by 10% akin to that for Local Plan allocations.
- 3.7.3 The approach to neighbourhood plan allocations is considered in accordance with the definition of deliverable as set out in the 2019 NPPF.

Figure 3.6: Five-year supply from neighbourhood plans

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated in Neighbourhood Plans	94.0	14.0	12.6

### 3.8 RURAL EXCEPTION SITES

- 3.8.1 In order for a rural exception site to deliver housing, a housing needs survey, grant funding and planning permission is needed. The Inspector for the adopted Local Plan recommended only including those sites that benefit from grant funding within the five-year supply.
- 3.8.2 At present there are five rural exception schemes proposed and of these four have either funding secured, planning consent and/or have started on site. This means there are no fundamental barriers to their delivery. No discounting is applied to rural exception sites that have funding.

Figure 3.7: Five-year supply from rural exception sites

SOURCE	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Rural exception sites	85.0	69.0	69.0

### 3.9 SUPPLY POSITION AT APRIL 2020

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

Figure 3.8: Supply position as at 1<sup>st</sup> April 2020

SUPPLY CATEGORY	FIVE-YEAR SUPPLY ESTIMATE (EXCLUDING DISCOUNT)	DISCOUNTED FIVE-YEAR SUPPLY (2020 TO 2025)
Minor sites with planning permission	818.4	777.5
Major sites with extant planning permission	3339.6	3172.6

Sites allocated within the Local Plan	506.0	455.4
Minor sites windfall allowance	708.2	637.4
Specific large sites	371.0	333.9
Sites allocated in neighbourhood plans	14.0	12.6
Rural exception sites	69.0	69.0
<b>TOTAL</b>	<b>5826.2</b>	<b>5458.4</b>

- 3.9.2 The updated position using the most up-to-date information (with a base date of 1st April 2020) indicates that the council has a deliverable supply equivalent to 5,458 dwellings for the West Dorset, Weymouth & Portland joint local plan area.
- 3.9.3 The total number of extant permissions considered to be deliverable within five years has slightly decreased since last year, but the overall trend since adoption of the local plan has seen this figure increase each year. Given the issues brought about from the COVID-19 pandemic with planning resources being under strain and building material shortages it is unsurprising there has been a slight decrease in the current monitoring year.
- 3.9.4 This consistently high 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 a 5% discount on site totals.

Figure 3.9: Trend in total deliverable planning permissions

YEAR	DELIVERABLE PLANNING PERMISSIONS
Year to 1 <sup>st</sup> April 2014	2,856
Year to 1 <sup>st</sup> April 2015	3,470
Year to 1 <sup>st</sup> April 2016	3,604
Year to 1 <sup>st</sup> April 2017	3,853
Year to 1 <sup>st</sup> April 2018	4,083
Year to 1 <sup>st</sup> April 2019	4,072
Year to 1 <sup>st</sup> April 2020	3,950

3.9.5 The anticipated delivery of the joint Local Plan allocations has been based on on-going discussions with land owners 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.

## 4.0 Five-Year Supply Conclusion

### 4.1 FIVE-YEAR REQUIREMENT AGAINST SUPPLY

- 4.1.1 The requirement to maintain a supply of deliverable sites to cover the five year period is derived from national policy. For the joint Local Plan area and for the period 2020-2025, this supply requirement has been calculated as 5,537 dwellings as shown in Figure 2.4, equivalent to 1,107 dwellings per year. This is slightly higher than the previous year due to the under delivery in the past monitoring year adding to the shortfall.
- 4.1.2 The supply of deliverable sites that can be counted as being part of the five-year supply for the 2020 to 2025 period is set out in Figure 3.8. After the application of the relevant discounts, the total number of deliverable sites is estimated at 5,458 dwellings within 5 years. This supply calculation is based on the most up-to-date information available as at 1<sup>st</sup> April 2020.
- 4.1.3 For the period 2020 to 2025, the council does not have sufficient supply to meet the five-year supply requirement for the West Dorset, Weymouth & Portland joint local plan area as required by national policy. For this area, the council can demonstrate a supply of deliverable sites equivalent to 4.93 years as shown in Figure 4.1.
- 4.1.4 The revised position has taken into account the new monitoring information that has become available for the 2019/20 monitoring year.
- 4.1.5 The decrease in supply against the target is a result of several large sites including Vearse Farm (Local Plan allocation BR1) and Land at Crossways (Local Plan allocation CRS1) taking longer to start onsite and showing low numbers or no anticipated delivery within the next 5 years due to unforeseen circumstances. This included the judicial review on the Vearse Farm allocation.
- 4.1.6 The housing target was not met this year and was likely a result of the impact of the Covid-19 pandemic which slowed delivery on some construction sites especially on smaller sites.

Figure 4.1: Five-year supply calculation

SUPPLY REQUIREMENT		5,537
Annual Housing Requirement	775	775
Supply over Five Year Period (2020 to 2025)	775 × 5	3,875
Plus Housing Shortfall since 2011	3,875 + 1,398	5,273

Plus 5% buffer	$5,273 \times 1.05$	5,537
<b>Annualised requirement</b>	$5,537 \div 5$	1,107
<b>DELIVERABLE SUPPLY (DISCOUNT APPLIED)</b>		<b>5,677</b>
Minor sites with planning permission		777.5
Major sites with extant planning permission		3,172.6
Sites allocated within the Local Plan		455.4
Minor sites windfall allowance		637.4
Specific large sites		333.9
Sites allocated in neighbourhood plans		12.6
Rural exception sites		69.0
<b>CALCULATION OF FIVE YEAR SUPPLY</b>		
<b>Deliverable Supply ÷ Annualised requirement</b>	$5,458.4 \div 1,107$	4.93 years

