



The
Housing Land Supply Report
for the former district area of
North Dorset
for
1 April 2023
– Version 2 –

*Taking into account the Dec 2023 NPPF and the 2022 HDT results,
both published 19 Dec 2023*

Published by Dorset Council

19 February 2024

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1.0 Introduction

- 1.1 This report sets out the deliverable Housing Land Supply for the former district of North Dorset for 1st April 2023. It is a requirement of the National Planning Policy Framework (NPPF) for local authorities to publish an update of their housing land supply on an annual basis. In particular, local authorities need to be able to demonstrate that they have a minimum of a 5-year supply of deliverable housing sites against their housing requirement. This paper provides details of the deliverable supply, and the methodology for measuring the supply against the requirement.

Nutrient Neutrality in Poole Harbour

- 1.2 Dorset Council received advice from Natural England in March 2022 regarding the need for 'nutrient neutrality' within several river catchment areas. The Poole Harbour catchment affects all of Milborne St Andrew parish, the majority of Milton Abbas and Hilton parishes, and the western edge of Winterborne Whitechurch parish in the former North Dorset district. The Avon Valley catchment potentially affects the eastern edge of Shaftesbury. Given the current uncertainty about how to achieve nutrient neutrality, we have been cautious with our inclusion of sites in these areas within the 'deliverable' supply. For this reason, we have not included sites in the catchment areas where work has not started. Where we have not included a site in the deliverable supply for this reason, we have added a note against it in Appendix 1. At present it has only reduced the deliverable supply by 2 dwellings in North Dorset, so the impact is extremely limited in this former district. The current nutrient neutrality issue is complex and rapidly evolving; for the latest information we recommend consulting the Council's website: <https://www.dorsetcouncil.gov.uk/-/nutrient-neutrality-in-poole-harbour>

Note on Version 2

- 1.3 This is version 2 of the North Dorset Housing Land Supply Report for 1st April 2023. It replaces version 1 (published on 19 September 2023). The report has been updated to take into account changes in the NPPF (published on 19 December 2023) and the 2022 Housing Delivery Test results (also published on the same day). The figures relating to the deliverable housing supply are unchanged. The main change in this version is that a 20% buffer is applied to the housing requirement figure which is a consequence of the 2022 Housing Delivery Test result.
- 1.4 Version 2a corrects a handful of minor typos identified with version 2, in particular the title page referred to the Dec 2022 NPPF, when it should have read the Dec 2023 NPPF.

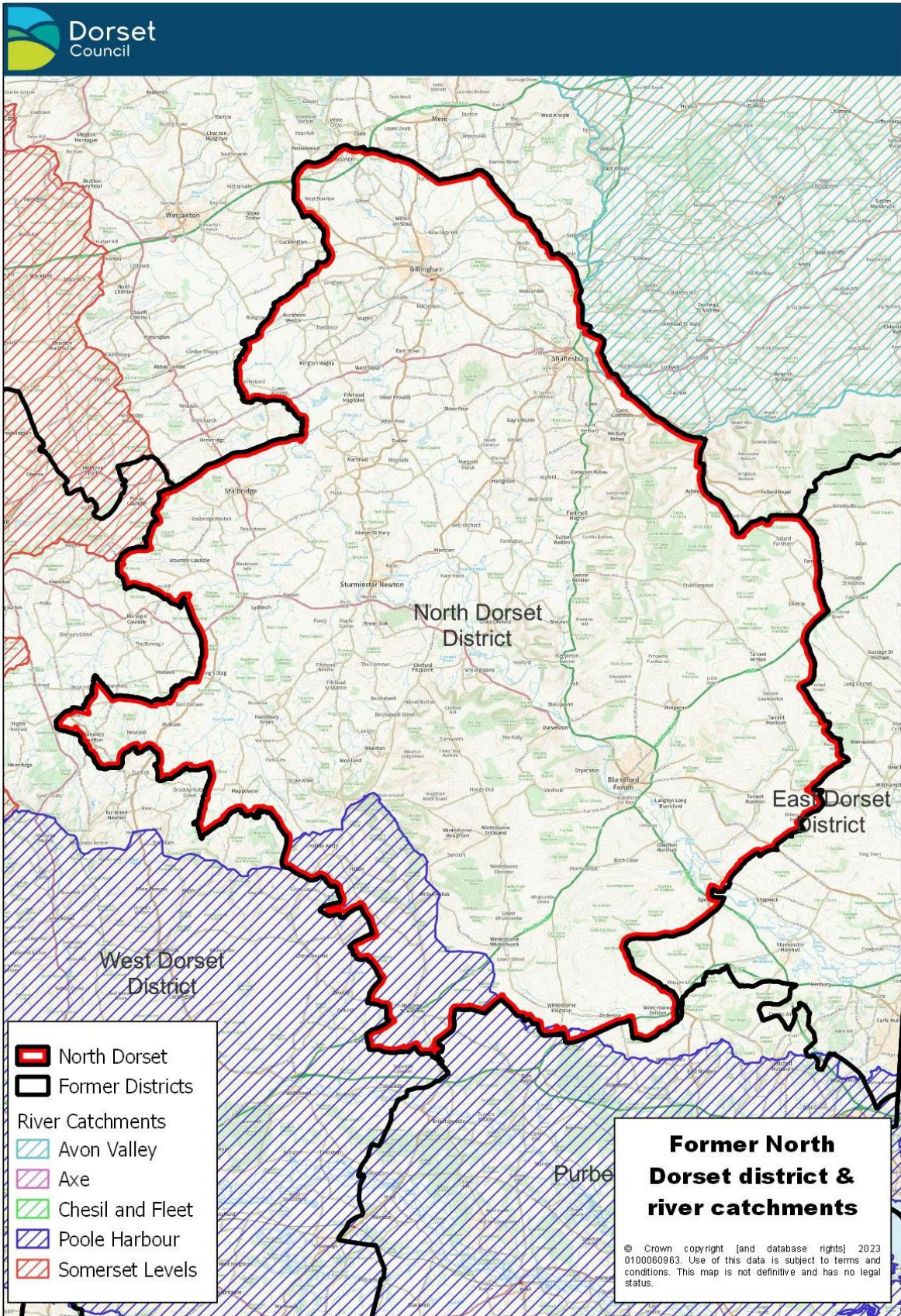


Figure 1: Map showing the location of the former North Dorset district, plus the river catchments of protected sites described as being in an unfavourable condition

2.0 National Planning Policy Framework

2.1 Where the adopted local plan is more than 5 years old, the NPPF (Dec 2023) requires local planning authorities to identify and update annually their supply of specific deliverable sites. This is set out in paragraph 77, which states:

... local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of 5 years' worth of housing ⁴¹, or a minimum of 4 years' worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than 5 years old ⁴². Where there has been significant under delivery of housing over the previous 3 years ⁴³, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)

2.2 The relevant footnotes are as follows:

- (41) For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.
- (42) Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a 5 year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.
- (43) This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. For clarity, authorities that are not required to continually demonstrate a 5 year housing land supply should disregard this requirement.

2.3 The definition of **deliverable** is given in the glossary to NPPF. It states:

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 5 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 5 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 5 years.

- 2.4 Further advice regarding how to demonstrate that a site is 'deliverable' is set out in the Planning Practice Guidance (PPG) on Housing Supply and Delivery.¹ Paragraph 007 (ref id: 68-007-20190722) states:

What constitutes a 'deliverable' housing site in the context of plan-making and decision-taking?

In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. [Annex 2 of the National Planning Policy Framework](#) defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- have outline planning permission for major development;
- are allocated in a development plan;
- have a grant of permission in principle; or
- are identified on a brownfield register.

Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

- 2.5 The NPPF also states that planning policies should identify a supply of 'developable' sites for years 6-10 and, where possible, for years 11-15. The definition of **developable** is given in the glossary to NPPF. It states:

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

¹ <https://www.gov.uk/guidance/housing-supply-and-delivery#year-housing-land-supply>

2.6 A full schedule of ‘deliverable’ and ‘developable’ sites as of 1st April 2023 is provided in Appendix 1.

2.7 Paragraph 77 of the NPPF (Dec 2023) refers to NPPF paragraph 226. Paragraph 226 states:

From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 4 years’ worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than 5 years old ⁸⁰, instead of a minimum of 5 years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework.

2.8 Footnote 80 states:

(80) Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a four year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

2.9 Dorset Council undertook a Regulation 18 consultation on the emerging Dorset Council Local Plan between January and March 2021.² This included policy maps and proposed allocations towards meeting the housing need. As such, Dorset Council is of the view that the requirements of paragraph 226 have been met, and that the deliverable supply has to provide a minimum of 4 years’ worth of housing (for the two year period 19 December 2023 to 18 December 2025).

² <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/about-the-dorset-council-local-plan-january-2021-consultation>

3.0 North Dorset Local Plan

3.1 The North Dorset Local Plan Part 1 (Local Plan) was adopted on 15 January 2016. It covers the period 2011 to 2031. It currently forms part of the development plan for the former North Dorset district area.

3.2 The housing target set by Policy 6 in the adopted Local Plan is for 5,700 net dwellings between 2011 to 2031, equivalent to an average net completion rate of 285 dwellings per annum.

3.3 Policy 6 goes on to say that the approximate scale of housing development during the period 2011 to 2031 should be distributed as follows:

- Blandford (Forum and St Mary) – at least 1,200 homes
- Gillingham – at least 2,200 homes
- Shaftesbury – at least 1,140 homes
- Sturminster Newton – at least 395 homes
- Stalbridge, the villages and the countryside – at least 825 dwellings

3.4 North Dorset net housing completions

3.5 Table 3.1 below shows the net number of housing completions over the first 12 years of the 20-year local plan period. Between 1st April 2011 and 31 March 2023, there have been 2770.6 net completions.

Table 3.1: North Dorset net housing completions 2011-2023

| Period | Blandford | Gillingham | Shaftesbury | Sturminster Newton | Stalbridge, villages & countryside | Total |
|--------------|------------|------------|-------------|--------------------|------------------------------------|--------------------------|
| 2011-12 | 103 | 15 | 220 | 11 | 26 | 375 |
| 2012-13 | 35 | 9 | 62 | 5 | 33 | 144 |
| 2013-14 | 71 | 7 | 119 | 1 | 29 | 227 |
| 2014-15 | 22 | 6 | 122 | 1 | 27 | 178 |
| 2015-16 | 45 | 9 | 85 | 1 | 80 | 220 |
| 2016-17 | 33 | 6 | 36 | 10 | 57 | 142 |
| 2017-18 | 7 | 6 | 55 | 1 | 90 | 159 |
| 2018-19 | 67 | 21 | 69 | 2 | 64 | 223 |
| 2019-20 | 10 | 8 | 30 | 7 | 41 | 96 |
| 2020-21 | 16 | 14 | 51 | 24.6 | 92 | 197.6³ |
| 2021-22 | 78 | 30 | 46 | 7 | 137 | 298 |
| 2022-23 | 173 | 77 | 46 | 3 | 212 | 511 |
| Total | 660 | 208 | 941 | 73.6 | 888 | 2770.6 |

3.6 Separate completion figures for the 18 larger villages, Stalbridge and the countryside are shown in the trajectory in Appendix 2.

³ Note that bedspaces in student and other adult communal accommodation (such as care homes) can be counted towards net completions. The Housing Delivery Test Rulebook sets out that bedspaces for other communal accommodation should be divided by 1.8 in order to calculate an equivalent number of dwellings. In this year, an additional bedspace was provided in a care home, and so this is why there was 0.6 of a dwelling completed.

