

Local Development Framework
Shaping the future of North Dorset

Annual Monitoring Report 2007



Annual Monitoring Report 2007

North Dorset District Council

Annual Monitoring Report 2007

The Annual Monitoring Report (AMR) is a legal requirement under section 35 of The Planning and Compulsory Act 2004 and local authorities have to present an annual report to the Secretary of State by December each year. The AMR will assess the implementation of the Local Development Scheme, highlighting any changes to timetable. It also includes indicators which are used to measure performance of policies.

If you require further information you can contact the Planning Policy team.

By e-mail: plancons@north-dorset.gov.uk

By post: Policy Manager (Planning)
North Dorset District Council
Nordon
Salisbury Road
Blandford Forum
Dorset DT11 7LL

By phone: 01258 484213

Web: www.north-dorset.gov.uk

Published by North Dorset District Council,
Nordon, Salisbury Road, Blandford Forum,
Dorset DT11 7LL.

© North Dorset District Council 2007

Design by Reprographics, NDDC.

Price: £5.00 + £1.00 postage and packing.

We can provide this document in alternative formats and languages. If you require this service, please contact the Public Relations Office on: 01258 484100.

Contents

	Page
1. Introduction	3
2. Contextual Indicators	5
3. Local Development Scheme Implementation	11
4. Indicators and Policy Performance	16
Significant Effect Indicators	16
Core and Local Output Indicators	17
Environment	18
Housing	24
Economy	34
Community and Recreation Facilities	42
Transportation	46
5. Timetable for Annual Monitoring Report (AMR) 2008	48
6. Appendices	49

1.0 INTRODUCTION

- 1.1 The Planning and Compulsory Purchase Act 2004 replaces the previous planning process with a 2 tier system, consisting of the Regional Spatial Strategy (RSS) and the Local Development Framework (LDF). The RSS, once adopted, will be a statutory plan setting out regional planning policies. An Examination in Public of the RSS took place in this summer and the Panel's report is expected to go to the Secretary of State in December 2007. There will then be another round of consultation mid 2008 after the Secretary of State has commented, with adoption expected late 2008.
- 1.2 The LDF is a portfolio of documents setting out local policies. Together with the RSS they will form the Development Plan for North Dorset. Until replaced by policies in the LDF, the saved policies in the District Wide Local Plan will continue to be used as a basis for making planning decisions. The Development Plan continues to be the single most important consideration in deciding applications for planning permission.
- 1.3 The Local Development Framework is made up of five main areas:
 - ◆ Statement of Community Involvement (SCI)
 - ◆ Development Plan Documents (DPDs) including Core Strategy, Development Control Policies and Area Action Plans
 - ◆ Supplementary Planning Documents (SPDs) including Managing Housing Land Supply SPD
 - ◆ Proposal Map
 - ◆ Annual Monitoring Report (AMR)
- 1.4 The Local Development Scheme (LDS) is a document which sets out the timetable for the production of the LDF over the next three years.
- 1.5 The Annual Monitoring Report (AMR) is a legal requirement under section 35 of the Act and local authorities have to present an annual report to the Secretary of State. The AMR will assess the implementation of the LDS highlighting any changes to timetable, as well as giving information on how well, or not, policies are being met. It will also be used by the Regional Planning Body and incorporated into their RSS Report on an annual basis.
- 1.6 North Dorset District Council has been part of a county wide monitoring and information group, which has met at regular intervals throughout the year. These meetings are used to discuss any problems that have been encountered in AMR production and to agree best practice for future reports.
- 1.7 The current Local Plan was adopted in January 2003 and runs until 2011. The majority of policies in the Local Plan have been saved as part of the LDF process and will be replaced when new DPD's are developed.
- 1.8 The report covers the 12 month period from 1 April 2006 to 31 March 2007. The data included within this report has been collected from internal sources at North

Dorset District Council, including housing, revenues, and development control records. External organisations including Dorset County Council and the Environment Agency have also provided information for inclusion in this report.

- 1.9 The report looks at progress so far on the LDS, explaining any slippages against the timetable and what will be done to remedy them. It also discusses which policies have been saved from the Local Plan and any that have been removed. It details indicators, which are used to measure the performance of policies and highlight any policies which are not having the anticipated effects.
- 1.10 These indicators fall into three categories; significant effects, contextual and output indicators. 'Significant effects' indicators aim to show the impact of policies in regard to the Council's objectives for sustainable development. They are being developed regionally and will be used in future to assess the sustainability of policies as they are developed. 'Contextual' indicators aim to provide a wider picture of the district as a whole, looking at data on areas like housing, environment and the economy, comparing the results for North Dorset with other districts in Dorset and against the average for England. The contextual indicators are discussed in Section 2 of this report.
- 1.11 'Output' indicators are split into two types: 'National Core' Output Indicators (NCOI) and 'Local' indicators. 'National Core' output indicators are very specific and aim to show the direct consequences of the implementation of policy. They have been produced by the Government Office and Local Authorities are required to provide the information as described in the guidance notes. This information is collected on a consistent annual basis, although the Government Office may change or include new indicators during the year which will have to be incorporated into the following AMR.
- 1.12 'Local' output indicators are used to look at particular local issues and will include some indicators from the Local Plan. They provide the opportunity to monitor other areas, not included in the NCOI's, which authorities feel are relevant to their district. As a rural authority, local indicators can be used to help consider particular rural issues and problems. An example of this is the local indicator set up to monitor the re-use of farm buildings supplementary planning guidance, which collects data on the loss of agricultural land and buildings (Page 20-21 Paragraphs 4.15 to 4.19 of this report). The Local Plan indicators used in previous years fall into this category. As the Core Strategy and future DPD's are developed some of the Local Plan indicators are likely to be dropped and replaced by indicators which are more relevant and conform to the SMART target advice given by the ODPM. Indicators should be Specific, Measurable, Achievable, Realistic and Time Bound.

2. Contextual Indicators

- 2.1 This section covers contextual indicators and aims to provide a wide overview of the North Dorset area. The District covers an area of 235 square miles, with over 70 parishes, 54 of which have settlement boundaries. The major settlements in North Dorset are Blandford Forum, Gillingham, Shaftesbury, Sturminster Newton and Stalbridge. Nearly 52% of the population live in one of these towns and they are critical in providing services to the wider community.

Population

- 2.2 As the table below shows, the mid year 2006 population estimate for North Dorset is 66,713, which is an increase of 1,346 on last year's figure. The largest age group of people living in the District is the 30-64 year old age group, which makes up 46% of the population. The population density for North Dorset is 1.1 people per hectare; this compares to 1.5 for Dorset and 3.4 for England and reflects the very rural nature of the District.

Population Indicators				
Indicator		North Dorset	Dorset	England
Population 2006 Mid Year Est		66,713	403,046	50,763,000
% Population By Age Band	0-14	18%	16%	18%
	15-29	16%	14%	19%
	30-64	46%	46%	47%
	65+	20%	24%	16%
Population Density (Per Hectare)		1.1	1.5	3.4
Ethnicity % (2001 Census)	white	98.62%	98.75%	90.92%
	mixed	0.47%	0.25%	1.31%
	asian	0.40%	0.15%	4.57%
	black	0.12%	0.37%	2.30%
	chinese	0.38%	0.37%	0.89%

Source : Office For National Statistics

- 2.3 The majority of people in the District are white, with less than 1.5% of the population coming from a different ethnic origin. This percentage is very similar to the one for Dorset, but is much lower than the England average of 9%.

Housing

- 2.4 There are a total of 29,049 households in North Dorset, with an average household size of 2.3 people per household. The percentage of second homes in the District as 1.4% of the total housing stock, is lower than the Dorset figure but much higher than the one for England.

Housing Indicators			
Indicator	North Dorset	Dorset	England
Total Number of Dwellings	29,049	333,419	N/A
House Price Income Ratio (Based on 2/3 Bed Dwellings and Income of 20-39yr Olds)	5.43	N/A	4.43
House Price Income Ration (Based on All Dwellings and Average Annual Income)	11.6	11.4	8.5
Average Household Size	2.3	2.25	2.36
% Second Homes	1.4	2.4	0.07
% Vacant Properties	3.2	3	3.2
Source: Dorset Data Book 2007 & Land Registry			

- 2.5 North Dorset is currently facing a challenge to provide enough affordable housing for local people. In 2001 of the total dwelling stock in the District, 73.3%¹ were privately owned, 19.2% were Housing Association and 7.5% were privately rented. There is a real disparity between what local people earn and the prices of houses in the district. As the table above shows the house price to income ratio for North Dorset is very high, which makes housing affordability is a very important issue for people in the district.