## Appendix A. Minor sites with extant permission

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

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land between East Farm & Bishops Close, Rosemary Lane	Abbotsbury	1
Austral Farm, DT2 7RW	Alton Pancras	1
HOLCOMBE FARM, HOLCOMBE DAIRY LANE, ALTON PANCRAS	Alton Pancras	1
Court Farm, Great Head Lane	Batcombe	1
HARRIS FARM, STILE WAY, BATCOMBE	Batcombe	1
SCOTLEY FARM, ROAD PAST SCOTLEY FARM TO DYERS FARM, BATCOMBE, DORCHESTER, DT2 7BG	Batcombe	1
Westleaze Farm, White Sheet Hill, Beaminster	Beaminster	1
WHATLEY MILL, NEWTOWN, BEAMINSTER, DT8 3EN	Beaminster	1
Land at Woodlands, Bridport Road, Beaminster DT8 3LU	Beaminster	1
17 Tunnel Road DT8 3BJ	Beaminster	1
3 Hogshill Street DT8 3AE	Beaminster	1
14 HIGHER GREEN, BEAMINSTER, DT8 3SE	Beaminster	1
MARSHWOOD POST OFFICE AND STORES, MARSHWOOD, BRIDPORT, DT6 5QF	Bettiscombe	1
ICEN FARM, ICEN LANE, BINCOMBE, WEYMOUTH, DT3 5PY	Bincombe	1
5 DOWNES STREET, BRIDPORT, DT6 3JR	Bridport	1
7 DOWNES STREET, BRIDPORT, DT6 3JR	Bridport	1
HOMESTEAD FARM, MAIN STREET, BOTHENHAMPTON, BRIDPORT, DT6 4BJ	Bridport	1
Site 2 METZ FARM COTTAGE, HIGHER STREET, BRIDPORT, DT6 3HZ	Bridport	1
37 West Street DT6 3QW	Bridport	1
11 Downes Street DT6 3JR	Bridport	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Agricultural Building East of New Street Lane (Appeal decision)	Bridport	1
Watton House Farm, Watton Lane - Barn conversion	Bridport	1
Watton House Farm, Watton Lane - new dwelling	Bridport	1
POST BOX HOUSE, WEST ROAD, BRIDPORT, DT6 6AE	Bridport	1
Site adjoining 17 Hardy Road, Bridport DT6 3AZ	Bridport	1
TUCKERS COTTAGE, WATTON LANE, BRIDPORT, DT6 5JZ	Bridport	1
3 GUNDRY LANE, BRIDPORT, DT6 3RJ	Bridport	1
CARAVAN, WEST CLIFF FARM, WEST CLIFF, WEST BAY, BRIDPORT, DT6 4HS	Bridport	1
LOWER PYMORE FARM, PYMORE TERRACE, PYMORE, BRIDPORT, DT6 5PH	Bridport	1
1 NORDONS, BRIDPORT, DT6 4DU	Bridport	1
LAND WEST OF WATTON LANE, BRIDPORT	Bridport	1
7 FOUNDRY KNAPP, WEST ROAD, BRIDPORT, DT6 5JU	Bridport	1
LITTLE PADDOCK, BROAD LANE, BRIDPORT, DT6 5JY	Bridport	1
Pymore Mills	Bridport	1
44 SOUTH STREET AND BUILDING FRONTING GUNDRY LANE, BRIDPORT, DT6 3NN	Bridport	2
50 South Street DT6 3NN	Bridport	3
CHURCH RISE, OLD CHURCH ROAD, BRIDPORT, DT6 4BP	Bridport	4
Christian Science Society, Rax Lane DT6 3JN	Bridport	5
LAND REAR OF, ASSEMBLY ROOMS, GUNDRY LANE, BRIDPORT	Bridport	5
CONEYGAR LODGE, CONEYGAR PARK, BRIDPORT, DT6 3BA	Bridport	6.67
Lilliput Buildings adjoining 40 St Michaels Lane DT6 3TP	Bridport	9
15 HILL VIEW, BISHOPS CAUNDLE, SHERBORNE, DT9 5NH	Bishop's Caundle	1
Ledras, Higher Westbury, Bradford Abbas, Sherborne, Dorset DT9 6RX	Bradford Abbas	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
OLDS BROADMAYNE, MAIN STREET, BROADMAYNE, DORCHESTER, DT2 8EB	Broadmayne	2
14 KNIGHTON LANE, BROADMAYNE, DORCHESTER, DT2 8EZ	Broadmayne	2
1 WATERGATES LANE, BROADMAYNE, DORCHESTER, DT2 8HA	Broadmayne	2
Black Dog Inn, 50 Main Street	Broadmayne	2
Land at Knighton Lane, Broadmayne	Broadmayne	2
TEN ACRES, CONYGAR, BROADMAYNE, DORCHESTER, DT2 8LX	Broadmayne	1
LAND AT KNIGHTON LANE, BROADMAYNE, DORCHESTER DT2 8EZ	Broadmayne	3
6 CHALKY ROAD, BROADMAYNE, DORCHESTER, DT2 8PJ	Broadmayne	5
LAYMORE BARN, LAYMORE, WINSHAM	Broadwindsor	1
Brockhampton Dairy Farm DT2 7DJ (site 1)	Buckland Newton	1
1 & 2 THE OFFICES, STEVENS WALK, BUCKLAND NEWTON, DORCHESTER, DT2 7BQ	Buckland Newton	2
Brockhampton Fairy Farm, Brockhampton DT2 7DJ (site 2)	Buckland Newton	4
LAND AT BROOKFIELD, CRANES MEADOW, BUCKLAND NEWTON, DORCHESTER, DT2 7BY	Buckland Newton	6
NORBURTON HALL, SHIPTON LANE, BURTON BRADSTOCK, BRIDPORT, DT6 4NQ	Burton Bradstock	1
Anchor House, Shipton Lane DT6 4NQ	Burton Bradstock	1
Old Telephone Exchange, Barr Lane DT6 4PY	Burton Bradstock	1
Land adjacent Fairways, Station Road, West Bay	Burton Bradstock	4
Agricultural Building, East Keepers Cottage, Gainsborough	Castleton	1
CHALMINGTON MANOR, CHANTMARLE LANE JUNCTION CHANTMARLE TO, CHALMINGTON, DORCHESTER, DT2 0HB	Cattistock	4
Land South of 5 Duck Street	Cerne Abbas	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
WINDRUSH, 4 WILLS LANE, CERNE ABBAS, DORCHESTER, DT2 7JY	Cerne Abbas	1
Francombe Farm, Acreman Street, DT2 7JX	Cerne Abbas	2
BEAUVOIR COURT, DUCK STREET, CERNE ABBAS, DT2 7LA	Cerne Abbas	1
LAND ADJACENT VILLAGE HALL, DUCK STREET, CERNE ABBAS	Cerne Abbas	5
Flat 44, Greenwood House, Sherren Avenue DT2 9UG	Charminster	1
9 MILL LANE, CHARMINSTER, DORCHESTER, DT2 9QP	Charminster	1
LAND ADJACENT TO 26 EAST HILL, CHARMINSTER, DORCHESTER, DT2 9QL	Charminster	1
51 MEADOW VIEW, CHARMINSTER, DORCHESTER, DT2 9RE	Charminster	2
HIGHER BURTON FARM, HIGHER BURTON FARM ACCESS ROAD, HIGHER BURTON, DORCHESTER, DT2 7SA	Charminster	5
Thistlegate House, Charmouth Bypass DT6 6BY	Charmouth	1
13 Downside Close DT6 6AE	Charmouth	1
COVE COTTAGE, HIGHER SEA LANE, CHARMOUTH, BRIDPORT, DT6 6BD	Charmouth	1
2, Manor House, The Street	Charmouth	1
LAND SOUTH OF, NUTCOMBE CLOSE, CHARMOUTH	Charmouth	1
LIDDON FIELD, LOWER SEA LANE, CHARMOUTH, BRIDPORT, DT6 6LR	Charmouth	1
LAND WEST OF BRACKENDALE, AXMINSTER ROAD, CHARMOUTH	Charmouth	2
Land at Brook Farm, DT2 7NP	Cheselbourne	1
MYRTLE COTTAGES, STOCKWOOD ROAD, CHETNOLE, SHERBORNE, DT9 6PJ	Chetnole	1
425 CHICKERELL ROAD, CHICKERELL, (Site 1)	Chickerell	1
Adj. 427 Chickerell Road Chickerell DT3 4DG	Chickerell	1
FOXHOLES FARM AND FORGE, MANDEVILLE ROAD, WEYMOUTH, DT4 9GB	Chickerell	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
20 Australia Road, Chickerell DT3 4DD	Chickerell	1
28 Marshallsay Road, DT3 4BD	Chickerell	1
425 Chickerell Road (Site 2)	Chickerell	1
Barn North of Fleet Lodge, Fleet Road (pp required)	Chickerell	1
48 LYNCH LANE, WEYMOUTH, DT4 9DN (prior approval)	Chickerell	1
LAND ADJACENT 427 CHICKERELL ROAD, WEYMOUTH, DT3 4DG	Chickerell	1
BRAMBLES, SEAVIEW FARM, FLEET LANE, CHICKERELL, WEYMOUTH, DT3 4DF	Chickerell	1
4 WEST STREET, CHICKERELL, WEYMOUTH, DT3 4DY	Chickerell	1
525 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DH	Chickerell	1
Land adj. Marquis of Granby, Chickerell Road DT4 9TW	Chickerell	2
456A CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DH	Chickerell	2
498 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DJ	Chickerell	2
adj 478 Chickerell Road	Chickerell	3
PONDEROSA UK STUD, GREEN LANE, CHICKERELL, WEYMOUTH, DT3 4AG	Chickerell	3
531 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DJ	Chickerell	3
Anvil Motors, Chickerell DT3 4DJ	Chickerell	4
PONDEROSA UK STUD, 2A GREEN LANE, CHICKERELL, WEYMOUTH, DT3 4AL	Chickerell	7
THE QUEEN CHARLOTTE CARE HOME, 432 CHICKERELL ROAD, CHICKERELL, WEYMOUTH, DT3 4DQ	Chickerell	7.22
GREENHILLS, CHIDEOCK HILL, CHIDEOCK, BRIDPORT, DT6 6JW	Chideock	1
Higher Drove Farm, Higher Chilfrome	Chilfrome	1
Trill Dairy Farm, Trill Lane DT9 6HE	Clifton Maybank	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
New House Farm, Catsley Lane DT2 0NR	Corscombe	1
40 Dick O Th Banks Road DT2 8BH	Crossways	1
19 HIGH WEST STREET, DORCHESTER, DT1 1UW	Dorchester	-1
28 HIGH WEST STREET, DORCHESTER, DT1 1UP	Dorchester	1
Ground floor 34a High West Street DT1 1UP	Dorchester	1
9 Plassey Close DT1 2PR	Dorchester	1
38a High West Street DT1 1UP	Dorchester	1
1st Floor office, 34a High West Street DT1 1UP	Dorchester	1
FORMER STORAGE LAND AND BUILDING BETWEEN, 20A-21 GLYDE PATH ROAD, DORCHESTER	Dorchester	1
14 HIGH WEST STREET, DORCHESTER, DT1 1UW	Dorchester	1
7 NORTH SQUARE, DORCHESTER, DT1 1HY	Dorchester	1
58 ICEN WAY, DORCHESTER, DT1 1EW	Dorchester	1
CONNAUGHT HOUSE, 22 CORNWALL ROAD, DORCHESTER, DT1 1RU	Dorchester	1
5 NORTH SQUARE, DORCHESTER, DT1 1HY	Dorchester	1
31 HIGH WEST STREET, DORCHESTER, DT1 1UP	Dorchester	1
47 MONMOUTH ROAD, DORCHESTER, DT1 2DE	Dorchester	1
7 ICEN WAY, DORCHESTER, DT1 1EW	Dorchester	1
20A GLYDE PATH ROAD, DORCHESTER, DT1 1XE	Dorchester	2
ENGINEERS HOUSE, BARRACK ROAD, DORCHESTER, DT1 1YG	Dorchester	2
2b and 2c SALISBURY STREET, DORCHESTER, DT1 1JU	Dorchester	2
37 HIGH EAST STREET, DORCHESTER, DT1 1HN	Dorchester	2
6 South Terrace, South Street DT1 1DE	Dorchester	3
THE OASTHOUSE, ST GEORGES ROAD, DORCHESTER, DT1 1PB	Dorchester	3
54 HIGH WEST STREET, DORCHESTER, DT1 1UT	Dorchester	3
Land adjacent to 13-15 Castle Close DT1 2JE	Dorchester	4
adj Hillfort House, Poundbury Road DT1 2PN	Dorchester	4