4.0 Housing Delivery Test

- 4.1 The Department for Levelling Up, Housing & Communities publishes a Housing Delivery Test (HDT) to assess how delivery rates over the past 3 years compare to targets.⁴
- 4.2 According to Paragraph 79 of the NPPF, the HDT measurement has various implications. These are listed in Table 4.1.

Table 4.1: Summary of Housing Delivery Test implications

| HDT result | Implication |
|------------|---|
| Below 95% | An action plan is required. |
| Below 85% | Include a 20% buffer to the identified supply of specific deliverable sites, as well as an action plan. |
| Below 75% | In decision-taking, apply the 'presumption in favour of sustainable development', as well as an action plan and a 20% buffer. |

- 4.3 The most recent measurement was published on 19 December 2023 and relates to 2022.⁵ The results for North Dorset are in Table 4.2.

Table 4.2: 2022 Housing Delivery Test for North Dorset, published December 2023

| | Number of homes required | Number of homes delivered |
|--------------|--------------------------|---------------------------|
| 2019-20 | 261 | 96 |
| 2020-21 | 204 | 201 ⁶ |
| 2021-22 | 332 | 298 |
| Total | 797 | 595 |

| | |
|-------------------------|--|
| 2022 HDT result: | 595 / 797 = 75% |
| Consequence: | 20% buffer and action plan required |

- 4.4 Note that the government made allowances for the periods of Covid lockdown during the monitoring years 2019-20 and 2020-21. This resulted in a discount to the number of homes required. For full details of this, please consult the technical note that accompanies the HDT results.

⁴ The Housing Delivery Test Rule Book (July 2018) is available from <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

⁵ Available from <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

⁶ Note: there is a small difference between the official number of net completions submitted to DLUHC for the period 2020-21 for North Dorset and the number that Dorset Council now believe is accurate. DLUHC have been informed of this discrepancy.

5.0 Standard method for calculating local housing need

5.1 The standard method for calculating local housing need is set out in the government’s Planning Practice Guidance (PPG), which was last updated in December 2020.⁷ The method is summarised in Table 5.1.

Table 5.1: Summary of steps used in the ‘standard method’

| | |
|--|--|
| Step 1: setting the baseline | Use the 2014-based household projections for the area to calculate the projected average annual household growth over the next 10 years. |
| Step 2: an adjustment to take account of affordability | Use the most recent median workplace-based affordability ratios from ONS to make an adjustment to the baseline figure. |
| Step 3: apply a cap | Various rules to cap the figure |
| Step 4: cities and urban centre uplift | A 35% uplift is applied to the top 20 urban local authorities (not applicable to North Dorset) |

5.2 For North Dorset, we have followed the ‘standard method’ to calculate the 2023 local housing need figure as set out below.

Step 1: setting the baseline

5.3 The 2014-based housing projections for North Dorset for 2023 and 2033 in Table 5.2.⁸

Table 5.2: 2014-based household projections for North Dorset

| Year | Number of households | Change |
|------|----------------------|--------|
| 2023 | 32,274 | |
| 2033 | 34,865 | +2,591 |

5.4 These figures predict a total increase of 2,591 households over the next 10-year period, equivalent to an average household growth of **259.1** per year.

Step 2: an affordability adjustment

5.5 The ONS published the latest housing affordability statistics for England and Wales in March 2023. This gives a workplace-based affordability ratio for Dorset in 2022 as 11.45.⁹ ONS supplemented this with equivalent ratios for some former local authority areas, including North Dorset.¹⁰ For North Dorset,

⁷ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need>

⁸ Figures from table 406 available from <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables>

⁹ Table 5c available from <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/housepriceexistingdwellingstoworkplacebasedearningsratio>

¹⁰ Available from: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningsforformerlocalauthorities>

the last two years' median house price and earnings figures, and their ratios, are set out in Table 5.3.

Table 5.3: Housing affordability statistics for North Dorset

| | Median house price | Median earnings | Median affordability ratio |
|------|---------------------------|------------------------|-----------------------------------|
| 2021 | 300,000 | 27,630 | 10.86 |
| 2022 | 315,000 | 28,532 | 11.04 |

5.6 The PPG states that in the case of re-organised authorities (such as North Dorset), the latest affordability ratios for predecessor local authorities should be used where they are available.¹¹

5.7 The adjustment factor is calculated using the following formula:

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

5.8 For North Dorset, using the latest affordability ratio of 11.04, the adjustment factor is: 1.44. The baseline figure from Step 1 can therefore be modified as follows:

$$259.1 \times 1.44 = 373.10 = \mathbf{373}$$

Step 3: apply a cap

5.9 A cap can be applied in certain circumstances. The standard method states:

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

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

5.10 The figure from Step 1 is 259.1, and the figure from the adopted Local Plan is 285 dwellings per annum (as outlined above). As the Local Plan figure is higher, it should be used. A 40% uplift on it would create a cap of 399 dwellings. However, the final figure from Step 2 is lower than the cap, so it remains unchanged by this step.

¹¹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#para039>

Step 4: cities and urban centres uplift

5.11 This applies a 35% uplift to the figures for the top 20 largest urban local authorities. As the list of largest urban local authorities does not include North Dorset, this step does not apply.

Final standard method figure for 2023

5.12 The 2023 figure of local housing need for North Dorset using the standard method is therefore **373 new homes a year**.

6.0 Deliverable housing supply – four main towns

6.1 A summary of the components of the deliverable supply for the four main towns is set out in Table 6.1.

Table 6.1: Deliverable supply at the four main towns

| | Minor permissions | Major brownfield | Major greenfield | Total |
|--------------------|-------------------|------------------|------------------|-------------|
| Blandford | 36 | 53 | 283 | 372 |
| Gillingham | 47 | 54 | 536 | 637 |
| Shaftesbury | 20 | 24 | 266 | 310 |
| Sturminster Newton | 11 | 43 | 212 | 266 |
| Total | 114 | 174 | 1297 | 1585 |

Blandford

6.2 Blandford includes Blandford Forum and Blandford St Mary. The town has a neighbourhood plan (made 22 June 2021) which includes new housing allocations. A neighbourhood plan review has recently been examined (examiner’s report published August 2023). While the review updates some of the policies, it does not provide any additional allocations.

6.3 In Blandford, the major brownfield site is the Brewery site, which is currently under construction. Two major greenfield sites are in the supply, St Mary’s Hill (Bellway Homes), and Lower Bryanston Farm (Taylor Wimpey). The former is under construction, while the latter has outline permission and a reserved matters application was submitted in June 2022.

Gillingham

6.4 Gillingham has a neighbourhood plan, made 27 July 2018. It does not include housing allocations.

6.5 In Gillingham there are two major brownfield sites. One of which is the extra care facility at St Martins, for 55 dwellings, which is under construction. The supply has been reduced by 18 on this site to take into account the demolition of the previous care home on this site. There is also the JH Rose & Sons site at Station Road, which is for 17 dwellings.

6.6 In Gillingham there is one major greenfield site currently under construction, namely Lodden Lakes, which forms part of the Southern Extension. Lodden Lakes is split into two phases, the first is under construction by Taylor Wimpey, and the second has reserved matters granted in July 2022. Reserved matters applications have also been submitted for several other parcels of land in the Southern Extension by Redrow Homes and Places For People. In addition, land at Common Mead Lane had a reserved matters application from Barratts / David Wilson Homes approved in April 2023.

Shaftesbury

- 6.7 Shaftesbury has a neighbourhood plan, made 22 June 2021. It does not include any new housing allocations.
- 6.8 In Shaftesbury, there is one major brownfield site, known as the former ATS Euromaster site. This has planning permission for 24 homes granted in March 2023.
- 6.9 With respect to major greenfield sites, the site west of Littledown is currently under construction by Redrow Homes. Land adjacent to Wincombe Business Park is under construction by Barratt / David Wilson Homes. Land at Higher Blandford Road is under construction by Persimmon Homes.

Sturminster Newton

- 6.10 Sturminster Newton has a neighbourhood plan, made 8 March 2019. It includes several new residential allocations.
- 6.11 In Sturminster Newton, there is one major brownfield site, Clarkes Yard, which has reserved matters granted. There are two major greenfield sites. One is known as Elm Close / Bull Ground Lane and was allocated in the neighbourhood plan, and Wyatt Homes has commenced development. The other is land north of Northfields, and was also allocated in the neighbourhood plan. A reserved matters application by Bellway Homes was approved in April 2022.

7.0 Deliverable housing supply – Stalbridge, villages and countryside

7.1 A summary of the components of the deliverable supply for Stalbridge, the 18 larger villages, and the countryside is set out in Table 7.1.

Table 7.1: Deliverable supply at Stalbridge, the 18 villages and the countryside

| | Minor permissions | Major brownfield | Major greenfield | Total |
|--------------------|-------------------|------------------|------------------|------------|
| Stalbridge | 29 | 0 | 141 | 170 |
| Bourton | 10 | 16 | 0 | 26 |
| Charlton Marshall | 5 | 0 | 40 | 45 |
| Child Okeford | 4 | 0 | 26 | 30 |
| East Stour | 3 | 0 | 0 | 3 |
| Fontmell Magna | 5 | 0 | 22 | 27 |
| Hazelbury Bryan | 15 | 0 | 0 | 15 |
| Iwerne Minster | 0 | 0 | 0 | 0 |
| Marnhull | 26 | 0 | 61 | 87 |
| Milborne St Andrew | 13 | 0 | 0 | 13 |
| Milton Abbas | 0 | 0 | 0 | 0 |
| Motcombe | 18 | 0 | 0 | 18 |
| Okeford Fitzpaine | 15 | 7 | 90 | 112 |
| Pimperne | 13 | 0 | 15 | 28 |
| Shillingstone | 17 | 0 | 0 | 17 |
| Stourpaine | 3 | 0 | 0 | 3 |
| W. Kingston | 4 | 0 | 0 | 4 |
| W. Stickland | -5 | 0 | 0 | -5 |
| W. Whitechurch | 1 | 0 | 0 | 1 |
| Countryside | 68 | 0 | 0 | 68 |
| Total | 244 | 23 | 407 | 662 |

7.2 There are two major greenfield sites at Stalbridge in the deliverable supply: land north and land south of Lower Road. Land north is under construction and nearing completion. Land south had a reserved matters submitted in October 2022 and approved June 2023, with the developer (Barratt/DWH) confirming a

delivery rate within the next 5 years. Another greenfield site (land south of Station Road) has outline permission following an appeal.

- 7.3 In Bourton, the Bourton Mill site is under construction. An application to revise the scheme in order to increase the site capacity by a further 4 dwellings was submitted in October 2019 and approved by committee in August 2021.
- 7.4 In Charlton Marshall, land south of Newlands Manor House has reserved matters approval for 40 dwellings, and is under construction.
- 7.5 In Child Okeford, land off Haywards Lane had reserved matters approved in October 2022 for 26 dwellings.
- 7.6 In Fontmell Magna a site for 30 dwellings allocated in the neighbourhood plan is under construction and nearing completion.
- 7.6 In Marnhull, land north of Burton Street had a reserved matters application submitted in September 2022 and approved in May 2023 for 61 dwellings.
- 7.7 In Okeford Fitzpaine, the land west of Castle Lane site is nearing completion, with 18 dwellings remaining. There is also planning permission for 45 dwellings at the former Shillingstone Poultry Farm site on which construction has commenced. Full permission for 27 dwellings at Pleydells Farm was granted in March 2023.
- 7.8 In Pimperne, land east of Franwill Industrial Estate was allocated in the neighbourhood plan and has a full planning application submitted on it which is under consideration.