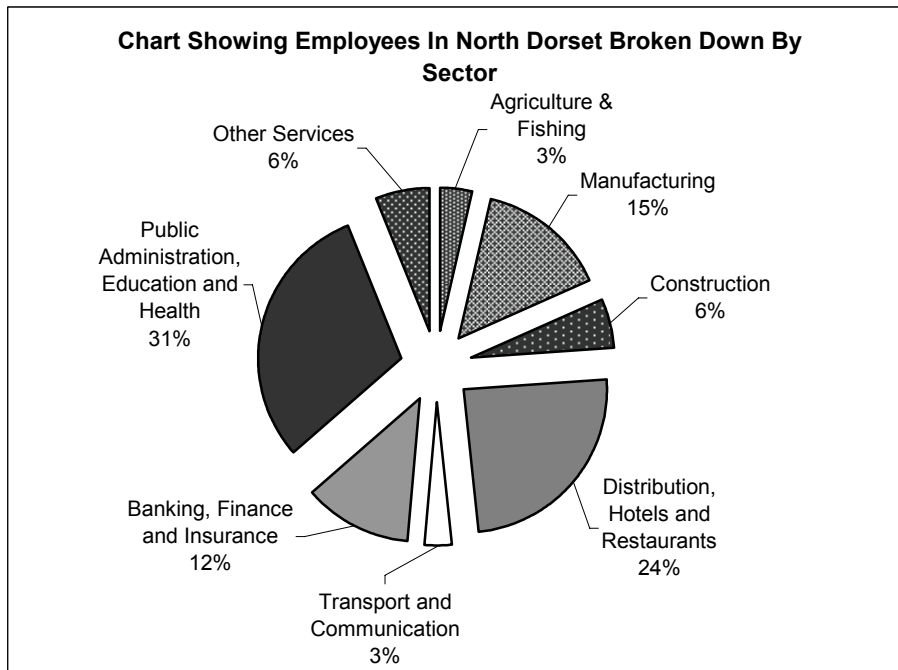
Economy

- 2.6 In 2004 the GVA per head of population in North Dorset was £11,655 compared to £12,250 for Dorset and £17,532 for England. The unemployment rate in the District is very low, with only 0.8% of the working age population out of work, this compares very favourably to the unemployment rates in Dorset and England which are 1.1 and 2.6 respectively.

Economy Indicators			
Indicators	North Dorset	Dorset	England
Gross Value Added (GVA) Per Head of Population 2004	11,655	12,250	17,532
Unemployment Rate 2007	0.8	1.1	2.6
Workplace Based Ave Gross Weekly Earnings FT Emp 2005	£369	£402	£450
Workplace Based Male Ave Gross Weekly Earnings FT Emp 2005	£379	£433	£492
Workplace Based Female Ave Gross Weekly Earnings FT Emp 2005	£326	£345	£388
New VAT Registration in 2006	185	1,160	173,595
VAT Deregualtion in 2006	180	1,130	148,940
Source : Dorset County Council & Dorset Data Book			

¹ Source: Census 2001.

2.7 The average weekly earnings in the District are £369, this is 9% lower than the average amount for Dorset of £402 and 22% lower than the average amount for England of £450. The average earnings for men in the District are £379, this is 16% higher the average earnings for women which is £326. The VAT registration and deregistration figures for 2006, show that in total there were five more new registrations than deregistrations in that year.



2.8 As the chart above shows the majority of people in North Dorset at 31% work in the public administration, education and health sector. This is followed at 24% by the distribution, hotels and restaurants sector, with the next largest sector being manufacturing at 15%.

Environment

2.9 The District is covered by a variety of environmental designations. As well as Special Areas of Conservation (SAC), Sites of Nature Conservation Interest (SNCI), Sites of Special Scientific Interest (SSSI) and Local Nature Reserves (LNR), the district is also partly covered by two Areas of Outstanding Natural Beauty. As a result, environmental and conservation issues feature strongly.

2.10 There are 223² SNCI's in North Dorset covering an area of 2846 hectares. Of these 26% are in a favourable condition and only 1% are in an unfavourable condition, which is over a percent lower than last year. The other 73% of sites are still to be surveyed.

² Dorset Data Book 2007

- 2.11 There are 13³ SSSI's covering 839 hectares of the district, of these 52% are in a favourable condition and 48% are in an unfavourable condition. The amount of SSSI's in an unfavourable condition has increased by nearly 7% compared to the 40.15% in 2006.
- 2.12 The biological quality of water in North Dorset's rivers has seen a steady improvement since 1995, increasing from 80% at good quality to 95% at good quality in 2005.
- 2.13 The chemical quality of water has seen much more fluctuation over the ten year period, with decreases in quality in 2003 and 2005. However, overall there has been an improvement from 30% classified as good in 1995 to 58% in 2005.
- 2.14 All local authorities are required to carry out a review and assessment of air quality in their area. The aim is to make sure that national air quality objectives are being met, if a review shows that objectives are not being met the local authority must declare an Air Quality Management Area. Within North Dorset there are no Air Quality Management Areas and the air quality objectives for the district are being met.

Transport

- 2.15 The Census in 2001 showed that 14.1% of people in North Dorset do not own a car, compared to 17% in the county and 26.8% in England. There is a high reliance on cars in the District, especially in the more rural areas, where access to public transport is not as widespread.
- 2.16 North Dorset does not have a motorway and the majority of roads are small minor roads, with only four classified as A or trunk roads. Despite this, the amount of traffic using these routes is increasing. Dorset County Council's Local Transport Plan 2003 shows that the annual average daily traffic flow in 1990 was 43,300, in 2001 was 51,720 and in 2002 was 54,470. This equates to an increase of 25.8% over the twelve year period. As a result there can be congestion on the roads, with routes like the A350, which is single carriage way and with few overtaking opportunities, being especially affected.

Crime

- 2.17 The 2001 Census results show that nearly 100% of people living in North Dorset feel safe walking around their area during the day and about 77% feel safe at night. As the table on the next page shows the level of crime in North Dorset is relatively low. In all four crime indicators the rate in the District is less than half the rate in England as a whole.

³ Dorset Data Book 2007

Crime Indicators Year End 06/07			
Indicator	North Dorset	Dorset	England
Violent Crime Rate Per 1000 Population	8.3	12.8	22.2
Burglary Crime Rate Per 1000 Households	3.6	4.4	13.1
Vehicle Crime Rate Per 1000 Population	4.0	5.5	13.0
Criminal Damage Rate Per 1000 Populations	10.5	15.8	21.9
Source: Dorset Police			

2.18 In the case of burglary the rate is much lower, only 3.6 per 1000 households, compared to 4.4 in Dorset and 13.1 in England. This is also the case for vehicle crime, where the rate in North Dorset is 1.5 lower than Dorset and 9 per 1000 of population lower than England.

Health and Education

Health Indicators			
Indicator	North Dorset	Dorset	England
Life Expectancy At Birth Females	83.5	83.5	81.1
Life Expectancy At Birth Males	79.4	79.6	76.8
% People With A Limiting Long Tern Illness	16.6	19.3	18.2
% People Who felt They Were in Good Health	71.1	68.1	68.6
Source: Dorset Data Book			

2.19 As the table above shows the life expectancy of people in North Dorset is very good and similar to those for Dorset, but a lot higher than the average for England. The percentage of people with a limiting long term illness in the District is 16.6%, this is 2.7% less than the average for Dorset and 1.6% less than the one for England. Also the number of people who felt they were in good health was also higher in the district than it was in Dorset and England.

2.20 The percentage of school children gaining a grade A-C GCSE in 2006 within the district was 61%. This is slightly lower than the percentage for Dorset; however it is higher than the figure for England.

Education Indicators			
Indicators	North Dorset	Dorset	England
15Yr Olds Gaining GCSE's Grade A-C 2006	61%	62%	59%

Deprivation

- 2.21 Indices of deprivation were released in 2004 and aim to illustrate levels of deprivation nationally, the areas included for analysis are income, employment, health/disability, education/skills/training, barriers to housing/services, living environment and crime. North Dorset has no Super Output Areas (SOAs) within the top 20% nationally, however 11% of North Dorset's SOAs fall within the top 20% locally.
- 2.22 North Dorset has 214 Output Area (OA), which are the smallest size of area included in the deprivation studies. Of these OA's 12⁴ are within the top 10% of deprived OA's in Dorset. Within the district deprivation is mainly concentrated in the market towns, half of the OA's which fall in the top 10% locally are found in Blandford, with a couple in Gillingham and Sturminster. The tables on the next page show the SOA's ranked from 1 for the most deprived to 35 for the least deprived within North Dorset. One table shows the multiple index of deprivation and the other the barriers to housing/services sub domain, where 48.5% of North Dorset's SOA's are within the top 20% nationally and 40% are within the top 20% locally.