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
COBURG COURT, MAUD ROAD, DORCHESTER, DT1 2NZ	Dorchester	4
FLAX FACTORY, ST GEORGES ROAD	Dorchester	8
LAND NORTH OF COMMUNITY HOUSE, BARRACK ROAD, DORCHESTER	Dorchester	9
TOP O TOWN HOUSE, BRIDPORT ROAD, DORCHESTER, DT1 1XT	Dorchester	9
Girt Farm, Girt Lane DT2 0PH	Evershot	1
Folke Manor Farm DT9 5HP	Folke	1
FOLKE MANOR FARM, FOLKE MANOR ACCESS ROAD, FOLKE, SHERBORNE, DT9 5HP	Folke	1
THE GRANARY, FOLKE MANOR FARM, FOLKE, DT9 5HP	Folke	1
THATCHED COTTAGE, FROME VAUCHURCH, DORCHESTER, DT2 0DY	Frome Vauchurch	1
Mansdale, Main Road DT2 7AH	Godmanstone	1
BARN AT THREEGATES FARM, THREE GATES, LEIGH, SHERBORNE, DT9 6JQ	Hilfield	1
DUBBINS FARM, HOLNEST, SHERBORNE, DT9 5PU	Holnest	1
BAILEY RIDGE PLANTS, BRACKENHEATH, BAILEY RIDGE, LEIGH, SHERBORNE, DT9 6HU	Holnest	1
WESTBOURNE, FOSTERS HILL, HOLWELL, SHERBORNE, DT9 5LQ	Holwell	1
CORNFORD HILL FARM, CORNFORD HILL, HOLWELL, SHERBORNE, DT9 5JZ	Holwell	2
CAUNDLE COURT, HOLT LANE, BISHOPS CAUNDLE, SHERBORNE, DT9 5NA	Holwell/Bishop's Caundle	1
JUNIPER BARN, HIGHER STREET LANE, HOOKE	Hooke	3
The Grooms Cottage, Langton Herring Road DT3 4HS	Langton Herring	1
Land adj. Whitmore Coppice, Langton Herring Road	Langton Herring	1
AGRICULTURAL STORE, ALTON MEAD LANE, LEIGH	Leigh	1
BARN ADJACENT TO STONE HOUSE, TOTNELL, LEIGH, SHERBORNE, DT9 6HT	Leigh	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
CARPENTERS ARMS, CHETNOLE ROAD, LEIGH, SHERBORNE, DT9 6HJ	Leigh	1
LAND EAST OF DROVERS COTTAGE, CHETNOLE ROAD, LEIGH	Leigh	3
FORMER STABLES AT BRIDEHEAD, LITTLEBREDY, DORCHESTER, DT2 9JA	Littlebredy	1
CHARITY FARM, MAIN STREET, LITTON CHENEY, DORCHESTER, DT2 9AP	Litton Cheney	7
THE BARN HOUSE, MAIN STREET, LODERS, BRIDPORT, DT6 3SA	Loders	1
BARN ADJACENT ORCHARD BUNGALOW, UPLODERS ROAD, UPLODERS	Long Bredy	1
Tall Trees, Street Lane DT9 5PH (grooms accommodation)	Longburton	1
Longburton Farm, Longburton, Sherborne, DT9 5PG	Longburton	5
THE OLD VILLAGE HALL, A352 STREET LANE TO A3030, Longburton, Sherborne, DT9 5PG	Longburton	1
THE GARDEN FLAT AND FLAT 1A,, ST MICHAELS HOUSE, POUND STREET	Lyme Regis	-1
1, High Cliff House, Sidmouth Road, Lyme Regis	Lyme Regis	1
30 BROAD STREET	Lyme Regis	1
Adjacent 7 Cobb Road, Lyme Regis DT7 3JU	Lyme Regis	1
LAND AT LOWER WARE FARM, WARE LANE	Lyme Regis	1
Plot 6, Pine Ridge DT7 3HP	Lyme Regis	1
53 AND 54 BROAD STREET, LYME REGIS, DT7 3QF	Lyme Regis	1
FLAT 1, SKAGEN LODGE, VIEW ROAD, LYME REGIS, DT7 3AA	Lyme Regis	1
ALBANY GUEST HOUSE, CHARMOUTH ROAD, LYME REGIS, DT7 3DP	Lyme Regis	1
THE NAGS HEAD, SILVER STREET, LYME REGIS, DT7 3HS	Lyme Regis	1
UPLYME BUSINESS PARK, UPLYME ROAD, LYME REGIS, DT7 3LS	Lyme Regis	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
RHODE BARTON FARM, RHODE BARTON, CHARMOUTH ROAD	Lyme Regis	1
WESTFIELD, COBB ROAD, LYME REGIS, DT7 3JR	Lyme Regis	1
SOMERSCROFT, SOMERS ROAD, LYME REGIS, DT7 3EX	Lyme Regis	1
7 CLAPPENTAIL PARK, LYME REGIS, DT7 3NB	Lyme Regis	1
SEATHRIFT, GREENWAY, LYME REGIS, DT7 3EY	Lyme Regis	1
ST VINCENT, COBB ROAD, LYME REGIS, DT7 3JS	Lyme Regis	1
53 BROAD STREET, LYME REGIS, DT7 3QF	Lyme Regis	2
OUTLOOK, VIEW ROAD, LYME REGIS, DT7 3AA	Lyme Regis	2
Beau Sejour, View Road DT7 3AA (appeal)	Lyme Regis	5
Three Cups Hotel 17 Broad Street DT7 3QE	Lyme Regis	9
76 Dorchester Road DT2 oBG	Maiden Newton	1
46 DORCHESTER ROAD, MAIDEN NEWTON, DORCHESTER, DT2 oBA	Maiden Newton	1
5 CATTISTOCK ROAD, MAIDEN NEWTON, DORCHESTER, DT2 oAG	Maiden Newton	1
Land West of Cattistock Road	Maiden Newton	9
8o DORCHESTER ROAD, MAIDEN NEWTON, DORCHESTER, DT2 oBG	Maiden Newton	1
CHAPEL HOUSE, DORCHESTER ROAD, MAIDEN NEWTON, DORCHESTER, DT2 oBG	Maiden Newton	2
SHAMROCK COTTAGE, MARSHWOOD, BRIDPORT, DT6 5QG	Marshwood	1
LOWER PARK FARM, CARDS MILL LANE, WHITCHURCH CANONICORUM, BRIDPORT, DT6 6RP	Marshwood	1
Bridles Farm, Middlemarsh	Minterne Magna	1
Land SE of Windsor Lodge, Chedington Lane	Mosterton	1
THE MILL HOUSE, MAIN ROAD, MOSTERTON, BEAMINSTER, DT8 3HG	Mosterton	3
Ratleigh Wood Poultry Unit, Ratleigh Lane	Nether Compton	1
BUCKLERS FARM, THE FOLLY, NETHER COMPTON, SHERBORNE, DT9 4QG	Nether Compton	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
1 THE FORGE, CROOKED OAK HILL, MELPLASH, BRIDPORT, DT6 3UH	Netherbury	1
LAND NORTH OF STRONGATE LANE, SALWAYASH	Netherbury	1
MELPLASH FARM HOUSE, CROOKED OAK HILL, MELPLASH, BRIDPORT, DT6 3UH	Netherbury	2
SEAVIEW FARM, ASH LANE, SALWAYASH, BRIDPORT, DT6 5JA	Netherbury	2
Mulberry House, Roman Road DT3 6ER	Osmington	1
Holly Farm, Moreton Road, DT2 8HZ	Owermoigne	1
MANOR FARM, ACCESS TRACK TO GALTON, GALTON, DORCHESTER, DT2 8BZ	Owermoigne	1
NORTH HOLWORTH FARM COTTAGE, GALLOWS HILL, HOLWORTH, DORCHESTER, DT2 8NH	Owermoigne	1
LAND NORTH OF, EAST FARM LANE, OWERMOIGNE	Owermoigne	7
LITTLE PUDDLE FARM, LITTLE PUDDLE FARM LANE, PIDDLIHINTON	Piddlehinton	1
BOURNE FARM, PIDDLIHINTON, DORCHESTER, DT2 7TJ	Piddlehinton	2
LITTLE PUDDLE FARM, LITTLE PUDDLE FARM LANE, PIDDLIHINTON	Piddlehinton	4
PIDDLIHINTON CAMP, CHURCH HILL, PIDDLIHINTON	Piddlehinton	6
The Forge, Main Street DT2 7QF	Piddletrenthide	1
GREENS SERVICES, WHITE LACKINGTON, PIDDLTRENTHIDE, DORCHESTER, DT2 7QU	Piddletrenthide	3
ARMSWELL FARM HOUSE, ARMSWELL FARM, ACCESS TO ARMSWELL FARM, PLUSH, DORCHESTER, DT2 7RN	Piddletrenthide	1
Olds of Portesham, Bramdon Lane DT3 4HG	Portesham	1
LAND EAST OF, 13 WINTERS LANE, PORTESHAM	Portesham	1
7 HELSTON CLOSE, PORTESHAM, WEYMOUTH, DT3 4EY	Portesham	1
Land East of 151 Weston Street	Portland	1
Land to east of 35, Park Road, Portland	Portland	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
1A THE COURTYARD, SOUTHWELL BUSINESS PARK, PORTLAND, DT5 2NQ	Portland	1
8a Sweethill Road DT5 2DR	Portland	1
Land North of 36a - 36b Easton Street	Portland	1
30 WESTCLIFF ROAD, PORTLAND, DT5 2HP	Portland	1
1 Shortlands Tophill DT5 2LG	Portland	1
Land adjacent to 33, Park Road, Portland	Portland	1
44 FORTUNESWELL, PORTLAND, DT5 1LZ	Portland	1
88 FORTUNESWELL, PORTLAND	Portland	1
92 VERNE COMMON ROAD, PORTLAND, DT5 1EJ	Portland	1
52 EASTON STREET, PORTLAND, DT5 1BT	Portland	1
69 FORTUNESWELL, PORTLAND, DT5 1LX	Portland	1
21 TOBYS CLOSE, WESTON, PORTLAND, DT5 2LB	Portland	1
109 WAKEHAM, PORTLAND, DT5 1HW	Portland	1
ROYAL BREAKWATER HOTEL, CASTLETOWN, PORTLAND, DT5 1BD	Portland	1
Land rear of 132-144 Wakeham	Portland	2
72, Easton Street, Portland	Portland	2
LAND IN USE AS BUILDERS YARD, 6 HIGH STREET, FORTUNESWELL, PORTLAND	Portland	2
LAND WEST OF, BRANSCOMBE CLOSE, PORTLAND	Portland	2
LAND NORTH EAST OF 44 EAST WEARE ROAD, PORTLAND	Portland	2
LAND AND GARAGES NORTH WEST OF, 105-107 EAST WEARE ROAD, PORTLAND	Portland	2
67 NEW STREET, PORTLAND, DT5 1HQ	Portland	2
Between 12 & 14 Woolcombe Road, Weston	Portland	3
LAND BETWEEN, 68-78 REAP LANE, PORTLAND	Portland	3
115 FORTUNESWELL, PORTLAND, DT5 1LU	Portland	3
Maritime House, West Way, Sourhwell Bus. Pk DT5 2NA	Portland	4
Royal Victoria Lodge, Victoria Square	Portland	4