8.0 Windfall estimates

8.1 The issue of adding a 'windfall' adjustment into the housing supply has been considered. Windfall sites are essentially unplanned – they have not been identified for development in a local or neighbourhood plan. Experience tells us that there are a steady stream of permissions and completions for windfall sites. There are a number of reasons why such sites can be granted permission. These include: (1) suitable infill sites inside settlement boundaries; (2) conversion of existing dwellings into multiple units; (3) permitted development rights, particularly change of use from agricultural to residential; and (4) occupational dwellings in the countryside (e.g. with an agricultural tie). The following table shows completions in North Dorset that fall into various windfall sub-categories between 2018 and 2023.

Table 8.1: Windfall completions by sub-categories, 2018-2023

| | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 5-year average |
|--|-----------|-----------|-----------|-----------|-----------|----------------|
| Occupational dwellings | 7 | 5 | 4 | 1 | 9 | 5.2 |
| Agricultural to residential | 14 | 16 | 12 | 18 | 20 | 16 |
| Office to residential | 1 | 2 | 9 | 2 | 1 | 3 |
| Brownfield, excludes residential gardens | 51 | 23 | 31 | 46 | 67 | 43.6 |
| Total | 73 | 46 | 56 | 67 | 97 | 67.8 |

8.2 The table above includes major sites (10 dwellings or more). While major windfall sites do come forward, they are a lot less common and tend to be already identified in the SHLAA or brownfield land register. A large windfall site can yield a large number of completions, and a similar opportunity might not arise for a number of years. For this reason, when looking at past trends it is better to exclude major windfall sites from the analysis because they tend to skew the figures. The following table shows completions on minor windfall sites (between 1 to 9 dwellings) over the last five years. As well as excluding major sites, another difference from Table 8.1 is that it includes greenfield sites, such as developments on residential gardens. Total completions are shown for comparison purposes.

Table 8.2 Minor windfall completions between 2018 and 2023

| Net dwelling completions | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | Total |
|--------------------------|-----------|-----------|-------------|-----------|-----------|--------------|
| Total | 223 | 96 | 197.6 | 298 | 511 | 1325.6 |
| Minor windfall | 95 | 51 | 88.6 | 87 | 65 | 386.6 |
| % minor windfall | 43% | 53% | 45% | 29% | 13% | 29% |

8.2 In total, there were 386.6 completions on minor windfall sites between 2018 and 2023, which is an average rate of 77 dwellings a year (there were the same number of minor windfall completions between 2017 and 2022, as

reported in last year's HLS report). There is some fluctuation between the years, being as high as 95 in one year, and 51 in the next. There appears to be no overall trend (i.e. the figures are not increasing or decreasing over time). Making two assumptions: (1) that the policies that permit windfall developments do not change significantly; and (2) that similar opportunities such as infill and redevelopment continue to arise; it seems reasonable to predict that similar levels of windfall completions will continue, at least for the short term.

8.3 The following table shows the number of minor windfall consents in North Dorset, which form part of the overall deliverable housing supply.

Table 8.3: Minor windfall supply on 1st April 2023, by settlement hierarchy

| Deliverable supply | 4 Main Towns | 18 Villages & Stalbridge | Countryside | Total |
|----------------------------|---------------------|-------------------------------------|--------------------|--------------|
| Total (dwellings) | 1584 | 594 | 69 | 2247 |
| Minor windfall (dwellings) | 113 | 171 | 69 | 353 |
| % minor windfall | 7% | 29% | 100% | 16% |

8.4 There is a total deliverable supply of 353 dwellings from minor windfall sites (in April 2022 it was 376 dwellings). The countryside provides proportionately a higher amount of windfall compared to its total supply (100%) than the larger villages and Stalbridge (29%) and the four main towns (7%). If these were built out, it would be equivalent to a rate of 70.6 dwellings a year.

8.5 The supply of 353 dwellings is slightly less than the predicted number of completions based on the trend from the previous 5 years (386.6, see Table 8.2). Potentially a small windfall allowance could be made to the 0-to-5-year (deliverable) supply, but we consider on this occasion that there is no compelling evidence to do so. It is, however, reasonable to add a windfall allowance in the 5+ year supply, as by that point the current set of permissions will largely either be completed or will have lapsed.

8.5 Windfall completions and supply will continue to be monitored on an annual basis to ensure the assumptions outlined above remain valid.

9.0 Five-year housing land supply

- 9.1 The deliverable housing supply for North Dorset consists of 1,585 dwellings at the four main towns, and 662 dwellings at Stalbridge, the 18 larger villages and the countryside. This means that the total deliverable supply for North Dorset is 2,247 dwellings.
- 9.2 A full breakdown of the deliverable housing supply for North Dorset on 1st April 2023 is provided in Appendix 1 (see the '0 to 5 year' column).
- 9.3 Paragraph 77 of NPPF states that there should be a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply. Where the strategic policies are more than five years old (which is the situation in North Dorset), the supply should be demonstrated against the local housing need. This is calculated using the standard method (see above section on standard method calculation). The 2023 local housing need figure is 373 dwellings per year.
- 9.4 As discussed in section 2, Dorset Council is of the view that the requirements of paragraph 226 have been met, and that the supply has to provide a minimum of 4 years' worth of housing.
- 9.5 The 2022 Housing Delivery Test is 75%, which is below 85%, and therefore a 20% buffer has been added to the requirement figure.
- 9.5 Taking these factors into account, we calculate the number of years of deliverable housing land supply to be **5.02 years** as set out in Table 9.1.

Table 9.1: North Dorset 5-year housing land supply calculation

| | |
|--|------------|
| Latest local housing need figure | 373 |
| Basic 5-year supply requirement (373 x 5) | 1865 |
| 5-year requirement plus 20% buffer (1865 x 1.2) | 2238 |
| Annualised requirement (2238 / 5) | 447.6 |
| Deliverable housing land supply | 2247 |
| Number of years supply (2247 / 447.6) | 5.02 years |

- 9.6 Sites in the planning pipeline that not currently considered 'deliverable' but are considered to be part of the 'developable' supply are also listed in Appendix 1 (years 6-10 and 11-15).
- 9.7 A full trajectory of housing completions and predicted supply over the Local Plan period 2011 to 2031 is set out in Appendix 2.