Index of Multiple Deprivation Ranking For North Dorset		
Output Area	IMD Score	Rank
Sturminster Newton Town	18.47	1
Blandford Old Town	17.56	2
Lydden Vale	17.42	3
Shaftesbury Central	17.34	4
Durwestern & Stourpaine	16.23	5
The North Winterbornes	15.50	6
Milton Abbas & Hilton	15.48	7
The Stours	15.07	8
Blandford Station	14.20	9
Portman	14.14	10
Gillingham Town	13.61	11
The Iwerne	12.90	12
Shaftesbury Grosvenor	12.64	13
The Beacon	12.58	14
Stalbridge Environs	12.42	15
Marnhull	11.99	16
Milborne St Andrew	11.97	17
Cranborne Chase	11.96	18
Bourton & District	11.82	19
Riversdale	11.55	20
Stalbridge Town	11.19	21
Bulbarrow	11.10	22
Motcombe & Ham	10.57	23
Gillingham Lodborne	9.62	24
Blandford Langton St Leonards	8.94	25
Shaftesbury Underhill	8.29	26
Gillingham Wyke	8.17	27
Sturminster Newton Environs	7.82	28
Milton	7.47	29
Blandford Hilltop	7.40	30
The Lower Tarrants	6.82	31
Blandford Damory Down	5.18	32
Shaftesbury Christy's	5.09	33
Child Okeford & Shillingstone	4.91	34
Gillingham Coldharbour	2.96	35

Index of Deprivation For Barriers To Housing and Services Ranking In North Dorset		
Output Area	IMD Score	Rank
The Iwerne	53.16	1
The North Winterbornes	52.80	2
Lydden Vale	51.61	3
The Stours	51.08	4
Stalbridge Environs	46.87	5
Milton Abbas & Hilton	45.14	6
Cranborne Chase	44.08	7
The Beacon	41.42	8
Bourton & District	40.38	9
Bulbarrow	38.96	10
Motcombe & Ham	38.93	11
Durwestern & Stourpaine	36.36	12
Riversdale	35.86	13
The Lower Tarrants	35.58	14
Portman	34.16	15
Shaftesbury Grosvenor	32.30	16
Milton	32.12	17
Sturminster Newton Environs	29.61	18
Milborne St Andrew	29.26	19
Sturminster Newton Town	27.01	20
Marnhull	26.40	21
Shaftesbury Underhill	24.91	22
Shaftesbury Central	20.26	23
Blandford Damory Down	17.85	24
Gillingham Town	17.23	25
Blandford Langton St Leonards	17.00	26
Stalbridge Town	16.87	27
Gillingham Coldharbour	16.62	28
Blandford Old Town	16.52	29
Shaftesbury Christy's	16.23	30
Child Okeford & Shillingstone	16.22	31
Blandford Hilltop	15.98	32
Gillingham Lodborne	14.39	33
Blandford Station	14.01	34
Gillingham Wyke	14.01	35

⁴ Source: Dorset Deprivation Indices Dorset County Council Feb 2005

3.0 MONITORING OF LOCAL DEVELOPMENT SCHEME (LDS) IMPLEMENTATION

- 3.1 All AMR's are required to include a section which discusses the implementation of the LDS. Local Authorities have to refer to the milestones contained within the LDS and give an indication of progress towards these, making note of any adjustments to the scheme that are felt necessary.
- 3.2 The LDS first came into effect on 1st April 2005. It was reviewed in November 2006 and was agreed by Council on 26th January to come into effect on 1st March 2007.
- 3.3 The documents specified in the authority's L.D.S dated March 2007 are:
- 1) **Managing Housing Land Supply in North Dorset SPD**
 - 2) **The Core Strategy DPD**
 - 3) **Generic Development Control Policies DPD**
 - 4) **Market Towns Allocations DPD**
 - 5) **Small Towns and Large Villages Allocations DPD**
 - 6) **Proposals Map**
 - 7) **Child Okeford Village Design Statement SPD**
 - 8) **Sturminster Newton Town Design Statement SPD**
 - 9) **Iwerne Minster Village Design Statement SPD**
 - 10) **Pimperne Village Design Statement SPD**

Further revision and roll forward is currently the subject of discussion with the Government Office for the South West.

- 3.4 In view of the current timetable, the authority has sought the Secretary of State's agreement to save most of the policies of the existing Local Plan. These will be replaced over time as the new documents are adopted. The majority of policies which will not be saved relate to development and transport proposals which have now been implemented. However, they also include policies which are duplicated elsewhere in the Plan and 2 development sites in Gillingham, one of which is in the floodplain and therefore contrary to recent government policy and one which is not currently required but will be reviewed as part of the Market Towns Allocations DPD.

Progress on Local Development Framework Documents

- 3.5 The progress so far on the production of the LDF documents is detailed below. Any changes or slippages against the timetable are explained and ways of resolving these are discussed. The current and previous timetables are included as one page tables at the end of the section.

Managing Housing Land in North Dorset SPD

- 3.6 This document was programmed in at the beginning of the timetable in order to bring annual rates of development more into line with the rates proposed in the emerging RSS and to manage the existing rate of housing development in North Dorset which was running significantly above the planned rate envisaged in the Structure Plan. The SPD is of an interim nature and seeks to phase the remaining undeveloped allocations in the Local Plan and control windfall development in advance of the Core Strategy being prepared. It was prepared and adopted on 27th July 2007 in accordance with the milestones set out in the revised LDS.

Progress on Core Strategy DPD

- 3.7 Evidence gathering started with a series of meetings in April 2005 to raise community awareness, a series of Interest Group meetings in July 2005 to gather information on issues of importance and a vision setting exercise in August 2005. Progress was then delayed for a number of reasons, including awaiting a decision on housing land east of Shaftesbury. These were set out in full in the last AMR.
- 3.8 The first stage, Regulation 25, Issues and Alternative Options was published on June 1st 2007 for a consultation period of six weeks. The comments received have been reported to Planning Policy Panel and a report on the consultations has been published on the Council's web site. New advice from PINS/GOSW states that evidence gathering should be complete before proceeding to the Preferred Options Stage. The Council is working in partnership with other authorities in commissioning consultants to produce some of the studies required, including a Strategic Flood Risk Assessment, a Retail Study, a Strategic Housing Market Area Assessment and a Review of Gypsy and Traveller sites. This has delayed progress but is cutting costs and ensuring consistency in methodology across Dorset. The Council is also awaiting the Panel's report on the RSS, which will give a clear indication on the likely level of development that the District will need to accommodate over the next 20 years. This is now expected in December 2007.

Milestones and revised milestones (subject to Secretary of State approval) are:
Reg 26 Preferred Options - August 2007 revised to April 2008
Reg 28 Submission - April 2008 revised to December 2008
Adoption - November 2009 revised to July 2010

Progress on Development Control Policies DPD

- 3.9 The preparation of a Generic Development Control Policies DPD will be dependent on the progress of the Core Strategy with which it will have to conform. It is therefore programmed to run closely with the Core Strategy. Milestones and revised milestones are:
Preferred Options - December 2007 revised to May 2009
Submission - November 2008 revised to April 2010
Adoption – July 2010 revised to October 2011

Market Towns Action Plan DPD (Proposed New Document)

- 3.10 This will set out in more detail the proposals for each of the main market towns identified in the emerging Core Strategy for major growth. Evidence gathering for this document cannot therefore commence until the Core Strategy is nearing adoption in July 2010 and will take 3 years to complete.

Small Towns and Large Villages Action Plan DPD

- 3.11 This would set out in more detail the proposals for the smaller settlements and preparation is not now programmed to commence until January 2011.

Town/ Village Design Statements SPD's

- 3.12 The Council has developed close working links with local communities through its approach to community planning and proposes to take forward any design statements produced for towns and villages as SPDs. Although the evidence gathering and draft document will be prepared by the communities themselves, the planning legislation requires that the local authority conduct the final round of consultation and subsequent amendments. The timetables for these documents will therefore be dependent on community action. It has been agreed that a maximum of two Village/ Town Design Statements (V/ TDSs) per annum can be supported by the Council. The first two have made good progress. The milestones for Adoption of the Child Okeford VDS at the end of November are on track to be achieved. The Sturminster Newton TDS has been delayed by 4 months and is now programmed to be adopted in July 2008. These two projects will then provide exemplars for other towns and villages to achieve locally distinctive design guidance through partnership working.
- 3.13 The Iwerne Minster VDS is currently programmed for preparation during 2007/8. The VDS team has requested that the period be extended by 6 months with Adoption now due in March 2009. As the LDS timetable is rolled forward there is now an opportunity for two more VDS to be timetable into the programme. Negotiations are currently taking place with Bourton Parish Council to agree a timetable for the production of a VDS during the period 2008/9 and with Pimperne Parish Council during the period 2009/10.