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
LAND SOUTHWEST OF, 31 REAP LANE, PORTLAND DT5 2DW	Portland	4
45 WAKEHAM, PORTLAND, DT5 1HW	Portland	5
LAND REAR OF, 82B-82D WAKEHAM, PORTLAND	Portland	5
Land at North End of Perryfield Work, Pennsylvania Road	Portland	6
Land at Verne Common Road	Portland	8
50 GROVE ROAD, PORTLAND, DT5 1DA	Portland	8
Enterprise House, West Way, Southwell Business Park	Portland	8
LAND SOUTH EAST OF SOUTHWELL BUSINESS PARK, SWEET HILL ROAD, PORTLAND	Portland	8
LAND ADJACENT TO FORMER GATEHOUSE, WEST WAY, SOUTHWELL BUSINESS PARK, PORTLAND	Portland	8
KINGS HOUSE, KINGS LANE, POWERSTOCK, BRIDPORT, DT6 3TG	Powerstock	1
Fossil Barn, The Batch, Poyntington DT9 4LF	Poyntington	1
WEST DOWN FARM, COUNTY BOUNDARY AT WHEAT SHEAF HILL NR, CORTON DENHAM, SHERBORNE, DT9 4LG	Poyntington	1
TOWNSEND FARM, TOWNSEND, POYNTINGTON, SHERBORNE, DT9 4LF	Poyntington	1
MANOR BUILDINGS, MANOR FARM, WATERSTON LANE, LOWER WATERSTON	Puddletown	1
NORTHBROOK FARM, NORTHBROOK, PUDDLETOWN DT2 8TF	Puddletown	2
Land adjacent Blandford Road	Puddletown	2
Camelot House, Three Lanes End DT2 8RR	Puddletown	5
15 THE MOOR, PUDDLETOWN, DORCHESTER, DT2 8TE	Puddletown	1
Long House, West Bexington DT2 9DE	Puncknowle	1
FRANKHAM FARM, FRANKHAM LANE, RYME INTRINSECA, SHERBORNE, DT9 6JT	Ryme Intrinsic	2
1A Newland DT9 3JG	Sherborne	1
83 Acreman Street DT9 3PH	Sherborne	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
5 Hound Street DT9 3AB	Sherborne	1
27 CHEAP STREET, SHERBORNE, DT9 3PU	Sherborne	1
1 TAVERN COTTAGES, LONG STREET, SHERBORNE, DT9 3BS	Sherborne	1
AGRICULTURAL BUILDING EAST OF KEEPERS COTTAGE, GAINSBOROUGH HILL, SHERBORNE	Sherborne	1
PEACHY FIELDS, CHURCH ROAD JUNCTION TO CLIFTON ROAD JUNCTION, BRADFORD ABBAS, SHERBORNE, DT9 6RE	Sherborne	1
NUTWOOD, OBORNE ROAD, SHERBORNE, DT9 3RX	Sherborne	1
Land adj 9, Pageant Drive	Sherborne	2
Land adj, Quarr Park Lane, Bristol Road DT9 4EQ	Sherborne	2
87-89 CHEAP STREET, SHERBORNE, DT9 3BG	Sherborne	2
245 WESTBURY, SHERBORNE, DT9 3EJ	Sherborne	2
247 WESTBURY, SHERBORNE, DT9 3EJ	Sherborne	2
18 CHEAP STREET, SHERBORNE, DT9 3PX	Sherborne	3
WYKE FARM, WYKE, SHERBORNE, DT9 6SL	Sherborne	3
LAND AND GARAGES REAR OF, 34-37 BARTON GARDENS, SHERBORNE	Sherborne	3
SWAN YARD, CHEAP STREET, SHERBORNE, DT9 3AX	Sherborne	5
Barton Farm, Yeovil Road	Sherborne	5
LAND ADJOINING 28 KINGS ROAD, SHERBORNE, DT9 4HU	Sherborne	6
35 CHEAP STREET, SHERBORNE, DT9 3PU	Sherborne	9
CASTLE COURT, 1 COLDHARBOUR BUSINESS PARK, SHERBORNE, DT9 4JW	Sherborne	9
Land adj Aldhelmsted East, Sherbone Girls School	Sherborne	9
Adj. Cairnhill, Shipton Lane, Shipton Gorge DT6 4LL	Shipton Gorge	1
BARN EAST OF, SLYERS LANE, WATERSTON	Stinsford	1
Land adj. to 7 and 8, Furbers Paddock, Stratton	Stratton	1
Land South of 4 Dorchester Road	Sydling St Nicholas	1
The Loft, Shutes Farm, Shutes Lane, DT6 6HF	Symondsburry	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Lower Eype Farm, Eype	Symondsburry	1
399 POUND ROAD, THORNFORD, SHERBORNE, DT9 6QB	Thornford	1
WEST FARM, MAIN ROAD, TOLPUDDLE	Tolpuddle	4
FORMER VILLAGE HALL, WARMWELL ROAD, WARMWELL	Warmwell	1
WEST KNIGHTON FARM, HIGHGATE LANE, WEST KNIGHTON, DORCHESTER, DT2 8PF	West Knighton	8
6 KING STREET, WEYMOUTH, DT4 7BH	Weymouth	-1
14 Southdown Road	Weymouth	1
111 Portland Road Wyke Regis DT4 9BG	Weymouth	1
12 Abbotsbury Road DT4 oAE	Weymouth	1
28 Hereford Road	Weymouth	1
829 Dorchester Road DT3 5LB	Weymouth	1
9b Franklin Road DT4 oJW	Weymouth	1
55 Rodwell Road DT4 8QY	Weymouth	1
7 Elwell Street	Weymouth	1
716 Dorchester Road DT3 5LA	Weymouth	1
Land adj. 27 Old Castle Road DT4 8QE	Weymouth	1
13A ROUNDHAYES CLOSE, WEYMOUTH, DT4 oRN	Weymouth	1
19 BELLE VUE ROAD, WEYMOUTH, DT4 8RZ	Weymouth	1
21 WESTHAM ROAD, MELCOMBE REGIS, WEYMOUTH, DT4 8NU	Weymouth	1
35 CARLTON ROAD SOUTH, WEYMOUTH	Weymouth	1
35B SPA ROAD, WEYMOUTH, DT3 5EP	Weymouth	1
42 COOMBE VALLEY ROAD, WEYMOUTH, DT3 6NL	Weymouth	1
425 DORCHESTER ROAD, WEYMOUTH, DT3 5BN	Weymouth	1
4A OLD PARISH LANE, WEYMOUTH, DT4 oHY	Weymouth	1
506 DORCHESTER ROAD, WEYMOUTH, DT3 5BU	Weymouth	1
7 LONGCROFT ROAD, WEYMOUTH, DT4 oNX	Weymouth	1
88 WYKE ROAD, WEYMOUTH, DT4 9QJ	Weymouth	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
GARAGE EAST OF 12 CASTLE HILL ROAD, WEYMOUTH	Weymouth	1
LAND ADJACENT TO 7 NETHERTON ROAD, WEYMOUTH, DT4 8SB	Weymouth	1
Land at White Horse Cottage, White Horse Lane	Weymouth	1
LAND REAR OF, 17-18 CLEVES CLOSE, WEYMOUTH	Weymouth	1
23 WINSLOW ROAD, WEYMOUTH, DT3 6NE	Weymouth	1
114 NORFOLK ROAD, WEYMOUTH, DT4 0PR	Weymouth	1
NORTHDOWN FARMHOUSE, 106 SUTTON ROAD, SUTTON POYNTZ, WEYMOUTH, DT3 6LW	Weymouth	1
104 ST MARY STREET, WEYMOUTH, DT4 8NY	Weymouth	1
24 DORCHESTER ROAD, WEYMOUTH, DT4 7JU	Weymouth	1
116 NORFOLK ROAD, WEYMOUTH, DT4 0PS	Weymouth	1
29 GRAFTON AVENUE, WEYMOUTH, DT4 9RZ	Weymouth	1
LAND REAR OF, 17-18 CLEVES CLOSE, WEYMOUTH	Weymouth	1
STABLES ADJACENT MANOR BARN, OFF STOTTINGWAY STREET, WEYMOUTH	Weymouth	1
SUTTON ROAD EVANGELICAL CHURCH, SUTTON ROAD, SUTTON POYNTZ, WEYMOUTH, DT3 6LN	Weymouth	1
829 DORCHESTER ROAD, WEYMOUTH, DT3 5LB	Weymouth	1
1 Wooperton Street DT4 7DX	Weymouth	2
Land at 95 Wyke Road DT4 9QS	Weymouth	2
123 The Esplanade DT4 7EH	Weymouth	2
103 ST MARY STREET, WEYMOUTH, DT4 8NY	Weymouth	2
11A ST THOMAS STREET, WEYMOUTH, DT4 8EW	Weymouth	2
LAND ADJACENT, 1 CORNWALL CLOSE, WEYMOUTH	Weymouth	2
LAND WEST OF, 49 BRIDLEBANK WAY, WEYMOUTH	Weymouth	2
2 EVEREST ROAD, WEYMOUTH, DT4 0DG	Weymouth	2
8 COBURG PLACE, ST THOMAS STREET, WEYMOUTH	Weymouth	2
Rear of 36 CANBERRA ROAD, WEYMOUTH, DT3 6AH	Weymouth	2
80 The Esplanade DT4 7AA	Weymouth	3
Adj 23 Old Castle Road	Weymouth	3