Appendix 1

Appendix 1: Schedule of North Dorset's Housing Land Supply, 1st April 2023

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|--------------------------------------|-----------------|---------------|----------------|-----------------|-------------------------|
| Blandford Forum and St Mary | | | | | | |
| Telstar Garage, Bryanston Street and rear of 23 Salisbury | 2/2003/0250 | 23/08/2005 | 0 | 2 | | Started |
| 13-15, Market Place, Blandford Forum, Dorset, DT11 7AF | 2/2013/0474/PLNG and 2/2017/1512/FUL | 04/11/2013 | 2 | | | Started |
| First Floor Offices , Bartletts Country Stores , Shaftesbury Lane , Blandford Forum, Dorset, DT11 7EG | 2/2015/0950/OTDWPA | 19/08/2015 | 3 | | | Started |
| Outbuilding To The Rear Of 40, Salisbury Street, Blandford Forum, Dorset | 2/2017/0415/FUL | 12/06/2017 | 1 | | | Started |
| Land South West Of, Field View Road, Blandford Forum, Dorset | P/FUL/2022/01924 | 22/08/2022 | 2 | | | |
| Land Between River Stour And, Langton Road, Blandford Forum, Dorset | 2/2018/0224/FUL | 25/05/2018 | 0 | 1 | | Lapsed |
| Bell Inn Yard, The Cottage , Salisbury Street, Blandford Forum, DT11 7AU | 2/2019/0619/FUL | 03/07/2019 | 1 | | | |
| 84 Salisbury Road, Blandford Forum, DT11 7LR | 2/2019/1142/FUL | 18/10/2019 | 1 | | | Started |
| Land West Of Luton Mews, Shorts Lane, Blandford Forum | 2/2019/0151/TECHD | 23/12/2019 | 9 | | | Started |
| 15 Pigeon Close Blandford St Mary DT11 9LX | 2/2020/0020/FUL | 22/07/2020 | 1 | | | |
| Flat at Wilverly Gardens Blandford Forum DT11 7LE | P/FUL/2021/00821 | 30/06/2021 | -1 | | | |
| 14 Market Place Blandford Forum DT11 7EB | P/FUL/2022/00020 | 08/03/2022 | 2 | | | |
| 8 West Street Blandford Forum DT11 7AJ | 2/2019/1825/FUL | 03/03/2021 | -1 | | | |
| 10 Pigeon Close Blandford St Mary DT11 9LX | P/FUL/2020/00145 | 13/04/2021 | 1 | | | |
| 26-28 Bastard House Market | P/FUL/2021/02248 | 05/01/2023 | 1 | | | |
| Larksmead House, 101 Salisbury Road | P/FUL/2021/02562 | 13/04/2022 | 6 | | | |
| Barnack Chambers, 9-9A West Street | P/FUL/2022/01062 | 14/07/2022 | 1 | | | |
| 7A Salisbury Street | P/PACD/2022/04461 | 12/09/2022 | 5 | | | |
| 52 and 52A Salisbury Street | P/FUL/2022/06493 | 08/02/2023 | 1 | | | |
| Mon Repos, Milldown Road | P/FUL/2022/05477 | 17/03/2023 | 1 | | | |
| Brewery site (Lot 1), Blandford St Mary | 2/2019/1316/REM | 05/08/2020 | 8 | | | Started |
| Brewery site (Lots 2 and 4), Blandford St Mary | 2/2017/1706/VARIA | 29/05/2018 | 0 | 38 | | RM pre-app in Sept 2019 |
| Brewery site (Lot 3), Blandford St Mary | P/RES/2021/01217 | 18/02/2022 | 45 | | | Started |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|-------------------------------------|--------------------------|---------------|----------------|-----------------|---|
| St Mary's Hill, Blandford St Mary | 2/2019/1627/REM | 19/01/2021 | 208 | | | Started |
| Land N and E of Blandford Forum | P/OUT/2020/00026 | - | 0 | 250 | 250 | NP alloc; hybrid app submitted Sept 2020 |
| Land N of Ward's Drove, Blandford St Mary | P/OUT/2021/00748 | - | 0 | 100 | 50 | Outline app submitted March 2021. |
| Lower Bryanston Farm, Blandford St Mary | 2/2017/1919/OUT | - | 75 | 0 | | Reserved matters recd June 2022 |
| Land Rear of The Stour Inn | 2/2004/0764 | 11/05/2005 | 0 | 1 | | Started. Applicant states no timings for project. |
| Lyndon Cottage, Bournemouth Road, Blandford St Mary | 2/2014/1692/FUL & 2/2016/0742/CPL | 11/03/2015 | 0 | 1 | | Started. Applicant states no timings for project. |
| Blandford sub-totals | | | 372 | 393 | 300 | |
| | | | | | | |
| Bourton | | | | | | |
| Bourton Mill, Factory Hill, Bourton | 2/2016/0610/REM | 20/07/2016 | 16 | | | Started |
| Sandways Farm, New Road, Bourton, Dorset, SP8 5BQ | 2/2018/1435/REM | 14/01/2019 | 1 | | | |
| East View Farm, New Road, Bourton | 2/2018/0952/FUL | 02/08/2019 | 0 | 1 | | Lapsed |
| River View Bridge Street Bourton Dorset SP8 5BA | 2/2019/1141/FUL | 22/05/2020 | 0 | 1 | | Lapsed |
| Land At Mill Lane Mill Lane Bourton Dorset | 2/2020/0506/FUL | 29/06/2020 | 1 | | | |
| Existing and new Village Hall site | 2/2019/0077/OUT 2/2017/1357/OUT | - - | 0 | 10 | | NP alloc for new village hall |
| Grove Farm Chaffey Moor Hill Bourton SP8 5BY | P/FUL/2020/00052 | 12/01/2022 | -1 | | | |
| Mill Cottage Mill Lane Bourton Gillingham SP8 5DA | P/RES/2022/05023 | 20/10/2022 | 1 | | | |
| Voscombe Farm New Road Bourton SP8 5BX | P/OUT/2022/00060 | 20/01/2023 | 8 | | | |
| Bourton sub-totals | | | 26 | 12 | 0 | |
| | | | | | | |
| Charlton Marshall | | | | | | |
| Land South Of August House, 43 The Close, Charlton Marshall, Dorset | 2/2020/0267/FUL | 21/08/2020 | 1 | | | |
| South of Newlands Manor House, Charlton Marshall | 2/2017/1716/OUT P/RES/2021/02870 | 13/12/2018 21/02/2022 | 40 | | | RM app submitted Aug 2021. |
| 328 Bournemouth Road Charlton Marshall DT11 9NJ | P/FUL/2021/00412 | 01/09/2021 | 1 | | | |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|--|-------------------------------------|-------------------------|---------------|----------------|-----------------|---------|
| Barnwheel House 52 Gravel Lane Charlton Marshall DT11 9NS | P/RM/2021/00096 | 28/05/2021 | 1 | | | |
| Land north east of Bournemouth Road Charlton Marshall | P/FUL/2021/04649 | 15/06/2022 | 1 | | | |
| 64 Cereleton Park Charlton Marshall DT11 9PN | P/OUT/2022/04338 | 09/11/2022 | 1 | | | |
| Charlton Marshall sub-totals | | | 45 | 0 | 0 | |
| Child Okeford | | | | | | |
| Fontmell Farm, Lower Common Road To Fontmell Farm - Lane, Fontmell Parva, Dorset, DT11 8HW | P/PAAC/2022/04725 | 13/09/2022 | 1 | | | |
| Fontmell Farm, Lower Common Road To Fontmell Farm - Lane, Fontmell Parva, Dorset, DT11 8HW | P/PAAC/2022/07612 | 26/01/2023 | 1 | | | |
| The Old Bakery, Upper Street, Child Okeford, Blandford Forum, Dorset, DT11 8EF | 2/2019/0891/FUL | 21/11/2019 | 0 | 1 | | Lapsed |
| Barn At Chisel Farm House, Little Hanford, Child Okeford | 2/2020/0200/FUL | 26/06/2020 | 1 | | | |
| The Stables Long Mead Melway Lane Child Okeford DT11 8EW | P/FUL/2022/00197 | 11/05/2022 | 1 | | | |
| Land off Haywards Lane, Child Okeford | 2/2019/0318/OUT P/RES/2021/01582 | 16/4/2021 25/10/2022 | 26 | 0 | | |
| Child Okeford sub-totals | | | 30 | 1 | 0 | |
| East Stour | | | | | | |
| Part garden of Hillside, Hunger Hill, East Stour, Gillingham, Dorset, SP8 5JS | 2/2010/0963/PLNG | 03/11/2010 | 0 | 1 | | Started |
| Pennymoor Pit Farmhouse Fern Hill East Stour Gillingham SP8 5ND | P/PAAC/2022/03012 | 30/06/2022 | 2 | | | |
| Hunger Hill Farm, Hunger Hill Farmhouse Hunger Hill East Stour SP8 5JR | P/FUL/2020/00357 | 17/08/2021 | 1 | | | |
| East Stour sub-totals | | | 3 | 1 | 0 | |
| Fontmell Magna | | | | | | |
| Home Mead Cottage , 8, North Street, Fontmell Magna, Shaftesbury , Dorset , SP7 0NS | 2/2015/0459/FUL | 29/01/2016 | 1 | | | Started |
| Middle Farm , Lurmer Street, Fontmell Magna, SP7 0NT | 2/2017/1856/FUL | 14/08/2018 | 3 | | | Started |
| Barn at Penn Hill Diary Penn Hill Bedchester | P/PAAC/2022/02273 | 31/05/2022 | 1 | | | |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|-------------------------------------|--------------------------|---------------|----------------|-----------------|----------|
| Land south of Home Farm (site 20) | 2/2020/0577/FUL | 07/01/2022 | 22 | | | Started |
| Land at Blandfords Farm Barn (site 22) | P/OUT/2023/02893 | - | 0 | 9 | | NP alloc |
| Fontmell Magna sub-totals | | | 27 | 9 | 0 | |
| | | | | | | |
| Gillingham | | | | | | |
| Churchbury House , Queen Street, Gillingham, SP8 4DZ | P/FUL/2021/04280 | 20/09/2022 | 8 | | | |
| Buildings At, Huntingford Farm, Huntingford Road, Huntingford, Dorset | 2/2018/1257/FUL | 30/10/2018 | 2 | | | Started |
| Agricultural Building, Sandpits Lane, Gillingham, Dorset | 2/2019/0686/FUL | 22/08/2019 | 4 | | | |
| Forge Garage , Back Lane, Milton On Stour, SP8 5PZ | 2/2019/0559/FUL | 03/02/2020 | 4 | | | |
| Bowridge Hill Farm, Bowridge Hill, Gillingham, Dorset, SP8 5QS | 2/2019/1820/FUL | 27/02/2020 | 1 | | | |
| Horkesley Hall Farm , Common Mead Lane, Gillingham, SP8 4RE | 2/2019/1426/FUL | 09/03/2020 | 4 | | | |
| Ham Cottage , Cole Street Lane, East Stour, SP8 5JQ | 2/2020/0199/OUT P/RES/2020/00218 | 30/07/2020 24/05/2021 | 2 | | | |
| Barn At Langham Lane Gillingham, Dorset | 2/2020/0332/FUL | 25/08/2020 | 1 | | | |
| Quarry Farm, Bleet Lane, Gillingham, Dorset SP8 5RF | 2/2020/1225/AGDWPA | 06/11/2020 | 1 | | | |
| St Marys Corner Office, St Marys Place, Gillingham, SP8 4AT | 2/2020/0850/FUL | 01/12/2020 | 1 | | | |
| Colesbrook Farm Purns Mill Lane Colesbrook SP8 4HJ | 2/2020/1212/FUL | 18/03/2021 | 1 | | | |
| Pound House Pound Lane Gillingham SP8 4NP | P/FUL/2020/00118 | 28/02/2022 | -1 | | | |
| Gillingham Tyre Service Queen Street Gillingham Dorset SP8 4DY | P/FUL/2020/00492 | 19/07/2021 | 4 | | | |
| Springfield Access To Greenacres Gillingham SP8 4HD | P/FUL/2021/01993 | 07/02/2022 | 1 | | | |
| Foyers Lodge Shaftesbury Road Gillingham SP8 5JG | P/FUL/2021/02285 | 12/11/2021 | 1 | | | |
| Culvers Farm Culvers Lane Gillingham SP8 5DS | P/FUL/2021/05623 | 30/06/2022 | 1 | | | |
| Endcot Station Road Gillingham SP8 4PY | P/FUL/2022/00601 | 18/11/2022 | 3 | | | |
| The Nook Peacemarsh Road Gillingham SP8 4EU | P/FUL/2022/02080 | 27/05/2022 | 2 | | | |
| Donkeys And Shetlands Last Home Rescue High Street Gillingham SP8 4QT | P/FUL/2022/05659 | 14/11/2022 | 1 | | | |
| 1 & 2 Rope Cottages Mapperton Hill Milton On Stour SP8 5QG | P/FUL/2022/06096 | 16/02/2023 | -1 | | | |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|---|---------------------------|---------------|----------------|-----------------|--|
| Land at Lloyds Bank Plc High Street Gillingham SP8 4AQ | P/FUL/2022/06268 | 17/01/2023 | 6 | | | |