Timetable for Completion of LDF Documents December 2006

Documents To Be Produced	Evidence gathering and early stakeholder event	Analyse evidence and prepare issues/options	Planning Policy Panel & Cabinet consideration	Participation on preferred options or consultation on draft for SPD (6weeks)	Prepare submission document or prepare final document for SPD's	Report to Planning Policy Panel, Cabinet & Council	Submit to Secretary of State	Summarise representations and responses	Report on all representations to planning policy panel and cabinet	Pre-examination meeting and prepare EIP	Examination	Inspector Prepares Report	Consider Inspectors report and Implications. Report to Planning Policy Panel and Cabinet	Estimated date for adoption by full Council
Core Strategy	Sept 06 to Dec 06	Jan 07 to May 07	June 07 to July 07	Aug 07 to Oct 07	Nov 07 to Jan 08	Feb 08 to Mar 08	Apr 08 to June 08	July 08 to Sept 08	Oct 08 to Nov 08	Dec 08 to Feb 09	Mar 09	Apr 09 to Aug 09	Sept 09 to Oct 09	Nov 09
Housing Land Supply SPD	Oct 06	Nov 06	Dec 06 to Feb 07	Feb 07 to Apr 07	May 07	June 07								July 07
Development Control Policies DPD	Oct 06 to Jan 07	Feb 07 to Sept 07	Oct 07 to Nov 07	Dec 07 to Feb 08	Mar 08 to Aug 08	Sept 08 to Oct 08	Nov 08 to Jan 09	Feb 09 to May 09	June 09 to July 09	Aug 09 to Oct 09	Nov 09	Dec 09 to Apr 10	May 10 to June 10	July 10
Market Towns Action Plan DPD	Jan 09 to May 09	June 09 to Sept 09	Oct 09 to Nov 09	Dec 09 to Jan 10	Feb 10 to May 10	June 10 to July 10	Aug 10 to Oct 10	Nov 10 to Jan 11	Feb 11 to Mar 11	Apr 11 to June 11	July 11	Aug 11 to Dec 11	Jan 12 to Feb 12	Mar 12
Small Towns & Large Villages Action Plan DPD	Aug 09 to Dec 09	Jan 10 to Apr 10	May 10 to June 10	July 10 to Aug 10	Sept 10 to Dec 10	Jan 11 to Feb 11	Mar 11 to May 11	June 11 to Aug 11	Sept 11 to Oct 11	Nov 11 to Jan 12	Feb 12	Mar 12 to July 12	Aug 12 to Sept 12	Oct 12
Child Okeford VDS SPD	Sept 06	Oct 06 to Dec 06	Apr 07	May 07 to June 07	July 07 to Aug 07	Sept 07 to Oct 07								Nov 07
Sturminster Newton TDS SPD	Mar 07	May 07 to July 07	Aug 07	Sept 07 to Oct 07	Nov 07 to Dec 07	Jan 08 to Feb 08								Mar 08
South Tarrantis VDS SPD	Sept 07	Oct 07 to Jan 08	Feb 08	Mar 08 to Apr 08	May 08 to June 08	July 08 to Aug 08								Sept 08
Iwerne Minster VDS SPD	Sept 07	Oct 07 to Jan 08	Feb 08	Mar 08 to Apr 08	May 08 to June 08	July 08 to Aug 08								Sept 08

NB: The LDS is a three year timetable. Therefore dates post 2009 are provisional

Proposed Timetable for Completion of LDF Documents (Subject To Direction of Secretary of State)

Documents To Be Produced	Evidence gathering and early stakeholder event	Analyse evidence and prepare issues/options	Planning Policy Panel & Cabinet consideration	Participation on preferred options or consultation on draft for SPD (weeks)	Prepare final submission document or SPD's	Report to Planning Policy Panel, Cabinet & Council	Submit to Secretary of State	Summarise representations and responses	Report on all representations to planning policy panel and cabinet	Pre-examination meeting and prepare EIP	Examination	Inspector Prepares Report	Consider Inspectors report and implications. Report to Planning Policy Panel and Cabinet	Estimated date for adoption by full Council
Core Strategy	Sept 06 to Aug 07	Sept 07 to Jan 08	Feb 08 to Mar 08	Apr 08 to May 08	June 08 to Aug 08	Sept 08 to Nov 08	Dec 08 to Feb 09	Mar 09 to May 09	June 09 to July 09	Aug 09 to Oct 09	Nov 09	Dec 09 to Apr 10	May 10 to June 10	July 10
Development Control Policies DPD	Nov 07 to July 08	Aug 08 to Jan 09	Mar 09 to Apr 09	May 09 to June 09	July 09 to Dec 09	Jan 10 to Mar 10	Apr 10 to June 10	July 10 to Oct 10	Nov 10 to Dec 10	Jan 11 to Mar 11	Apr 11	May 11 to July 11	Aug 11 to Sept 11	Oct 11
Market Towns Action Plan DPD	Jan 10 to May 10	June 10 to Sept 10	Oct 10 to Nov 10	Dec 10 to Jan 11	Feb 11 to May 11	June 11 to July 11	Aug 11 to Oct 11	Nov 11 to Jan 12	Feb 12 to Mar 12	Apr 12 to June 12	July 12	Aug 12 to Dec 12	Jan 13 to Feb 13	Mar 13
Small Towns & Large Villages Action Plan DPD	Aug 10 to Dec 10	Jan 11 to Apr 11	May 11 to June 11	July 11 to Aug 11	Sept 11 to Dec 11	Jan 12 to Feb 12	Mar 12 to May 12	June 12 to Aug 12	Sept 12 to Oct 12	Nov 12 to Jan 13	Feb 13	Mar 13 to July 13	Aug 13 to Sept 13	Oct 13
Child Okeford VDS SPD	Sept 06	Oct 06 to Dec 06	Apr 07	May 07 to June 07	July 07 to Aug 07	Sept 07 to Oct 07								Nov 07
Sturminster Newton TDS SPD	Mar 07	May 07 to July 07	Dec 07	Jan 08 to Feb 08	Mar 08 to Apr 08	May 08 to June 08								July 08
Iwerne Minster VDS SPD	Nov 07	Mar 08 to May 08	June 08	July 08 to Sept 08	Sept 08 to Nov 08	Dec 08 to Jan 09								Mar 09
Bourton VDS SPD (tbc)	Jan 08 to May 08	June 08 to Aug 08	Sept 08 to Oct 08	Nov 08 to Dec 08	Jan 09 to Mar 09	Apr 09 to May 09								Jun-09
Pimperne VDS SPD (tbc)	Sept 08 to Mar 09	Apr 09 to June 09	July 09 to Aug 09	Aug 09 to Sept 09	Oct 09 to Dec 09	Jan 10 to Feb 10								Mar 10

NB. The LDS is a three year timetable. Therefore dates post 2010 are provisional

4.0 INDICATORS

Significant Effect Indicators

- 4.1 In producing Local Development Documents (LDDs) such as Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), for inclusion in the Local Development Framework (LDF), the Council is required to appraise the policies and objectives in these documents against its adopted Sustainability Appraisal (SA) Framework. A SA Scoping Report, which sets out the Council's SA Framework, was adopted in March 2007 and will be used to appraise all DPDs and SPDs in the future. This document is available at: www.north-dorset.gov.uk by following the links under the blue 'Living' banner on the Council's Homepage to 'Planning Policy' → 'Local Development Framework' → 'Sustainability Appraisal'.
- 4.2 SA Reports are required to be produced and published in tandem with all of the Council's forthcoming LDDs, in order to indicate how the Council has arrived at the final set of policies and objectives, which should be linked to sound sustainability principles. The requirement to produce a SA Report originates from the European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment' (known more commonly as the SEA (Strategic Environmental Assessment)) Directive which requires the 'significant environmental effects' of a plan or programme to be identified and monitored.
- 4.3 'Significant Effects Indicators' are Indicators that will measure the significant environmental effects of the LDD in question. These indicators will be identified in the Sustainability Appraisal Reports of the respective LDDs, once they are adopted by the Council. By monitoring any significant effects, the actual effects of policies can be compared to the predicted effects as they are being implemented, allowing the Council to identify any adverse outcomes and potentially to take remedial action if required.
- 4.4 SA Monitoring will allow the actual significant effects of implementation of the LDD to be tested against those predicted in the SA; helping to ensure that negative outcomes which may arise during implementation can be identified and future Council decisions can be made, having regard to the recorded outcomes.
- 4.5 SA Monitoring will test for example whether:
- The SA's predictions of sustainability effects were accurate;
 - Mitigation measures are performing as well as expected; and,
 - There are any adverse effects and whether these are in acceptable limits or not.

Core Output Indicators and Local Indicators

4.6 In order to make the figures in this section more easily comparable with previous years, the core and local indicators have been split between the topic areas set out in the Local Plan. These are environment, housing, economy, community facilities/recreation, and transportation. Each of these topic areas will be set out in a similar way:-

- The core output indicators required will be listed, followed by the Local Plan indicators.
- Data illustrated by tables, graphs and charts will be included and discussed.
- Conclusions will be made at the end of each section to summarise the key results of the indicators.

Environment

4.7 National Core Output Indicators for the Environment:-

NCOI 7 Flood Protection number of planning permissions granted contrary to the advice of the Environment Agency

NCOI 8 Biodiversity Change in areas and populations of biodiversity importance including, change in priority habitats and species and change in areas designated for their intrinsic environmental value.

NCOI 9 Renewable Energy capacity installed by type in megawatts

4.8 Local Plan Indicators for the Environment:-

Annual amount and type of greenfield/agricultural land which is redeveloped or diversified to other uses.

Annual net gain to area of woodland planting.

Annual investment in environmental enhancement schemes.