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
2-4 Coburg Pl, St Thomas St, 106a St Mary DT4 8HR	Weymouth	3
LAND BETWEEN 18 AND 22, STOTTINGWAY STREET, WEYMOUTH	Weymouth	3
LAND ADJACENT 201 CHICKERELL ROAD, WEYMOUTH, DT4 0DP	Weymouth	3
11 CRANFORD AVENUE, WEYMOUTH, DT4 7TL	Weymouth	3
LAND WEST OF, 201 CHICKERELL ROAD, WEYMOUTH	Weymouth	3
2 Glendinning Avenue	Weymouth	4
81 Dorchester Road DT4 7JY	Weymouth	4
MARTLEAVES HOUSE, 41 SOUTH ROAD, WEYMOUTH, DT4 9NR	Weymouth	4
Land adjacent to 13 and 14 Turton Street	Weymouth	5
1 The Grove, Dorchester Road DT3 5DH	Weymouth	5
9 CUSTOM HOUSE QUAY, WEYMOUTH, DT4 8BG	Weymouth	5
8A-8B ST MARY STREET, WEYMOUTH, DT4 8PB	Weymouth	5
LAND TO THE EAST OF, HETHERLY ROAD, WEYMOUTH	Weymouth	5
THE WEYMOUTH NURSING HOME, 21-23 GLENDINNING AVENUE, WEYMOUTH, DT4 7QF	Weymouth	5.6
19, Carlton Road South	Weymouth	6
51 Bowleaze Coveaway	Weymouth	6
66 Preston Road	Weymouth	6
Southdown Bungalow, Kingsbere Road	Weymouth	6
13 ROUNDHAYES CLOSE, WEYMOUTH, DT4 0RN	Weymouth	6
53 RODWELL ROAD, WEYMOUTH, DT4 8QX	Weymouth	6
Marchesi House, Southill	Weymouth	6
7 GROSVENOR ROAD	Weymouth	7
51 Commercial Road	Weymouth	8
Long Orchard Farm, Lower Lane	Whitchurch Canonicorum	1
Seaward, Verriotts Lane, Morcombelake DT6 6DX	Whitchurch Canonicorum	1