| 9 Newbury Court Newbury Gillingham SP8 4QX | P/PACD/2023/00453 | 12/03/2023 | 1 | | | |
| Gillingham extra care facility, St Martins | 2/2018/1437/FUL | 27/05/2021 | 37 | | | Started |
| Ham Farm and Newhouse Farm | 2/2018/0036/OUT P/RES/2022/07898 P/RES/2022/04960 P/RES/2023/02376 | 09/09/2021 - - - | 299 | 331 | 331 | Outline consent for 961 dwellings. RM apps submitted for the first phases in 2022. |
| Park Farm | 2/2018/0077/OUT | 24/11/2021 | 0 | 317 | 317 | Outline consent for 634 dwellings |
| Lodden Lakes - Phase 1 | 2/2018/0483/REM | 27/02/2019 | 42 | 0 | 0 | Started |
| Lodden Lakes - Phase 2 | P/OUT/2020/00495 P/RES/2022/00263 | 06/01/2022 14/07/2022 | 115 | 0 | 0 | RM app submitted Jan 2022 |
| Land at Common Mead Lane | P/OUT/2021/04019 P/RES/2022/06180 | 29/06/2022 18/04/2023 | 80 | 0 | 0 | RM app recd Oct 2022 |
| Land south of Bay Lane | P/OUT/2021/02187 | - | 0 | 20 | 0 | App submitted June 2021 |
| J H Rose And Sons Station Road Gillingham SP8 4PZ | P/FUL/2022/02964 | 29/03/2023 | 17 | 0 | 0 | |
| Station Road Regeneration Area | - | | 0 | 183 | 0 | LP/NP alloc |
| Gillingham sub-totals | | | 637 | 851 | 648 | |
| | | | | | | |
| Hazelbury Bryan | | | | | | |
| Barn at Moores Farm, West Lane, Hazelbury Bryan, Dorset, DT10 2BQ | P/FUL/2022/06542 | 25/01/2023 | 1 | | | |
| Crossroads Farm, Access Road To Crossroads Farm, Woodrow, Dorset, DT10 2BH | P/FUL/2020/00257 | 03/04/2021 | 1 | | | |
| Broad Oaks Farm, The Common, Hazelbury Bryan, DT10 2AU | 2/2019/0474/FUL | 17/07/2019 | 1 | | | Started |
| Broad Oaks Farm, The Common, Hazelbury Bryan, DT10 2AU | P/FUL/2021/02292 | 10/03/2022 | 1 | | | |
| Sunny View, Pleck Hill, Pleck, Hazelbury Bryan, Sturminster Newton, Dorset, DT10 2EG | 2/2019/1123/AGDWPA | 03/10/2019 | 1 | | | |
| Land north of Barn at E 37549 N110386 Priest Thorn Cottages to Sturt Lane Hazelbury Bryan | P/FUL/2021/03149 | 09/12/2021 | 1 | | | |
| Land West of Kingston Row Kingston Hazelbury Bryan | P/PIP/2022/04665 | 02/03/2023 | 5 | | | |
| Rowlands Yard The Causeway Hazelbury Bryan DT10 2BH | P/FUL/2022/06889 | 13/01/2023 | 1 | | | |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|-------------------------------------|--------------------------|---------------|----------------|-----------------|--|
| Woodrow Dairy Woodrow Hazelbury Bryan Sturminster Newton DT10 2AH | P/PACD/2022/06403 | 05/12/2022 | 1 | | | |
| Site 12: Land East Of King Stag Mill | 2/2019/0599/OUT | 11/02/2020 | 1 | | | NP alloc; RM rec'd Jan 2023, approved April 2023 |
| Site 13: Land adj the Retreat | 2/2019/1339/FUL | 21/04/2020 | 1 | | | NP alloc; started |
| Site 11: Martin Richard's Tractors site | 2/2019/0879/OUT | - | 0 | 13 | | NP alloc. Outline app submitted June 2019 |
| Site 7: Former Frank Martin's Agri Depot | - | - | 0 | 11 | | NP alloc |
| Hazelbury Bryan sub-totals | | | 15 | 24 | 0 | |
| | | | | | | |
| Iwerne Minster | | | | | | |
| None | - | - | 0 | | | |
| Iwerne Minster sub-totals | | | 0 | 0 | 0 | |
| | | | | | | |
| Marnhull | | | | | | |
| Land Adjacent Joyces , New Street, Marnhull, DT10 1NP | 2/2018/1391/OUT P/RES/2021/05447 | 28/02/2019 06/06/2022 | 7 | | | |
| Barn At, Ashley Down Farm, Great Down Lane, Marnhull, Dorset | 2/2019/0722/FUL | 12/08/2019 | 1 | | | Started |
| Land At E 377595 N 118361, Goddards, Marnhull, Dorset | 2/2019/0623/FUL | 14/01/2020 | 1 | | | Started |
| Greenfields , Sodom Lane, Marnhull, DT10 1HR | 2/2020/0610/OUT | 10/11/2020 | 3 | | | |
| Land At E 378925 N 119315, Sodom Lane, Marnhull | P/FUL/2020/00251 | 04/03/2021 | 2 | | | |
| Strangways Farm, Hains Lane, Marnhull, DT10 1JU | P/PAAC/2021/00061 | 12/03/2021 | 4 | | | |
| The Old Brewery Carraway Lane Marnhull DT10 1NJ | P/FUL/2021/00107 | 21/09/2021 | 1 | | | |
| Land adjacent Hazelwood Kentisworth Road Marnhull DT10 1NS | P/RES/2022/01585 | 06/06/2022 | 4 | | | |
| 10 New Street, Marnhull, DT10 1PY | P/OUT/2020/00179 | 28/04/2022 | 1 | | | |
| Barn At Cross Tree Farm Sackmore Lane Marnhull | P/PAAC/2022/01151 | 07/04/2022 | 1 | | | |
| Cross Tree Farm Sackmore Lane Marnhull DT10 1PN | P/PAAC/2022/03720 | 27/07/2022 | 1 | | | |
| Land North Of Burton Street, Marnhull | 2/2018/1808/OUT | 16/09/2020 | 61 | | | RM submitted Sept 2022, approved May 2023 |
| Land off Butts Close | P/OUT/2021/03030 | 2/3/2023 | 0 | 39 | | |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|-------------------------------------|--------------------------|---------------|----------------|-----------------|---|
| Land North Of Crown Road | 2/2018/1124/OUT | 01/07/2022 | 0 | 72 | | |
| Marnhull sub-totals | | | 87 | 111 | 0 | |
| Milborne St Andrew | | | | | | |
| Goulds Farm, Little England, MILBORNE ST ANDREW | 2/2009/0206/PLNG | 12/08/2010 | 5 | | | Started |
| Land At Goulds Farm, Fox View, Milborne St Andrew, Dorset | 2/2017/0277/FUL | 16/06/2017 | 7 | | | Started |
| Straitford House , Blandford Hill, Milborne St Andrew, DT11 0JA | 2/2018/1296/FUL | 12/11/2018 | 1 | | | Started |
| Former Camelco Site, Blandford Hill | 2/2019/0403/OUT P/RES/2021/05662 | 16/08/2021 - | 0 | 58 | | NP alloc. RM app submitted Dec 2021. Site potentially affected by the Poole Harbour nutrient neutrality issue |
| Milborne St Andrew sub-totals | | | 13 | 58 | 0 | |
| Milton Abbas | | | | | | |
| 58-59 The Three Bears Pond Head To Whitechurch Road Milton Abbas DT11 0BP | P/FUL/2022/00956 | 26/05/2022 | 0 | 1 | | Site potentially affected by the Poole Harbour nutrient neutrality issue |
| Land at Langham Farm (north of community gardens) | - | - | 0 | 6 | | NP alloc |
| Land at Catherines Well (west of community gardens) | - | - | 0 | 15 | | NP alloc |
| Land at Catherines Well (east of Hill House bungalows) | - | - | 0 | 1 | | NP alloc |
| Milton Abbas sub-totals | | | 0 | 23 | | |
| Motcombe | | | | | | |
| Dar Es Salaam, Shorts Green Lane, Motcombe, Shaftesbury, Dorset, SP7 9PA | 2/2011/0195/PLNG | 19/04/2011 | 0 | 1 | | Started |
| Hawkers Hill Farm, The Barn , Shaftesbury Road, Motcombe, SP7 9NP | 2/2018/1224/FUL | 24/10/2018 | 1 | | | |
| Tomenda , The Street, Motcombe, SP7 9PF | P/FUL/2021/05619 | 28/02/2022 | 1 | | | |
| Land South Of Lake Mead, Frog Lane, Motcombe,Dorset | 2/2019/0331/OUT 2/2019/1310/REM | 05/07/2019 15/04/2020 | 1 | | | Started |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|-------------------------------------|--------------------------|---------------|----------------|-----------------|--------------------------------------|
| Highfields, Elm Hill, Motcombe, Dorset, SP7 9HR | 2/2019/0742/AGDWPA | 11/07/2019 | 1 | | | Started |
| Land At Wessex Farm, Calves Lane, Motcombe Dorset | 2/2019/0905/FUL | 07/08/2019 | 1 | | | |
| Frog Lane Farm, Barn At Corner Lane Motcombe SP7 9HS | P/FUL/2021/02526 | 10/12/2021 | 1 | | | |
| Fox Ridge Lodge Lane Motcombe SP7 9HP | P/FUL/2022/05929 | 10/02/2023 | 1 | | | |
| East Coppleridge Farm Motcombe SP7 9HW | P/PAAC/2022/04285 | 22/08/2022 | 1 | | | |
| Thanes Farm Thanes Lane Motcombe SP7 9LE | P/PAAC/2022/05475 | 04/11/2022 | 1 | | | |
| Old Brickyard Farm Shaftesbury Road Motcombe SP7 9NP | P/PAAC/2022/05779 | 11/11/2022 | 5 | | | |
| Lake Mead Frog Lane Motcombe SP7 9NY | P/FUL/2022/04228 | 23/02/2023 | 2 | | | |
| Site 19: Sunset Ridge, Elm Close | 2/2020/0935/OUT P/RES/2021/01124 | 18/09/2020 20/01/2022 | 2 | | | NP Alloc |
| Site 4: Land at Bittles Green | 2/2019/1603/OUT | 01/03/2022 | 0 | 12 | | NP Alloc |
| Site 25: The Nursery, The Street | - | - | 0 | 3 | | NP Alloc |
| Site 18: Land west of Little Elms / South of Knapp Hill | - | - | 0 | 6 | | NP Alloc for 100% affordable housing |
| Motcombe sub-totals | | | 18 | 22 | 0 | |
| Okeford Fitzpaine | | | | | | |
| Lowbrook Farm, Lowbrook Farm Lane, Belchalwell | 2/2016/0407/AGDWPA | 26/04/2016 | 1 | | | Started |
| Okehill , Higher Street, Okeford Fitzpaine, Dorset, DT11 0RQ | 2/2019/1186/VARIA | 29/10/2019 | 1 | | | Started |
| Froghole Farm, Higher Street, Okeford Fitzpaine, DT11 0EF | 2/2019/0438/FUL | 20/11/2019 | 1 | | | |
| Stresa House, Lower Street, Okeford Fitzpaine, DT11 0RN | 2/2019/1163/FUL | 06/12/2019 | 2 | | | |
| Banbury Cross Boarding Kennels And Cattery, Angers Lane, Fiddleford, DT10 2BY | 2/2019/1524/FUL | 17/02/2020 | 2 | | | |
| Banbury Hill Dirty Gate Broad Oak Sturminster Newton DT10 2BY | P/FUL/2021/02358 | 08/02/2022 | 1 | | | |
| Agricultural Buildings at Gorse Farm Crate Hill Fifehead St Quintin | P/PAAC/2022/04205 | 22/08/2022 | 1 | | | |
| Land opposite Knoll Farm Fifehead Common To Garlands Lane - Lane The Common Okeford Fitzpaine DT11 0RT2 | P/PAAC/2022/07498 | 31/01/2023 | 1 | | | |
| Pleydells Farm Higher Street Okeford Fitzpaine DT11 0RQ | 2/2019/1735/FUL | 08/12/2020 | 5 | | | Started |
| Land west of Castle Lane | 2/2020/0345/REM | 14/01/2021 | 18 | | | Started |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|--|-------------------------------------|-------------------------|---------------|----------------|-----------------|--|
| Wessex Park Homes, Shillingstone Lane | 2/2020/0309/FUL | 17/12/2020 | 4 | | | |
| Wessex Park Homes, Shillingstone Lane | P/PACD/2022/02805 | 3/8/2022 | 3 | | | |
| Wessex Park Homes, Shillingstone Lane | P/OUT/2022/04243 | - | 0 | 40 | | Application for 47 dwellings; it would supersede the other apps for this site if approved. |
| Buildings And Land At, Pleydells Farm, Lower Street | P/FUL/2021/01931 | 07/03/2023 | 27 | | | |
| Shillingstone Poultry Farm | 2/2018/0458/OUT P/RES/2021/05461 | 6/12/2019 12/05/2022 | 45 | | | Started |
| Okeford Fitzpaine sub-totals | | | 112 | 40 | 0 | |
| | | | | | | |
| Pimperne | | | | | | |
| Woodbury, 10, Chapel Lane, Pimperne, Blandford Forum, Dorset, DT11 8TZ | 2/2011/0969/PLNG | 26/10/2011 | 0 | 1 | | Started |
| Land At Rear Of The Long House, Yarde Farm Cottage And Yard Farm House, Salisbury Road, Pimperne, Dorset | 2/2020/0995/OUT | 19/10/2020 | 5 | | | |