Flood Protection (NCOI 7) number of planning permissions granted contrary to the advice of the Environment Agency

4.9 In the period 1st April 2006 to 31st March 2007 one planning permission was granted contrary to the advice on flood risk grounds from the Environment Agency. This was an application to change the use of an office to residential in Blandford Forum town centre. The reasons for permitting the development contrary to the advice, were that the area was defended by flood barriers and that the proposed residential accommodation would be above flood level.

4.10 There were also ten other applications where the Environment Agency objected on flood risk grounds. The objection was withdrawn on four of these, four applications were refused by the authority and in two cases the planning applications were withdrawn.

4.11 The Environment Agency made only two objections to planning applications on water quality grounds in the period. Both applications were refused by the authority.

Biodiversity (NCOI 8) Change in areas and populations of biodiversity importance including, change in priority habitats and species and change in areas designated for their intrinsic environmental value.

4.12 The first half of this indicator which looks at changes in priority habitats and species, has not been completed. The large numbers of different habitats and species makes it impossible to effectively collect data. The information for changes to designated areas only includes changes over 0.5 hectares, as some of the changes found could simply be due to changes in the Ordinance Survey mapping base. There were no changes for international and national designations over 0.5 hectares, but there were a number for county designations. The table below shows the changes in number of hectares for North Dorset.

Biodiversity (NCOI 8) : Change in areas designated for their intrinsic environmental value from 2006 to 2007		
Designation	Name of Place	Change +/-
SNCI	Common Wood	-1.62
SNCI	Cole Coombe	-1.6
SNCI	Nettlecombe Tout	-1.25
SNCI	Sturminster Newton Riverside	-0.85
Total		-5.32
LNR	Wooland Hill	4.07
Source : Dorset County Council		

4.13 Overall there has been a loss of 5.32 hectares of land from a Site of Nature Conservation Interest (SNCI). The largest losses have come from Common Wood and Cole Coombe which have lost 1.62 and 1.6 hectares of land respectively. There has been an increase in the Local Nature Reserve (LNR) designation in the twelve month period. This is due to a new LNR of 4.07 hectares at Wooland Hill.

Renewable Energy (NCOI 9) capacity installed by type in megawatts

4.14 There has been no large scale renewable energy projects granted planning permission in North Dorset in the period between 1st April 2006 and 31st March 2007.

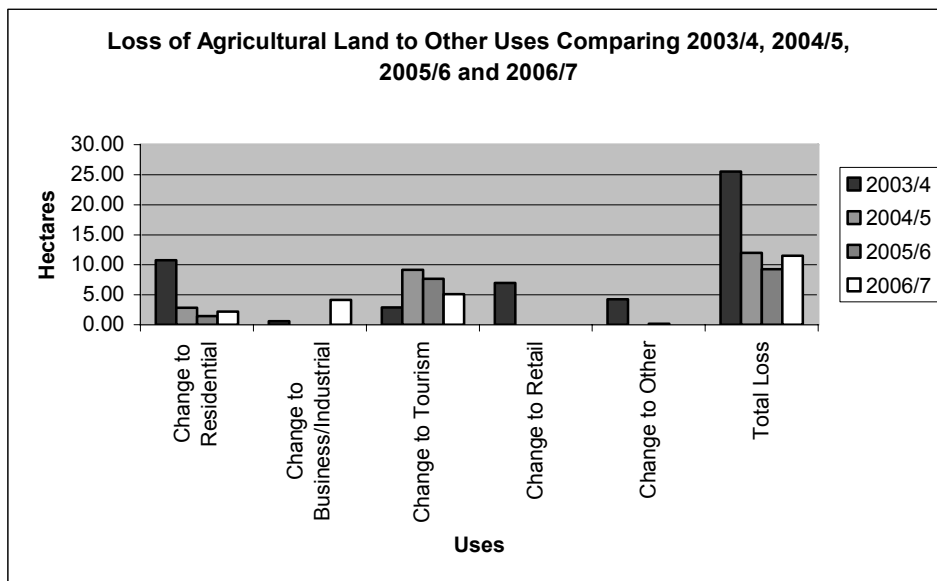
Annual amount and type of greenfield/agricultural land which is redeveloped or diversified to other uses.

4.15 The term “Greenfield” includes three types of existing use:

- * Previously unused land within a settlement boundary.
- * Agricultural and previously unused land outside a settlement boundary.
- * Agricultural buildings (excluding agricultural workers dwellings).

The indicator is designed to assess the success of policies in restricting the loss of Greenfield land to development. This is done by counting permissions granted, not developments built. It can also be used to assess the effectiveness of policies guiding change of use of farm buildings to sustainable uses.

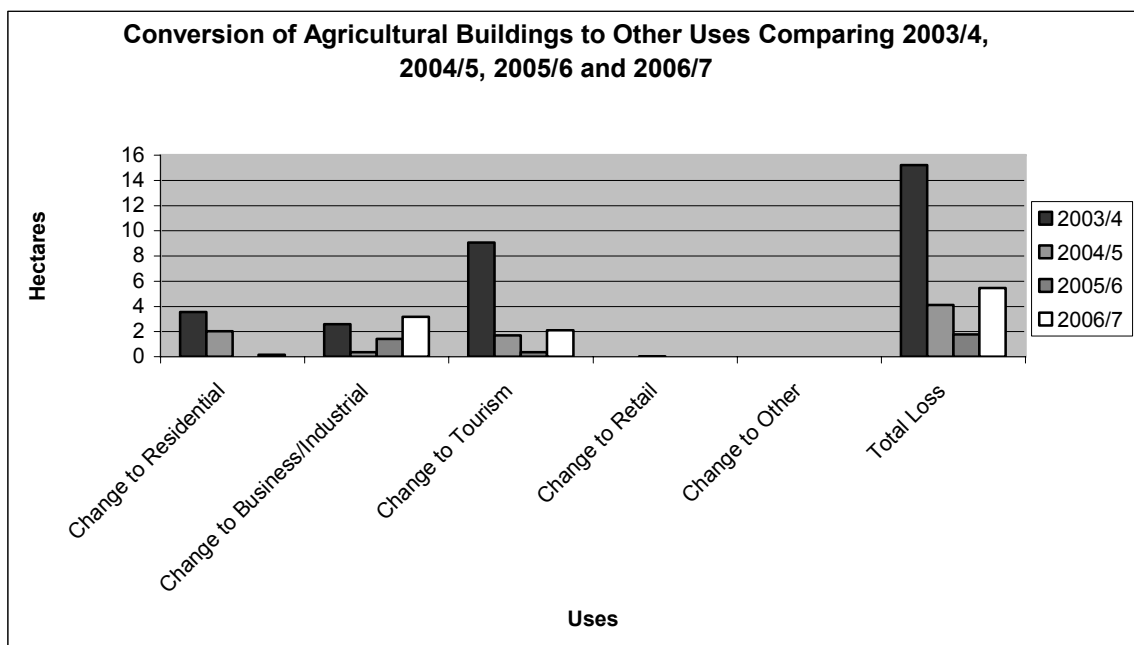
4.16 Data indicates that permissions granted for development on greenfield/ agricultural land and the loss of agricultural buildings to alternative uses has increased slightly during the current monitoring period although the losses remain well below the level reported in the first AMR published in 2003/4.



Source: North Dorset District Council

4.17 The loss of agricultural/greenfield land in the monitoring period from 1st April 2006 to 31st March 2007 is shown in the table above. It was noted in previous AMR’s that land on which development had been permitted included large sites allocated in the Local Plan and that, as allocations are used up, a decline in the loss of Greenfield land should be expected. As predicted, the amount of land lost did fall over the previous two monitoring periods but has risen slightly during the current period. However, the total land lost during this monitoring period was still only 45% of that lost during 2003/4. The amount totals 11.51ha, comprising 5.14ha lost to tourism, 4.17ha to business/industrial and 2.20ha to residential use. The largest single site loss is the expansion to Wessex Park Homes on the outskirts of Okeford Fitzpaine.

- 4.18 The amount of land lost to tourism/recreational uses has fallen this year. Permissions are mainly for equestrian facilities, but also include tennis courts and a shooting instruction facility. Residential permissions have risen this year due to a number of special circumstances including 12 housing association dwellings in Okeford Fitzpaine and a scheme for 12 sheltered units at Stalbridge. The emerging Supplementary Planning Document (SPD) on managing housing land supply has provided an evidence base for resisting inappropriate greenfield development. Only two small allocated sites, one residential and one employment, have been permitted during this monitoring period. Further loss of greenfield land to housing, including remaining allocated sites, will continue to be strictly managed in accordance with the SPD adopted by Council at the end of July 2007.
- 4.19 The number of planning applications granted permission to convert agricultural buildings to other uses is shown in the table below. The conversion of agricultural buildings to other uses has also shown a rise this year although the number remains at only 36% of the 2003/4 rate. There has been a wide range of conversions including holiday lets, workshops/offices, a community arts centre and an anaerobic digester for the production of electricity. Apart from one agricultural manager's dwelling there have been no conversions to residential use in the last monitoring period.