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
DEWFLOCK FARM, WINTERBORNE MONKTON, DORCHESTER, DT2 8NP	Winterborne Monkton	3
Rew Manor Farm, North Rew Lane DT2 9HB	Winterborne St Martin	1
WASHING POOL HOUSE, HILLVIEW, MARTINSTOWN, DORCHESTER, DT2 9LD	Winterborne St. Martin	2
GROVE HILL HOUSE, GROVE HILL, MARTINSTOWN, DORCHESTER, DT2 9JP	Winterborne St. Martin	1
1 PARK FARM CLOSE, MARTINSTOWN, DORCHESTER, DT2 9TW	Winterborne St. Martin	1
LAND EAST OF, GROVE HILL, MARTINSTOWN	Winterborne St. Martin	1
CHURCH FARM, CHURCH FARM ACCESS ROAD, MARTINSTOWN	Winterborne St. Martin	4
THE POTTERY, MAIN STREET, WINTERBOURNE ABBAS, DORCHESTER, DT2 9LW	Winterbourne Abbas	1
Adj. Boxenhedge Farm, Coombe Road, Winterbourne Steepleton	Winterbourne Steepleton	1
CARAVAN, FOREST FARM, POUND LANE, MONKTON WYLD, BRIDPORT, DT6 6DD	Wootton Fitzpaine	1
SOUTH WRAXALL FARM, WRAXALL LANE, LOWER WRAXALL, DORCHESTER, DT2 0HL	Wraxall	1
LOWER WRAXALL FARM, WRAXALL LANE, LOWER WRAXALL, DORCHESTER, DT2 0HL	Wraxall	5
WINTERHAYES FARM, CHETNOLE ROAD, YETMINSTER, SHERBORNE, DT9 6HQ	Yetminster	1
BARN 5, HAMLET, CHETNOLE, SHERBORNE, DT9 6NY	Yetminster	1
OAKLEIGH, COLES LANE, YETMINSTER, SHERBORNE, DT9 6LP	Yetminster	1
STAKE FORD BARN, STAKE FORD CROSS, YETMINSTER	Yetminster	1