| Land At 1 Wellow Cottages Salisbury Road Pimperne Dorset | 2/2020/0729/FUL | 03/11/2020 | 1 | | | Started |
| Franwill House Down Road Pimperne DT11 8UP | P/FUL/2020/00415 | 17/12/2021 | 4 | | | |
| The Farquharson Arms Salisbury Road Pimperne DT11 8TX | P/FUL/2022/01026 | 27/09/2022 | 2 | | | |
| The Farquharson Arms Salisbury Road Pimperne DT11 8TX | P/FUL/2022/07239 | 24/03/2023 | 1 | | | |
| Site 1: Land east of Franwill Industrial Estate | P/FUL/2020/00411 | - | 15 | | | NP alloc |
| Site 3: Land at the top of Berkeley Rise | - | - | 0 | 15 | | NP alloc |
| Pimperne sub-totals | | | 28 | 15 | 0 | |
| | | | | | | |
| Shaftesbury | | | | | | |
| Land adj 101 St James | 2/2002/0425 | 11/02/2003 | 0 | 2 | | Started |
| Land rear of 17, Bell Street, Shaftesbury, Dorset, SP7 8AR | 2/2013/1338/PLNG | 21/03/2014 | 0 | 1 | | Started |
| Former Workshop, Mustons Lane, Shaftesbury, Dorset | 2/2019/0512/FUL | 25/06/2019 | 1 | | | Started |
| 28 Crookhays, Shaftesbury, Dorset, SP7 8DX | 2/2019/0349/FUL | 23/09/2019 | 1 | | | Started |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|--|-------------------------------------|--------------------------|---------------|----------------|-----------------|--|
| Land On The North West Side Of 6 , Paddock Close, Shaftesbury, SP7 8DD | 2/2019/0072/FUL | 09/10/2019 | 6 | | | Started |
| Butts Mead House, Lower Blandford Road Shaftesbury, Dorset | 2/2020/0207/FUL | 23/04/2020 | 0 | 1 | | |
| Land North Of 12B Well Lane Shaftesbury Dorset | 2/2020/0585/FUL | 15/07/2020 | 1 | | | Started |
| Bimport House, 15 Bimport Shaftesbury SP7 8AT | 2/2020/0955/FUL | 09/09/2020 | 1 | | | |
| Land Adjacent To Breach LaneShaftesburySP7 8LD | 2/2020/0899/FUL | 18/05/2021 | 1 | | | |
| Southcombe Glove Factory Wincombe LaneShaftesburySP7 8PJ | 2/2020/0625/FUL | 22/04/2021 | 5 | | | Started |
| 12 Nettlecombe Shaftesbury SP7 8PR | P/FUL/2021/02131 | 05/11/2021 | 1 | | | |
| Garage and land adjacent 1 Mews Cottage Coppice Street Shaftesbury SP7 8PD | P/OUT/2022/00223 | 23/06/2022 | 1 | | | RM app rec'd 29/3/2023 |
| Mampitts Farm Mampitts Lane Shaftesbury SP7 8PG | P/FUL/2022/00487 | 04/11/2022 | 1 | | | |
| 1 Abbey Walk Shaftesbury SP7 8BB | P/FUL/2022/05803 | 23/11/2022 | -1 | | | |
| St Giles Cottage Shooters Lane Shaftesbury SP7 8EZ | P/FUL/2023/00204 | 23/03/2023 | 1 | | | |
| 47 The Retreat Bell Street Shaftesbury SP7 8AE | P/FUL/2023/00651 | 17/03/2023 | 1 | | | |
| A T S Euromaster site, New Road | P/FUL/2021/01338 | 09/03/2023 | 24 | | | |
| Land West of Littledown | 2/2018/1418/REM | 10/06/2019 | 52 | | | Started |
| Greatfield bungalow, Littledown | 2/2019/1816/FUL | 26/11/2020 | 8 | | | Started |
| Adj Wincombe Business Park | P/FUL/2021/01429 | 28/02/2022 | 151 | | | Started |
| Land SE of Wincombe Lane | - | - | 0 | 0 | 60 | LP alloc |
| Higher Blandford Road, Shaftesbury | 2/2018/0602/OUT P/RES/2021/01690 | 13/12/2019 21/02/2022 | 55 | | | Started; Partly in Cann parish |
| Land North Of Enmore Court And Off New Road | 2/2020/0677/OUT | 09/09/2021 | 0 | 23 | | 100% AH |
| Land south of A30 | 2/2018/1773/OUT | 09/02/2022 | 0 | 135 | | Mixed use development; partly in Cann parish |
| Shaftesbury sub-totals | | | 310 | 162 | 60 | |
| Shillingstone | | | | | | |
| Former Westleigh , Blandford Road, Shillingstone, DT11 0SF | 2/2017/0848/FUL | 31/07/2018 | 4 | | | Started |
| Mount View , Lanchard s, Shillingstone, Dorset, DT11 0QT | 2/2018/1096/AGDWPA | 06/09/2018 | 1 | | | Started |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|--|-------------------------------------|--------------------------|---------------|----------------|-----------------|--|
| 21 Wessex Avenue, Shillingstone, Dorset, DT11 0TG | 2/2019/0369/FUL | 16/07/2019 | 1 | | | Started |
| Gains Cross Farm, Gains Cross Lane, Shillingstone, Dorset | 2/2019/1338/FUL | 06/03/2020 | 6 | | | |
| 16 Wessex Avenue Shillingstone DT11 0TG | P/FUL/2020/00098 | 09/04/2021 | 1 | | | |
| Land adjacent to White Pit Farm Cottages White Pit Shillingstone DT11 0SZ | P/FUL/2020/00020 | 28/03/2023 | 2 | | | |
| White Pit Farm Buildings (Site WPF-B) | 2/2019/1429/FUL | - | 0 | 19 | | NP alloc; Hybrid app for 6 (full) and 13 (outline) submitted Dec 2019. |
| Antells Haulage Yard (Site AH) | - | - | 0 | 6 | | NP alloc |
| Land off Candy's Lane (Site CAN) | - | - | 0 | 1 | | NP alloc |
| Land adj the Cobbles (Site COB) | P/FUL/2021/04865 | 20/10/2022 | 2 | 0 | | NP alloc |
| Hine Town Lane north of Ox (Site HTL-N) | - | - | 0 | 12 | | NP alloc |
| Shillingstone sub-totals | | | 17 | 38 | | |
| | | | | | | |
| Stalbridge | | | | | | |
| Stalbridge Barns, Former C C Moore And Co Ltd, Church Hill, Stalbridge, Dorset, DT10 2RL | 2/2017/2021/FUL | 17/01/2019 | 8 | | | Started |
| 19 And 19A High Street, Stalbridge, Sturminster Newton, Dorset, DT10 2LH | 2/2019/0296/FUL | 02/05/2019 | 1 | | | |
| Land West Of Grove House, Park Grove, Stalbridge, Dorset | 2/2020/0488/OUT | 08/06/2020 | 1 | | | |
| Land At E373160 N117864 Pond Walk Stalbridge Dorset | 2/2018/0372/OUT | 09/07/2020 | 9 | | | |
| Land At Stapleford Court Stalbridge Dorset | P/FUL/2021/01458 | 16/12/2021 | 2 | | | |
| Stalbridge Pharmacy High Street Stalbridge | P/FUL/2020/00191 | 03/03/2021 | 1 | | | |
| Barn Laburnum House Ring Street Stalbridge Sturminster Newton DT10 2LZ | P/FUL/2021/01541 | 26/10/2021 | 1 | | | |
| Grays Farm Shipney Lane Stalbridge DT10 2RJ | P/PAAC/2022/02870 | 30/06/2022 | 3 | | | |
| 31 High Street Stalbridge Sturminster Newton DT10 2LH | P/PACD/2022/06599 | 16/01/2023 | 2 | | | |
| Land to North of Waterloo Lane, Stourton Caundle | P/FUL/2021/03744 | 18/08/2022 | 1 | | | |
| Land N of Lower Road, Stalbridge | 2/2019/0162/REM | 29/08/2019 | 27 | | | Started |
| Land South of Lower Road | 2/2020/0406/OUT P/RES/2022/06181 | 12/11/2021 30/06/2023 | 114 | | | RM recd Oct 2022, approved June 2023 |
| Land South of Station Road | 2/2019/1799/OUT | 20/06/2022 | 0 | 130 | | |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|-------------------------------------|--------------------------|---------------|----------------|-----------------|---------------------------|
| Stalbridge sub-totals | | | 170 | 130 | 0 | |
| Stourpaine | | | | | | |
| 2 Hod View Stourpaine DT11 8TN | 2/2020/1294/FUL | 18/05/2021 | 1 | | | |
| Land at Bottom Road, Stourpaine, Blandford Forum DT11 8TF | P/FUL/2021/01074 | 10/11/2021 | 1 | | | |
| 6 Hod View Stourpaine Blandford Forum DT11 8TN | P/PIP/2020/00317 | 11/01/2021 | 1 | | | |
| Stourpaine sub-totals | | | 3 | 0 | 0 | |
| Sturminster Newton | | | | | | |
| Part Garden Of 9 And 10, Alder Close, Sturminster Newton, Dorset, DT10 1AJ | 2/2011/0905/PLNG | 27/09/2011 | 0 | 2 | | Started |
| Streeters Carpets And Beds Ltd, Station Road, Sturminster Newton, Dorset, DT10 1BD | 2/2016/1093/FUL | 11/10/2016 | 0 | 9 | | Started |
| Toll House, A357 - Twofords Bridge To Woodlands Farm Access, Bagber Dorset DT10 2HS | 2/2019/0977/LITRPA | 19/09/2019 | 1 | | | |
| Spiders Farm Rivers Corner Sturminster Newton DT10 2AB | P/PAAC/2021/00040 | 05/03/2021 | 2 | | | Started |
| Belle-Monte , Manston Road, Sturminster Newton, DT10 1AG | 2/2020/1296/FUL | 16/03/2021 | 2 | | | |
| Unit 3 Hole House Lane Glue Hill DT10 2AA | P/FUL/2020/00207 | 01/04/2021 | 1 | | | |
| Lancefield Bath Road Sturminster Newton DT10 1EB | P/FUL/2021/01695 | 13/09/2021 | 1 | | | |
| Bagber House Farm Pentridge Lane Bagber DT10 2EX | P/FUL/2021/03362 | 13/01/2022 | 1 | | | |
| Barrow View Farm Common Lane To Gipsys Drove - Track Broad Oak DT10 2HG | P/FUL/2021/05617 | 11/02/2022 | 2 | | | |
| Worton House Church Street Sturminster Newton DT10 1DB | P/FUL/2022/01147 | 19/04/2022 | 1 | | | |
| Site 1: North of the Livestock Market | - | - | 0 | 80 | | NP alloc |
| Site 2: Station Road Regeneration Area | - | - | 0 | 40 | | NP alloc |
| Site 3: Land north of Northfields / Honeymead Field | 2/2018/1749/OUT P/RES/2021/02896 | 25/04/2020 12/04/2022 | 114 | 0 | | RM app submitted Aug 2021 |
| Site 4: Elm Close / Bull Ground Lane | 2/2019/1801/FUL | 04/08/2021 | 98 | 0 | | |
| Site 5: Old Market Site, Station Road | 2/2006/0987 | 30/11/2006 | 0 | 28 | | NP alloc |
| Site 6: Clarkes Yard, Bath Road | 2/2016/0788/OUT | 04/08/2017 | 29 | 0 | | |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|-------------------|-----------------|---------------|----------------|-----------------|----------------------------------|
| | P/RES/2021/00696 | 11/11/2021 | | | | |
| Site 7: Hammonds Builders Yard | P/FUL/2022/01241 | 15/06/2022 | 6 | 0 | | NP alloc; app submitted Feb 2022 |
| Site 9: William Barnes School | - | - | 0 | 20 | | NP alloc |
| Site 10: Land at Yewstock, Bath Road | - | - | 0 | 8 | | NP alloc |
| Site 11: Land north of Manston Road | - | - | 0 | 30 | | NP alloc |
| Site 12: Land adj Barton Farmhouse, Newton | P/FUL/2021/00824 | 12/11/2021 | 8 | 0 | | |
| Land At The Bull, Common Lane | 2/2017/1912/OUT | 28/07/2021 | 0 | 17 | | |
| Sturminster Newton sub-totals | | | 266 | 234 | 0 | |
| | | | | | | |
| Winterborne Kingston, Stickland and Whitechurch | | | | | | |
| Thorpe Farm Marsh Lane Winterborne Kingston DT11 9BN | P/PAAC/2020/00340 | 15/01/2021 | 4 | | | |
| Royal British Legion Clubhouse, Legion Lane, Winterborne Stickland, Blandford Forum, Dorset, DT11 0NQ | 2/2019/0532/FUL | 06/03/2020 | 1 | | | Started |
| 24-38 Churchill Court North Street Winterborne Stickland DT11 0NF | P/FUL/2022/01795 | 10/02/2023 | -7 | | | |
| Hillfoot Chalky Path Winterborne Stickland DT11 0NS | P/FUL/2022/07020 | 28/02/2023 | 1 | | | |
| Land At Charlotte Gardens, Blandford Hill, Winterborne Whitechurch | 2/2020/0544/FUL | 07/07/2020 | 1 | | | |
| Winterbornes sub-totals | | | 0 | 0 | 0 | |