Source: North Dorset District Council

Annual net gain to area of woodland planting.

- 4.20 The authority has found it very difficult to collect reliable information on woodland planting, so as an alternative the number of new Tree Preservation Orders implemented on an annual basis will be monitored instead.

Annual investment in environmental enhancement schemes.

- 4.21 This indicator has also been very difficult to monitor. Instead we have decided to monitor progress on the development of Local Nature Reserves against the English Nature target of one hectare per 1000 population.

Annual net gain of Tree Preservation Orders (TPO)

- 4.22 An audit of all tree preservation orders was undertaken in 2004/5 and at March 2005 there were 388 Tree Preservation Orders (TPOs) in the District. A target of 20 new TPOs per annum has now been set out in the Environment business plan. During the current monitoring period a total of 16 TPOs were made, which is about 20% below the annual target. However looking at the last two years the total number of new TPO's is 42, giving an average which is on target and bringing the total in the District to 430 at the end of March 2007.
- 4.23 In addition, the Tree Warden Scheme continues to be successful. The focus this year has been on hedgerow assessment and protection, and veteran tree protection and identification, with training events scheduled for 2007/8. An audit of Council owned trees has also been undertaken. The findings will be reported in the next AMR.

Local Nature Reserves

- 4.24 In 2004 the Council agreed to monitor progress on the development of Local Nature Reserves (LNRs) against the target suggested by the former English Nature, now Natural England, of one hectare per 1000 population. This was considered a good measure of improved accessibility for the community, improving nature interest and encouraging more people to visit such facilities.
- 4.25 During 2005/6 the first two Nature Reserves were declared at Woolland Hill (4.4ha), owned by North Dorset District Council and Butts Pond (2ha) owned by Sturminster Newton Town Council. They now contribute 10.1% of the suggested target for North Dorset.
- 4.26 The Council is actively pursuing three further designations at Riverside Meadows (3.5ha) Sturminster Newton, Milldown (15.6ha) Blandford Forum and Castle Hill (5ha) Shaftesbury. If these are all successful the Council will meet 47% of the target suggested for North Dorset. An area at Stour Meadows (10ha) in Blandford is also being investigated for Local Nature Reserve Status.
- 4.27 During the current monitoring period, the focus has been on improving the quality rather than the quantity of LNRs. Of particular interest, Butts Pond and the whole of the Milldown have been designated Sites of Nature Conservation Interest (SNCI). This designation recognises the importance of these sites in a county context and the scheme is administered locally by the Dorset Wildlife Trust. The sites are

independently surveyed to assess the species diversity and whether it is significant to nature conservation. Butts Pond gained its status due to the large population of amphibians - it supports all 3 native species of newt. The Milldown (formerly only part was designated) achieved its status due to the diversity of grasses and wildflowers that have become established as a result of the extensive hay management techniques employed by the Ranger Service.

4.28 More LNRs should be declared during the next monitoring period.

Conclusions

4.29 Given the very rural setting of the district and its many environmental designations, nature and conservation issues are very important. There has been a loss of 5.32 hectares of SNCI and a gain of 4.07 hectares of LNR. No planning applications were granted permission contrary to advice on flood grounds from the Environment Agency. Environmental issues are being taken into account when planning applications are being considered and current legislation and best practice is being adhered to.

4.30 The loss of Greenfield/agricultural land and buildings to other uses has increased slightly this year, but is still at a much lower rate than in 2003/4, helping to conserve the rural and historic environment and reflecting a strict adherence to policy when considering planning applications. The number of Tree Preservation Orders in the district is increasing and a comprehensive survey of the existing ones has taken place. Progress has also been made in the management of Local Nature Reserves, which will continue in the coming years.

Housing

4.31 National Core Output Indicators for housing:-

NCOI 2a Housing Trajectory

NCOI 2b Percentage of new and Converted dwellings on PDL

NCOI 2c Percentage of dwellings completed at less than 30 dwellings per hectare, between 30 & 50 dwellings per hectare and above 50 dwellings per hectare.

NCOI 2d Affordable Housing Completions

4.32 Local Plan Indicators for Housing:-

Overall dwelling numbers compared with the Local Plan target of 5,900 (gross) by 2011 and an annual rate of 347. (The net equivalent figure is 5,700 at an annual rate of 335).

Dwellings on previously developed (brownfield) sites compared with the Local Plan target of 2000 (34%) by 2011 and an annual rate of 118.

Affordable dwellings compared with Local Plan target of 1170 (between 1998 and 2011) and an annual rate of 90 (26%).

Density of development compared with the minimum of 30 dwellings per hectare subject to good design/layout.

Car Parking spaces provided compared with the maximum of 2 spaces per dwelling.

4.33 Housing data is collected on an annual basis covering the period 1st April to 31st March. A dwelling is described as a self contained unit of accommodation. It can be a house, bungalow or flat of any size from one bedroom to four or more bedrooms.

Housing Trajectories (NCOI 2a)

4.34 As the table below shows there have been 269 net housing completions for the period between 1st April 2006 and 31st March 2007. This is 66 dwellings below the strategic requirement of 335 dwellings per annum. The cumulative dwelling completions from 1994/5 to 2006/7 are 5,490, which is 1,131 above the strategic requirement. This is nearly 26% ahead of target and well over the 10% tolerance allowed in the Local Plan. North Dorset only requires a further 210 net dwelling completions to reach its total strategic requirement set out in the structure plan of 5,700 dwellings. There are currently 559 net housing commitments in North Dorset, of this amount 229 are under construction, which means that the figure of 5,700 will easily be achieved and exceeded.

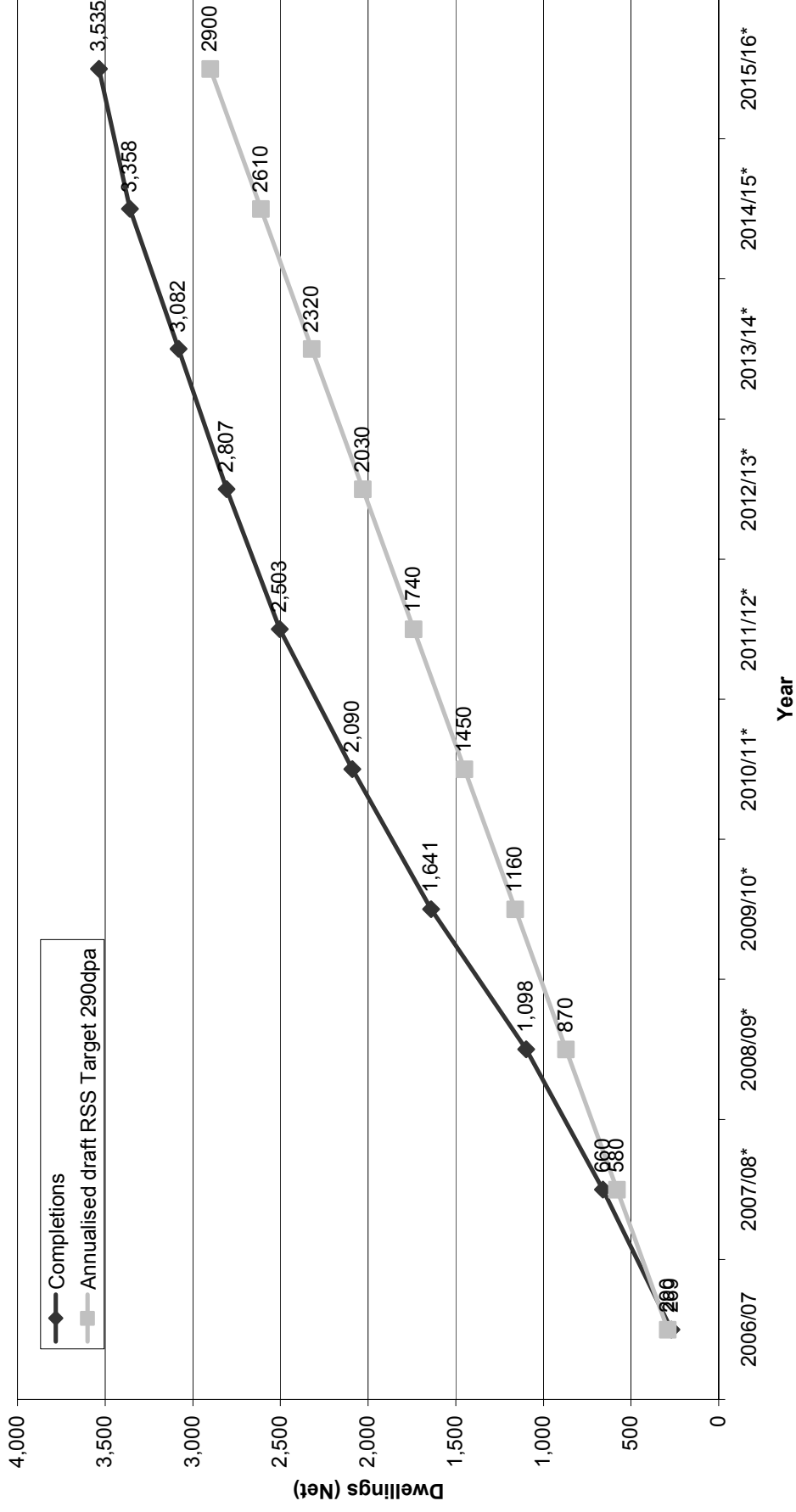
North Dorset Housing Completions 1994-2007 (Net)													
	1994/5	1995/6	1996/7	1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7
Strategic Requirement (annual average) 1994-2011	335	335	335	335	335	335	335	335	335	335	335	335	335
Dwelling Completions	469	425	400	335	330	342	326	514	445	590	490	555	269
Strategic Requirement (cumulative)	335	671	1,006	1,341	1,676	2,012	2,347	2,682	3,018	3,353	3,688	4,024	4,359
Cumulative dwelling completions	469	894	1,294	1,629	1,959	2,301	2,627	3,141	3,586	4,176	4,666	5,221	5,490
Cumulative amount above/below target	134	223	288	288	283	289	280	459	568	823	978	1,197	1,131