## Appendix B. Major sites with extant planning permission

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

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
7-13, Hogshill Street	Beaminster	9
Clipper Teas, Broadwindsor Road Industrial Estate	Beaminster	38
Land north of Broadwindsor Road	Beaminster	100
Bridport Co-housing 2	Bridport	19
Land adj. Watton Park, Watton	Bridport	33
Adjacent Bridport Community Hospital	Bridport	34
BRID1: Vearse Farm	Bridport	80
St Michaels Trading Estate	Bridport	23
Manor Farm, Caundle Street, Bishops Caundle	Bishops Caundle	24
South of Fullers, Bridport Road, Broadwindsor	Broadwindsor	22
RL TRIM, ACREMAN STREET, CERNE ABBAS, DORCHESTER, DT2 7LD	Cerne Abbas CP	13
Charminster Farm Phase 2	Charminster	42
Value House Stores, Mandeville Road	Chickerell	37
Chickerell Urban Extension North	Chickerell	292
Adj. Oaklands Park, Warmwell Road	Crossways	49
Frome Valley Road	Crossways	140
Former Eldridge Pope Brewery Site, Weymouth Avenue Phase 2	Dorchester	29
Watson Petroleum site, London Road	Dorchester	44
CROWN GATE, SECTORS 3.46/47/48, NORTHERN QUADRANT, POUNDBURY	Dorchester	76
Phase 3 Peverell Avenue East	Dorchester	113
Former HMP Dorchester	Dorchester	30
Former Eldridge Pope Brewery Site, Weymouth Avenue Phase 3	Dorchester	215
North Quadrant Phases 3 & 4	Dorchester	307

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
LITT1: Littlemoor Urban Extension	Littlemoor	130
Queens Walk	Lyme Regis	47
LAND TO SOUTH WEST OF WHITES MEADOW, MOSTERTON, BEAMINSTER, DT8 3FJ	Mosterton	10
173-181 Brandy Row DT5 1AP	Portland	10
Underhill Community Junior School, Killicks Hill DT5 1JW	Portland	10
Perryfield Works, Pennsylvania Road, Easton	Portland	11
Portland Lodge Hotel, Easton Lane DT5 1BW	Portland	24
Redundant Buildings, Broadcroft Quarry, Bumpers Lane	Portland	48
Southwell School	Portland	58
DISUSED QUARRY WORKS STOCKYARD, BOTTOM COOMBE	Portland	62
The Hardy Complex, Castle Road	Portland	30
Land North West of Three Lanes Way	Puddletown	41
Barton Farm, Phase 4	Sherborne	66
The Sherborne Hotel, Horsecastles Lane DT9 6BB (24 bed Hotel)	Sherborne	119
LAND NORTH OF POUND ROAD, THORNFORD	Thornford CP	35
Avon Lea Nursing Home, 66 Dorchester Road, DT4 7JZ	Weymouth	2.4
WEY13: The Old Rectory, Lorton Lane	Weymouth	7
THORNLOW PREPARATORY SCHOOL, CONNAUGHT ROAD, WEYMOUTH, DT4 0SA	Weymouth	10
ARCHARD HOUSE, WAVERLEY ROAD, WEYMOUTH	Weymouth	10
THE LUPINS BUSINESS CENTRE, 1-3 GREENHILL, WEYMOUTH, DT4 7SS	Weymouth	13
104E St Mary Street, Weymouth, DT4 8NY	Weymouth	14
Curtis Fields, Phase 1B	Weymouth	16
Brewery Reach, Car Park, Newtons Road DT4 8UP	Weymouth	18
Colwell Centre, School Street	Weymouth	13
MAIDEN STREET METHODIST CHURCH, MAIDEN STREET, WEYMOUTH, DT4 8BB	Weymouth	25

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Ferrybridge Inn Portland Road	Weymouth	29
8 to 10 Dorchester Road	Weymouth	31
Brewers Quay, Hope Square DT4 8TR	Weymouth	45
South of Louviers Road	Weymouth	58
Lines Field, Land to South of Louviers Road	Weymouth	90
WEY12: Land at Wey Valley	Weymouth	160
WEY10: Markham and Little Francis (residual)	Weymouth	262
Sunnybank Home. 4-6 Wyke Road DT4 9QE	Weymouth	-4.8
Land adj. Folly Farm, Thornford Road	Yetminster	71

## 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.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land at Crossways	Crossways	99
Land off Allington Avenue	Dorchester	38
Land South of St Georges Rd	Dorchester	74
Land east of Bredy Vets Centre	Bridport	40
Vearse Farm	Bridport	30
Chickerell Urban Extension East	Chickerell	210
School Hill, Chickerell	Chickerell	15

## 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 2015/16 to 2019/20) on a settlement by settlement basis. This analysis identified a fairly 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 2015 and built in 2017 took two years to complete.