Countryside / smaller settlements

| Parish | Address | Planning Ref | Date pp granted | 0-5 yr supply | Notes |
|-----------------|---|------------------|-----------------|---------------|------------------------|
| Ashmore | Ashmore Stables NE of Green Lane Ashmore SP5 5AQ | P/FUL/2022/03895 | 09/09/2019 | 1 | |
| Buckhorn Weston | Land At Os 7727 Oak Farm Templecombe Lane Buckhorn Weston Dorset | 2/2020/0514/FUL | 26/06/2020 | 1 | |
| Buckhorn Weston | Hartmoor Hill Farm Hartmoor Hill Buckhorn Weston Dorset SP8 5HE | 2/2020/0179/FUL | 11/08/2020 | 1 | |
| Cann | Mayo Farm Higher Blandford Road Cann SP7 0EF | 2/2020/1141/OUT | 12/11/2020 | 1 | RM approved April 2023 |
| Cann | Beech House Thornicombe Hill To Charisworth - Access Road Charisworth Dorset DT11 9AL | P/FUL/2021/01141 | 03/08/2021 | 1 | |

Appendix 1

| Parish | Address | Planning Ref | Date pp granted | 0-5 yr supply | Notes |
|----------------------------|--|--------------------|-----------------|---------------|--|
| Cann | The Barn Coles Lane Cann Dorset | 2/2020/1206/AGDWPA | 20/10/2020 | 1 | |
| Durweston | The Pottery Water Lane Durweston Blandford Forum Dorset DT11 0QB | 2/2019/1688/FUL | 03/03/2020 | 1 | |
| East Orchard | Lakesbrook Farm Barn Church Lane East Orchard Shaftesbury SP7 0LP | P/FUL/2021/01006 | 15/03/2022 | 1 | Started |
| East Orchard | Lakesbrook Farm Village Road East Orchard Dorset SP7 0LH | P/PAAC/2022/00681 | 15/03/2022 | 4 | |
| Glanvilles Wootton | Land At E 368266 N 107477 Haywood Park Farm Park Lane Glanvilles Wootton Dorset | 2/2019/0581/FUL | 29/11/2019 | 1 | Started |
| Glanvilles Wootton | The Manor House Stock Hill Lane Glanvilles Wootton DT9 5QF | P/PAAC/2021/03091 | 13/10/2021 | 1 | |
| Hanford | Little Hanford Chisel Dairy To Little Hanford - Access Road Hanford Dorset DT11 8HH | 2/2019/0189/FUL | 17/04/2019 | 1 | Started |
| Hilton | Hawkes Field Farm Hillside Hilton DT11 0DN | 2/2020/0782/FUL | 12/12/2022 | 0 | Site potentially affected by the Poole Harbour nutrient neutrality issue |
| Iwerne Courtney or Shroton | Hambledon Hill Farm, New Field Lane, Shroton, Dorset | 2/2020/0326/FUL | 01/06/2020 | 1 | Started |
| Iwerne Courtney or Shroton | Former Church Of St John The Baptist Farrington Bridge To Farrington Village Farrington DT11 8RA | P/FUL/2021/04971 | 18/02/2022 | 1 | |
| Iwerne Courtney or Shroton | Manor Farm Telegraph Street Shroton DT11 8QQ | P/FUL/2022/04406 | 2/2/2023 | 1 | |
| Kington Magna | Land at Chapel Hill Chapel Hill Kington Magna Dorset SP8 5ER | P/FUL/2021/02193 | 26/11/2021 | 1 | |
| Lydlinch | Musketts Barn Lydlinch Common Sturminster Newton Dorset DT10 2JD | P/FUL/2021/02117 | 11/11/2021 | 1 | Started |
| Manston | Foxfield, Lower Road, Manston, Dorset, DT10 1EX | P/FUL/2021/01813 | 18/02/2022 | 1 | |
| Mappowder | Fir Tree Farm Hazelbury Road Mappowder DT10 2EQ | 2/2017/1495/FUL | 09/08/2018 | 2 | Started |
| Mappowder | Styles Farm Hammond Street Mappowder DT10 2EH | 2/2018/0957/FUL | 18/04/2019 | 2 | Started |
| Mappowder | Boywood Farm Mappowder DT10 2EQ | P/PAAC/2022/07437 | 17/01/2023 | 1 | |
| Margaret Marsh | Gore Farm Paynthouse Farm To Green Lane Cann SP7 0PZ | P/OUT/2021/03845 | 15/07/2022 | 2 | |
| Melbury Abbas | Stable Yard School Lane Melbury Abbas Dorset SP7 0DZ | 2/2019/1254/CPL | 02/12/2019 | 1 | |
| Melbury Abbas | Manor Farm School Lane Melbury Abbas Shaftesbury SP7 0DZ | P/FUL/2020/00494 | 27/01/2022 | 1 | |
| Silton | Fitz Farm Gillingham Road Silton SP8 5DQ | P/FUL/2022/07906 | 27/03/2023 | 4 | |
| Silton | Verlands Barn Silton SP8 5PR | P/FUL/2022/06682 | 21/12/2022 | 1 | |
| Spetisbury | The Outlook High Street Spetisbury Dorset DT11 9DT | 2/2015/0415/FUL | 14/12/2015 | 1 | Started |
| Spetisbury | The Woodpecker High Street Spetisbury DT11 9DJ | P/FUL/2020/00369 | 29/10/2021 | 4 | |

Appendix 1

| Parish | Address | Planning Ref | Date pp granted | 0-5 yr supply | Notes |
|---------------------|--|--------------------|-----------------|---------------|---------|
| Stour Provost | All Saints Church Green Lane Stour Row Dorset SP7 0QW | 2/2018/1353/FUL | 04/12/2019 | 1 | |
| Stour Provost | Kings Barn Tile House Farm Stour Row SP7 0QB | P/FUL/2022/05069 | 15/12/2022 | 1 | |
| Stour Provost | The Winchester Scotchey Hill East Stour Dorset SP8 5LR | P/FUL/2022/06269 | 30/11/2022 | 1 | |
| Stour Provost | Yew Tree Farmhouse Stour Row SP7 0QW | P/FUL/2021/05580 | 03/05/2022 | 1 | |
| Stour Provost | Jadewood Farm Green Lane To Foyle Hill Stour Row SP7 0QW | P/PAAC/2022/02602 | 17/06/2022 | 1 | |
| Stour Provost | Chequers Farm Scotchey Lane Stour Provost SP8 5LT | P/PAAC/2022/07509 | 18/01/2023 | 3 | |
| Stourton Caundle | Bridge Yard Stokes Lane Stourton Caundle Dorset DT10 2JH | P/FUL/2021/02627 | 5/04/2022 | 1 | |
| Stourton Caundle | Barn at Three Firs Farm Stalbridge Road Stourton Caundle | P/FUL/2022/05737 | 18/05/2022 | 1 | |
| Tarrant Crawford | Tarrant Crawford Barn Access To Tarrant Abbey Tarrant Crawford DT11 9HY | 2/2019/0340/FUL | 20/11/2020 | 1 | |
| Tarrant Launceston | Land South Of Easter Cottage Launceston Farm Valley Road Tarrant Launceston Dorset | 2/2017/1514/FUL | 11/12/2017 | 1 | Started |
| Tarrant Rushton | Tarrant Rushton House Rawston Road Tarrant Rushton DT11 8SD | P/FUL/2021/03114 | 10/03/2022 | 1 | |
| Todber | Hambledon Business Centre, Hunts Hill, Todber | P/FUL/2021/00597 | 17/11/2021 | 3 | |
| Todber | 20 Shredlands Red Lane, Todber, Dorset,DT10 1HT | P/PAAC/2020/00114 | 22/12/2020 | 1 | Started |
| West Stour | Manor Farm Sherborne Road West Stour Dorset SP8 5RP | 2/2020/1145/AGDWPA | 26/10/2020 | 5 | |
| West Stour | Riverside Petrol Station Sherborne Road West Stour SP8 5RJ | 2/2020/1097/FUL | 09/11/2020 | 1 | |
| West Stour | Church House Church Street West Stour SP8 5RL | P/FUL/2022/06901 | 23/01/2023 | 1 | |
| West Stour | Site adjacent Church House Church Street West Stour SP8 5RL | P/FUL/2021/02116 | 23/09/2022 | 1 | |
| Winterborne Zelston | Rectory Farm Winterborne Lane Winterborne Zelston Dorset DT11 9EX | 2/2020/0583/FUL | 19/01/2021 | 1 | |
| Winterborne Zelston | Land adjoining Ravensholt The Street Winterborne Zelston DT11 9EU | P/FUL/2021/05275 | 17/03/2022 | 1 | |
| Woolland | Dairy House Farm, Blandford Forum Woolland DT11 0EY | P/FUL/2021/03178 | 31/12/2021 | 1 | |
| | Countryside sub-total | | | 68 | |

Appendix 2: North Dorset Housing Trajectory (2011-2031)