4.35 The housing figures set out in the RSS are lower than the Structure Plan, at 290 dwellings per annum until 2015/16. The table below shows the housing trajectory for North Dorset for the next ten years. The completions in 2006/7 were 269 net dwellings which are slightly below the RSS target of 290. By the end of the ten year period the total completions are likely to be 3,535 dwellings compared to the target of 2,900, giving an over supply of 635 dwellings.

North Dorset Housing Trajectory against annualised draft RSS target (290dpa) 2006-2016										
	2006/07	2007/08*	2008/09*	2009/10*	2010/11*	2011/12*	2012/13*	2013/14*	2014/15*	2015/16*
Strategic Requirement (annual average) 2006-2016	290	290	290	290	290	290	290	290	290	290
Dwelling Completions	269	391	438	543	449	413	304	275	276	177
Strategic Requirement (cumulative)	290	580	870	1,160	1,450	1,740	2,030	2,320	2,610	2,900
Cumulative dwelling completions	269	660	1,098	1,641	2,090	2,503	2,807	3,082	3,358	3,535
Cumulative amount above/below target	-21	80	228	481	640	763	777	762	748	635

4.36 The graph on the next page illustrates the housing trajectory for North Dorset, showing the projected cumulative completions from 2006/7 to 2015/16, against the cumulative RSS target for the same period. As the graph shows projected completion will be close to the RSS target for the first three years, but will then be much higher for the period from 2009/10 to 2011/12, before starting to decrease from 2012/13 onwards.

Cumulative Housing Trajectory



4.37 The housing trajectory figures are based on all existing allocated sites coming forward in the next five years and include an amount for windfall development based on the Urban Potential Study and past rates of achievement. The Council will have the option of holding back some of these allocated sites, if good rates of windfall commitments are achieved, which will reduce the amount of projected completions and bring the figures more in line with the RSS target.

Five Year Housing Land Supply

North Dorset Five Year Housing Supply Based On Regional Spatial Strategy Net Housing Figures As At 1st April 2007		
	Deliverable	No of Dwellings
Consents @ 31st March 2007		
Under Construction	Yes	222
Planned	Yes	312
Allocations		
Land Off Shaftesbury Lane, Blandford	Yes	210
Land East of Shaftesbury	Yes	340
Rear Dike & Sons, Stalbridge	Yes	25
North of the livestock Market, Sturminster	Yes	105
South of the Meadows, Gillingham	Yes	90
Other Sites		
Blandford Brewery	Yes	195
Total Dwellings		1499
Number of Years of Commitment (Based on 290 dwellings per annum up to 2012)		5.17

Source: North Dorset District Council

4.38 As the table above shows North Dorset has a five year supply of housing land, with 5.17 years of land available. Appendix 1 shows a detailed list of all the sites included within the five year land supply, with information about their deliverability, considering any ownership or physical environmental constraints. This five year housing supply does not include a windfall element. As a result if suitable windfall sites come forward in the future and provide extra dwelling numbers, the Council will be able to consider whether all the allocations are required within the five year period. If not they may be able to hold them back, putting them into the five to ten year supply of housing land.

Gross Dwellings Completed Compared To Local Plan Targets

Gross Dwelling Completions In North Dorset, Split By Settlement, Compared To Local Plan Housing Figures					
Settlements	Total Gross Dwellings Planned 1994-2011	Gross Dwelling Completions 1994-2007	Gross Commitments With Outstanding Planning Perm @ 31/03/07	Total Committed Development	Over Supply
Blandford	1,050	1,133	114	1,247	197
Gillingham	1,610	1,722	84	1,806	196
Shaftesbury	1,170	518	43	561	-609
Sturminster	640	601	100	701	61
Stalbridge	170	158	51	209	39
Rural Areas	1,260	1,646	203	1,849	589
Total	5,900	5,778	595	6,373	473

Source: North Dorset District Council

- 4.39 As the table above shows the situation as at 31st March 2007 is that 5,778 gross dwellings have been completed between 1994 and 2007. When the 595 gross commitments from sites under construction and with planning permission are added to the completions to date, the total for the District is 6,373 dwellings. This is an over supply of 473 dwellings against the Local Plan figure of 5,900.
- 4.40 This would be the situation without granting any more planning applications for residential development, any additional permissions will add to the oversupply situation. As the over supply column illustrates it is the rural area which makes the largest contribution to the over supply figures, they are 47% over the Local Plan figure of 1,260. The two other main contributors to over supply are Blandford and Gillingham, which are 19% and 12% over the Local Plan figures respectively.
- 4.41 The one settlement which does not have an over supply is Shaftesbury, it is below its planned figure by 609 dwellings. This is generally due to the fact that the allocated site east of the town, for 680 dwellings, has not yet been developed. It was planned to be developed in the third stage of the Local Plan, which is post 2006. Two planning applications for 670 dwellings on this site, which were approved by the Council, were called in by the Government and have now been approved by the Secretary of State.

Housing Sites Allocated in the Local Plan

Progress On Local Plan Allocations in North Dorset as at 31st March 2007			
Town	Site	Area	Progress on Site
Blandford	Off Langton Road	3.4	Development of 60 dwellings on this site is fully complete
	Off Shaftesbury Lane	8.0	169 dwellings completed on this site. Planning permission has been granted for another 110 dwellings. Another 100 dwellings are expected to come forward at a later date
Gillingham	Barnaby Mead	1.4	Development of 44 dwellings on this site is fully complete
	Lodden Bridge Farm	2.8	Development of 126 dwellings on this site is fully complete
	Lockwood Terrace	3.2	Development of 126 dwellings on this site is fully complete
	West of the Fire Station Peacemarsh	2.0	Development of 71 dwellings on this site is fully complete
	Ham Farm	8.6	Development of 277 dwellings site fully completed
	South of the Meadows	3.0	Site undeveloped with no planning applications
Shaftesbury	Land East of Shaftesbury	23.0	Two planning applications have been approved by the Secretary of State for 670 Dwellings. The far northern end of the site (the 'Hopkins Land') has the capacity for another 80 dwellings
Sturminster	Honeymead	1.5	Development of 75 dwellings on this site is fully complete
	North of Livestock Market	3.5	Site undeveloped with no planning applications
Stalbridge	Dikes Bakery	1.0	Outline planning application approved for about 33 dwellings and reserved matters application for 8 dwellings approved on the site as a whole. 25 of these will be on the allocated site to the rear of the Bakery.

Source: North Dorset District Council

4.42 The table above shows the current situation for the sites allocated for housing in the Local Plan. Seven of the sites, five in Gillingham, one in Blandford and one in Sturminster, are now fully completed. Three sites are either with permission or under construction. There are only two sites, South of the Meadows in Gillingham and North of the livestock Market in Sturminster where the site is undeveloped and there is no planning permission or application.

Percentage of New & Converted Dwelling on PDL (NCOI 2b)

NCOI 2b : North Dorset Residential Development By Greenfield and Brownfield Site Types (percentages)																
	Site Type	Compl 1995/6	Compl 1996/7	Compl 1997/8	Compl 1998/9	Compl 1999/0	Compl 2000/1	Compl 2001/2	Compl 2002/3	Compl 2003/4	Compl 2004/5	Compl 2005/6	Compl 2006/7	Compl 1994-07	Commitments as at 31.03.07	
															Planning Perm 2007	Allocated Sites
N Dorset	GF	59.1	64.6	54.1	43.7	54.5	70.0	58.9	64.2	67.0	68.2	61.3	22.6	57.3	15.6	100.0
	BF	40.9	35.4	45.9	56.3	45.5	30.0	41.1	35.8	33.0	31.8	38.8	77.4	42.7	84.4	0.0
Dorset	GF	48.0	47.8	48.4	38.2	37.6	44.2	34.5	38.4	66.9	35.4	30.7	23.8	41.2		
(Excl B&P)	BF	52.0	52.2	51.6	61.8	62.4	55.8	65.5	61.6	33.1	64.6	69.3	76.2	58.8		

Source : Dorset County Council

4.43 The percentage of development achieved on previously developed land for the twelve months ending 31st March 2007 is 77.4%. This figure is very high and well above the Local Plan target of 34%. The main reasons for this high percentage is that a large number of greenfield sites were completed in 2005/6, so there was a much lower number of greenfield sites in the housing completions figures in 2006/7. There were also a number of large brownfield sites with completions this year, including Oakwoods Site in Gillingham and the Former Livestock Market in Sturminster.