Figure D1: Windfall rates – dwellings

AREA	2015/16	2016/17	2017/18	2018/19	2019/20	FIVE-YEAR AVERAGE
Beaminster	5.0	5.0	2.0	3.0	0.0	3.0
Bridport	12.0	8.0	13.0	16.9	17.0	13.4
Chickerell	6.0	0.0	6.0	6.0	13.0	6.2
Crossways	4.0	3.0	6.0	4.0	3.0	4.0
Dorchester	34.0	17.0	23.0	33.0	17.0	24.8
Lyme Regis	3.0	8.0	7.0	4.0	20.0	8.4
Sherborne	10.0	3.0	4.0	2.0	8.0	5.4
WDDC rural	55.0	68.0	71.0	52.2	79.0	65.0
Weymouth	59.0	73.0	95.0	76.0	53.0	71.2
Portland	14.0	6.0	29.0	22.0	21.0	18.4
<b>West Dorset and Weymouth &amp; Portland</b>	202.0	191.0	256.0	219.1	231.0	<b>219.8</b>

- D.3 The percentage of all minor sites built likely to be built in any particular year was then calculated to give the build-out profile for minor sites as detailed in Figure D2. For Dorchester, typically 19% 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 31.6% would

have been completed leading to a cumulative total of 50.6% of all minor sites completed and so on with 100% of minor sites on average being completed by year 7.

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

Figure D2: Cumulative build-out rate for minor sites

YEARS TO COMPLETE FROM GRANT OF PERMISSION	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Beaminster	13.8%	58.6%	79.3%	93.1%	96.6%	96.6%	96.6%	96.6%	96.6%	96.6%	100.0%
Bridport	19.0%	39.2%	57.0%	81.0%	89.9%	93.7%	96.2%	97.5%	97.5%	100.0%	100.0%
Chickerell	5.0%	50.0%	90.0%	95.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Crossways	46.2%	76.9%	84.6%	92.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Dorchester	19.0%	50.6%	78.5%	92.4%	96.2%	97.5%	98.7%	100.0%	100.0%	100.0%	100.0%
Lyme Regis	22.5%	52.5%	67.5%	77.5%	95.0%	97.5%	97.5%	97.5%	97.5%	97.5%	97.5%
WDDC Rural	23.5%	49.8%	73.3%	86.0%	91.7%	94.6%	96.2%	97.1%	97.5%	97.8%	98.1%
Sherborne	25.0%	61.1%	91.7%	94.4%	97.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Weymouth	14.9%	47.2%	73.6%	87.1%	93.7%	97.0%	98.7%	99.0%	99.3%	99.3%	99.7%
Portland	19.0%	48.1%	65.8%	82.3%	91.1%	93.7%	97.5%	98.7%	100.0%	100.0%	100.0%
<b>West Dorset and Weymouth &amp; Portland</b>	19.4%	49.2%	73.0%	86.6%	93.3%	96.0%	97.6%	98.3%	98.6%	98.9%	99.2%

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	19.0%	31.6%	27.9%	13.9%	3.8%	<b>96.2%</b>
Year 1		19.0%	31.6%	27.9%	13.9%	<b>92.4%</b>
Year 2			19.0%	31.6%	27.7%	<b>78.5%</b>
Year 3				19.0%	31.6%	<b>50.6%</b>
Year 4					19.0%	<b>19.0%</b>
<b>Cumulative Total</b>	19.0%	<b>50.6%</b>	<b>78.5%</b>	<b>92.4%</b>	<b>96.2%</b>	
Dorchester windfall rate = 25 dwellings per annum						
Profiled windfall delivery (dwellings)						
Year 0	5	8	7	3	1	<b>24</b>
Year 1		5	8	7	3	<b>23</b>
Year 2			5	8	5	<b>20</b>
Year 3				5	8	<b>13</b>
Year 4					5	<b>5</b>
<b>Total windfall allowance</b>	5	13	20	23	24	<b>84</b>

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

allowance reflects as closely as possible actual delivery rates, allowing for fluctuations in the supply that may occur over time.

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

<b>SETTLEMENT</b>	<b>ANNUALISED WINDFALL RATE</b>	<b>WINDFALL ALLOWANCE: WITHIN 5 YEARS</b>	<b>DISCOUNTED WINDFALL ALLOWANCE WITHIN 5 YEARS</b>
Beaminster	3.0	10.2	9.2
Bridport	13.4	38.3	34.5
Chickerell	6.2	21.1	19
Crossways	4.0	16	14.4
Dorchester	24.8	83.5	75.2
Lyme Regis	8.4	26.5	23.8
Sherborne	5.4	20	18
WDDC Rural	65.0	210.9	189.8
Weymouth	71.2	225.3	202.8
Portland	18.4	56.4	50.7
<b>West Dorset and Weymouth &amp; Portland</b>	219.8	705.7	637.4

## Appendix E. Specific large windfall sites

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

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Flood Lane	Bridport	42
Broadmayne	Broadmayne	12
Charminster Farm 3 & 4	Charminster	130
Putton Lane (surgery site)	Chickerell	7
Wessex Water	Dorchester	40
Tennis Court, Trinity Street Car Park	Dorchester	20
Royal Manor School	Portland	41
Garage Compound north of McCreery Road	Sherborne	15
Land at Littlefield	Sherborne	10
Land at Beverley Road	Weymouth	16
Manor Farm	Winterbourne Abbas	38

## Appendix F. Sites allocated in neighbourhood plans

- F.1 Sites allocated in made neighbourhood plans that are considered deliverable within five years.
- F.2 There have also been a number of neighbourhood plans that have gone through the examination process and would normally have been made within the monitoring period however are unable to be formerly made due to the restrictions with the national pandemic. It is likely there are several more sites which could have been included within the 5 year housing land supply but due to the restrictions have not been included as this time.

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
North of Brookfield*	Buckland Newton	6
Austral Farm	Alton Pancras	10
Colmer Stud	Marshwood	4

\* This site is already counted within the minor sites with extant permission table above.

## Appendix G. Rural exception sites

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

ADDRESS	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
Land Adjacent Holwell Nursery School, Crouch Lane	Holwell	14
Land north of Flaxfield Rise	Beaminster	30
Broadwindsor/Drimpton CLT	Drimpton	15
Halstock	Halstock	10