| Settlement / Source | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Plan period | 5-year supply Totals | | | |
|--|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------------|---------|---------|---------|---------|---------|---------|---------|-------------------|----------------------|--|--|--|
| | Completed | | | | | | | | | | | | 5-year supply | | | | | | | | | | | | |
| Blandford Forum and St Mary | | | | | | | | | | | | | | | | | | | | | | | | | |
| Former Council Offices, Salisbury Road | | | | | | | | | | | 22 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 0 | | | |
| Brewery site, BSM | | | | | | | | | | | 10 | 45 | 53 | 0 | 0 | 0 | 0 | 38 | 0 | 0 | 146 | 53 | | | |
| St Mary's Hill, BSM | | | | | | | | | | 10 | 31 | 101 | 104 | 104 | 0 | 0 | 0 | 0 | 0 | 0 | 350 | 208 | | | |
| Land N of Ward's Drive, BSM | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 150 | 0 | | | |
| Lower Bryanston Farm, BSM | | | | | | | | | | | | | 0 | 0 | 0 | 40 | 35 | 0 | 0 | 0 | 75 | 75 | | | |
| Land N and E of Blandford Forum | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 150 | 0 | | | |
| Other completions / permissions | 103 | 35 | 71 | 22 | 45 | 33 | 7 | 67 | 10 | 6 | 15 | 9 | 2 | 10 | 15 | 9 | 0 | 5 | 0 | 0 | 464 | 36 | | | |
| Blandford sub-total | 103 | 35 | 71 | 22 | 45 | 33 | 7 | 67 | 10 | 16 | 78 | 173 | 159 | 114 | 15 | 49 | 35 | 143 | 100 | 100 | 1375 | 372 | | | |
| Gillingham | | | | | | | | | | | | | | | | | | | | | | | | | |
| Extra care facility, St Martins | | | | | | | | | | | | | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 37 | | | |
| Station Road Regeneration area | | | | | | | | | | | | | 0 | 17 | 0 | 0 | 0 | 33 | 50 | 50 | 150 | 17 | | | |
| Land E of Barnaby Mead | | | | | | | | | | | 19 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | | | |
| Land S of Bay Lane | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 20 | 0 | | | |
| Park Farm | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 63 | 63 | 63 | 189 | 0 | | | |
| Lodden Lakes (Phases 1 & 2) | | | | | | | | | | | 6 | 42 | 42 | 35 | 40 | 40 | 0 | 0 | 0 | 0 | 205 | 157 | | | |
| Ham Farm and Newhouse Farm | | | | | | | | | | | | | 0 | 30 | 85 | 79 | 105 | 95 | 25 | 40 | 459 | 299 | | | |
| Common Mead Lane | | | | | | | | | | | | | 0 | 20 | 40 | 20 | 0 | 0 | 0 | 0 | 80 | 80 | | | |
| Other completions / permissions | 15 | 9 | 7 | 6 | 9 | 6 | 6 | 21 | 8 | 14 | 5 | 4 | 11 | 16 | 20 | 0 | 0 | 2 | 0 | 0 | 159 | 47 | | | |
| Gillingham sub-total | 15 | 9 | 7 | 6 | 9 | 6 | 6 | 21 | 8 | 14 | 30 | 77 | 90 | 118 | 185 | 139 | 105 | 213 | 138 | 153 | 1349 | 637 | | | |
| Shaftesbury | | | | | | | | | | | | | | | | | | | | | | | | | |
| A T S Euromaster site, New Road | | | | | | | | | | | | | 0 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 24 | 24 | | | |
| Land SE of Wincombe Lane | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 20 | 60 | 0 | | | |
| Adj Wincombe Business Park | | | | | | | | | | | | 11 | 31 | 40 | 40 | 40 | 0 | 0 | 0 | 0 | 162 | 151 | | | |
| Land W of Littledown | | | | | | | | | | 47 | 40 | 33 | 30 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 180 | 60 | | | |
| Land at Higher Blandford Road | | | | | | | | | | | | | 20 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 55 | 55 | | | |
| Land south of A30 | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 45 | 45 | 45 | 135 | 0 | | | |
| Land N Of Enmore Court | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 23 | 0 | 0 | 23 | 0 | | | |
| Other completions / permissions | 220 | 62 | 119 | 122 | 85 | 36 | 55 | 69 | 30 | 4 | 6 | 2 | 10 | 7 | 3 | 0 | 0 | 7 | 0 | -3 | 834 | 20 | | | |
| Shaftesbury sub-total | 220 | 62 | 119 | 122 | 85 | 36 | 55 | 69 | 30 | 51 | 46 | 46 | 91 | 124 | 55 | 40 | 0 | 75 | 85 | 62 | 1473 | 310 | | | |
| Sturminster Newton | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site 5: Old Market Site, Station Road | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 28 | 0 | | | |
| Site 6: Clarkes Yard, Bath Road | | | | | | | | | | | | | 0 | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 29 | 29 | | | |
| Site 2: Station Road regen area | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 0 | 40 | 0 | | | |
| Site 9: William Barnes School | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 20 | 0 | | | |
| Site 7: Hammonds Builders Yard | | | | | | | | | | | | | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 6 | 6 | | | |
| Site 10: Land at Yewstock, Bath Road | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 8 | 0 | | | |
| Site 12: Land adj Barton Farmhouse | | | | | | | | | | | | | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 8 | | | |
| Site 1: North of the Livestock Market | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 40 | 80 | 0 | | | |
| Site 3: Northfields / Honeymead Field | | | | | | | | | | | | | 40 | 40 | 34 | 0 | 0 | 0 | 0 | 0 | 114 | 114 | | | |
| Site 4: Elm Close / Bull Ground Lane | | | | | | | | | | | | | 0 | 0 | 18 | 40 | 40 | 0 | 0 | 0 | 98 | 98 | | | |
| Land At The Bull, Common Lane | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 17 | 0 | | | |
| Land At E 377825 N 113305, Rolls Mill | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 48 | 0 | 0 | 48 | 0 | | | |
| Site 11: Land North of Manston Road | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 30 | 0 | | | |
| Other completions / permissions | 11 | 5 | 1 | 1 | 1 | 10 | 1 | 2 | 7 | 24.6 | 7 | 3 | 3 | 7 | 1 | 0 | 0 | 14 | 0 | 0 | 98.6 | 11 | | | |
| Sturminster Newton sub-total | 11 | 5 | 1 | 1 | 1 | 10 | 1 | 2 | 7 | 24.6 | 7 | 3 | 43 | 55 | 88 | 40 | 40 | 135 | 80 | 70 | 624.6 | 266 | | | |

Appendix 2: North Dorset Housing Trajectory (2011-2031)

| Settlement / Source | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Plan period | 5-year supply Totals | | | |
|--|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------------|---------|---------|---------|---------|---------|---------|---------|-------------------|----------------------|--|--|--|
| | Completed | | | | | | | | | | | | 5-year supply | | | | | | | | | | | | |
| Stalbridge | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Thornhill Road, Stalbridge</i> | | | | | | | | | | | 20 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 0 | | | |
| <i>Land S of Station Road</i> | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 45 | 45 | 40 | 130 | 0 | | | |
| <i>Land N of Lower Road, Stalbridge</i> | | | | | | | | | | 24 | 36 | 33 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 120 | 27 | | | |
| <i>Land S of Lower Road</i> | | | | | | | | | | | | | 0 | 27 | 47 | 40 | 0 | 0 | 0 | 0 | 114 | 114 | | | |
| <i>Other completions / permissions</i> | 4 | 0 | 3 | 1 | 0 | 2 | 5 | 4 | 1 | 6 | 13 | 3 | 12 | 2 | 15 | 0 | 0 | 0 | 0 | 0 | 71 | 29 | | | |
| Stalbridge sub-total | 4 | 0 | 3 | 1 | 0 | 2 | 5 | 4 | 1 | 30 | 69 | 76 | 39 | 29 | 62 | 40 | 0 | 45 | 45 | 40 | 495 | 170 | | | |
| 18 Larger Villages | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Bourton</i> | 2 | 0 | 0 | 2 | 0 | 1 | 17 | 2 | 4 | 8 | 8 | 4 | 8 | 10 | 8 | 0 | 0 | 12 | 0 | 0 | 86 | 26 | | | |
| <i>Charlton Marshall</i> | 0 | 0 | 0 | 1 | 27 | 7 | 1 | 2 | 1 | 0 | 14 | 1 | 20 | 23 | 2 | 0 | 0 | 0 | 0 | 0 | 99 | 45 | | | |
| <i>Child Okeford</i> | 3 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 3 | 1 | 0 | 29 | 0 | 0 | 1 | 0 | 0 | 41 | 30 | | | |
| <i>East Stour</i> | 0 | 1 | 1 | 0 | 3 | 1 | 0 | 5 | 3 | 1 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 19 | 3 | | | |
| <i>Fontmell Magna</i> | 1 | 1 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 5 | 1 | 12 | 26 | 0 | 1 | 0 | 0 | 9 | 0 | 0 | 59 | 27 | | | |
| <i>Hazelbury Bryan</i> | 2 | 1 | 1 | 3 | 0 | 2 | 1 | 1 | 1 | 7 | 1 | 24 | 3 | 4 | 8 | 0 | 0 | 24 | 0 | 0 | 83 | 15 | | | |
| <i>Iwerne Minster</i> | 1 | 1 | 0 | 2 | 4 | 0 | 3 | 0 | 2 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 0 | | | |
| <i>Marnhull</i> | 1 | 3 | 6 | 1 | 2 | 1 | 9 | 15 | 9 | 8 | 1 | 11 | 12 | 8 | 37 | 30 | 0 | 37 | 75 | 0 | 266 | 87 | | | |
| <i>Milborne St Andrew</i> | 0 | 7 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 23 | 3 | 1 | 5 | 7 | 0 | 0 | 29 | 29 | 0 | 108 | 13 | | | |
| <i>Milton Abbas</i> | 1 | 1 | 7 | 3 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 7 | 15 | 1 | 39 | 0 | | | |
| <i>Motcombe</i> | 2 | 1 | 1 | -1 | 3 | 1 | 1 | 1 | 1 | 11 | 3 | 10 | 2 | 3 | 13 | 0 | 0 | 13 | 3 | 6 | 74 | 18 | | | |
| <i>Okeford Fitzpaine</i> | 1 | 1 | 2 | 0 | 14 | 22 | 5 | 2 | 2 | 1 | 1 | 10 | 46 | 28 | 4 | 27 | 7 | 40 | 0 | 0 | 213 | 112 | | | |
| <i>Pimperne</i> | 0 | 0 | 0 | 0 | 0 | 1 | 7 | 1 | 0 | 0 | 3 | 18 | 0 | 5 | 8 | 0 | 15 | 1 | 15 | 0 | 74 | 28 | | | |
| <i>Shillingstone</i> | 0 | 0 | 1 | 2 | 0 | 3 | 5 | 2 | 3 | 2 | 0 | 6 | 3 | 6 | 8 | 0 | 0 | 1 | 19 | 18 | 79 | 17 | | | |
| <i>Stourpaine</i> | 0 | 2 | 1 | 0 | 0 | 4 | 4 | 7 | 0 | 0 | 1 | 5 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 27 | 3 | | | |
| <i>Winterborne Kingston</i> | 1 | 0 | 2 | 0 | 11 | 1 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 37 | 4 | | | |
| <i>Winterborne Stickland</i> | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 1 | 1 | 0 | 0 | -5 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -5 | | | |
| <i>Winterborne Whitechurch</i> | 1 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 1 | | | |
| 18 larger villages sub-total | 17 | 19 | 22 | 17 | 73 | 44 | 72 | 40 | 28 | 51 | 58 | 113 | 123 | 90 | 132 | 57 | 22 | 175 | 156 | 25 | 1334 | 424 | | | |
| Countryside | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Countryside completions / permissions</i> | 5 | 14 | 4 | 9 | 7 | 11 | 13 | 20 | 12 | 11 | 10 | 23 | 21 | 36 | 11 | 0 | 0 | 7 | 0 | 0 | 214 | 68 | | | |
| Total, excluding windfall adjustments | 375 | 144 | 227 | 178 | 220 | 142 | 159 | 223 | 96 | 197.6 | 298 | 511 | 566 | 566 | 548 | 365 | 202 | 793 | 604 | 450 | 6864.6 | 2247 | | | |
| Windfall adjustments | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Occupational dwellings</i> | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 5 | 15 | 0 | | | |
| <i>Office to residential</i> | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 3 | 3 | 3 | 9 | 0 | | | |
| <i>Agricultural to residential</i> | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 16 | 16 | 16 | 48 | 0 | | | |
| <i>Brownfield sites</i> | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 44 | 44 | 44 | 132 | 0 | | | |
| Adjustments sub-total | | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 68 | 68 | 68 | 204 | 0 | | | |
| Total, including windfall adjustments | 375 | 144 | 227 | 178 | 220 | 142 | 159 | 223 | 96 | 197.6 | 298 | 511 | 566 | 566 | 548 | 365 | 202 | 861 | 672 | 518 | 7068.6 | 2247 | | | |
| Cumulative total completions | 375 | 519 | 746 | 924 | 1144 | 1286 | 1445 | 1668 | 1764 | 1961.6 | 2260 | 2771 | 3337 | 3903 | 4451 | 4816 | 5018 | 5879 | 6551 | 7069 | | | | | |