Dwelling Densities (NCOI 2c)

NCOI 2c - Density of Gross New Dwellings Built In North Dorset		
	Fully completed sites only	
NCI 2c	2005/6	2006/7
Less than 30 dwellings per hectare	23.3%	38.4%
Between 30 and 50 dwellings per hectare	66.7%	41.6%
Greater than 50 dwellings per hectare	10.0%	20.0%
Totals	100.0%	100.0%
Source: Dorset County Council		

4.44 The amount of completions at less than 30 dwelling per hectare has increased by 15.1% to 38.4%. Completions at between 30 and 50 dwellings have fallen by 25% to 41.6%. The completions on sites at greater then 50 dwelling per hectare have increased by 10% to 20%. The results on dwelling densities this year are quite mixed, with an improvement at densities greater than 50 dwellings per hectare, while the number of dwellings at 30 or less has also risen.

Affordable Housing Completions (NCOI 2d)

4.45 Affordable housing falls into two categories, either subsidised or low cost market (LCM). Subsidised housing can be either for rent or for shared ownership and are provided by a Registered Social Landlord. LCM housing is provided by a developer and is restricted for people in local housing need and provided at a reduced price.

4.46 There have been 36 affordable housing completions in the District in 2006/7, of these 25 have been for subsidised housing and 11 for LCM. This is much lower than the figure for last year and well below the Local Plan target of 90 dwellings per annum. One of the main reasons for the low level of affordable completions this year was the call in on the Land East of Shaftesbury. The Council was expecting about 77 affordable completions on this site, which had Housing Corporation funding, but the call in has delayed progress on this site. Housing completions on the site are now expected to come on line in 2008/9.

4.47 Planning Policy Statement 3 was published in November 2006 and included a nationally recognised definition of affordable housing. This definition excludes low cost market, which previously fell within the definition in Circular 6/98 and Planning Policy Guidance 3. When assessing performance against the structure and Local Plans, the Council will continue to include low cost market housing with the affordable category, since the targets in these plans assume a low cost market housing element. In future AMR's, the Council will need to assess performance against the affordable housing targets in the Regional Spatial Strategy (RSS). The Council will exclude low cost market housing in making such assessments, since the RSS is highly likely to use the new PPS3 definition of affordable housing.

Table NCOI 2d : Affordable Housing Built in North Dorset 1994-2007														
Settlement / Year	1994/5	1995/6	1996/7	1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	94/07
Blandford - Sub	12	24	16	61	21	29	17	8	4	3	12	0	5	212
Blandford - LCM	0	0	0	0	0	0	0	0	16	46	17	0	0	79
Gillingham - Sub	20	9	0	0	7	24	3	11	33	0	0	52	8	167
Gillingham - LCM	0	0	0	0	0	0	0	26	14	20	16	22	6	104
Shaftesbury - Sub	0	0	14	13	11	12	0	20	0	0	3	2	0	75
Shaftesbury - LCM	0	0	0	0	0	0	0	0	0	0	0	7	0	7
Sturminster - Subs	0	8	0	0	26	7	0	19	0	0	0	11	2	73
Sturminster - LCM	0	0	0	0	0	0	0	18	0	0	0	4	5	27
Stalbridge - Sub	0	0	0	0	22	0	0	0	0	0	0	0	0	22
Stalbridge - LCM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Area - Sub	34	62	62	22	6	7	6	17	5	11	24	20	10	286
Rural Area - LCM	0	0	0	0	0	0	0	0	2	0	0	0	0	2
North Dorset - Sub	66	103	92	96	93	79	26	75	42	14	39	85	25	835
North Dorset - LCM	0	0	0	0	0	0	0	44	32	66	33	33	11	219
TOTAL	66	103	92	96	93	79	26	119	74	80	72	118	36	1054

Source : North Dorset District Council Planning Dept Records April 2007

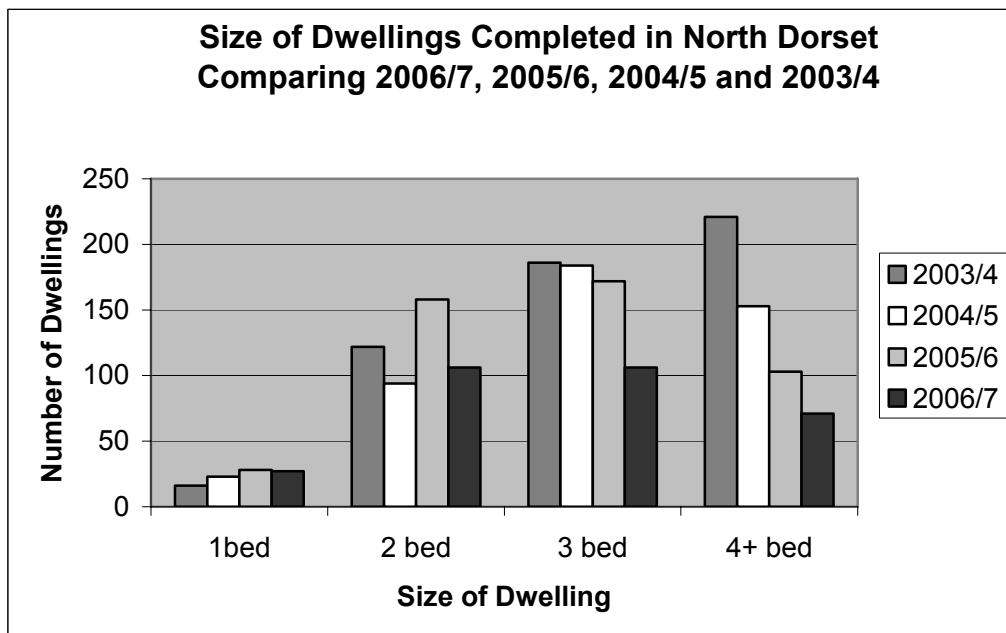
4.48 As the table below shows the problem of housing affordability in North Dorset is becoming worse. The House Price Income Ratio has risen from 7.4 in 2000 to 11.6 in 2006; this is an increase of 57%. From 1998/9 to 2006/7 a total of 697 affordable houses have been built, against a Local Plan Target of 810 affordable dwellings in that period, leaving a shortfall of 16%.

House Price Income Ratio 2000 to 2006 In North Dorset	
Year	Ratio
2000	7.4
2001	8.2
2002	9.3
2003	9.9
2004	11.4
2005	11.4
2006	11.6

4.49 Over the last five years the Council's delivery of affordable housing has been very good, building more affordable homes than other Dorset authorities⁵ and performing well against other local authorities nationally. Affordable housing remains a top priority for the Council. New affordable housing policies will be included within the Core Strategy as it is produced over the next two years; these policies will aim to alleviate the problem as much as possible.

Size of Dwellings Completed

4.50 The graph below shows the size of dwelling completed in the district over the last four years. The Housing Needs Survey March 2006, highlights a high demand/need for smaller 1 and 2 bedroom dwellings. The majority of dwellings built in 2006/7 were either 2 or 3 bedroom and the number of 1 bedroom completions at the same level as last year. The proportion of 4+ bed completions is about 22% of total completions and is the same rate as 2005/6, but lower than 2003/4 and 2004/5.



⁵ Dorset Data Book 2007

Car parking

- 4.51 There is a Local Plan indicator which aims to look at the number of car parking spaces per dwelling compared to a target of a maximum of 2 spaces per dwelling. So far we have been unable to monitor this indicator. This indicator has been dropped and as the core strategy and future housing DPD's are produced, the use of a car parking indicator will be investigated.

Conclusions

- 4.52 There were 269 net dwelling completions in this monitoring period giving a net total of 5,490 from 1994/5 to 2006/7, which is only 210 dwellings short of the Local Plan target of 5,700 dwellings by 2011. The cumulative gross completions of 5,778 plus the commitments as at 31st March 2007 of 595 exceed the Local Plan target of 5,900 by 473 dwellings.
- 4.53 The housing trajectory shows that the completions in North Dorset over the next ten years are likely to surpass the RSS targets. The Council will have the option of holding back development on allocated sites if necessary to bring the housing completions back in line with the RSS figures. The Council has a five year supply of housing land, including existing planning permissions, sites allocated for housing and sites which are currently being determined. It does not include a windfall element.
- 4.54 In the current monitoring period 77.4% of new dwellings were built on previously developed land and 22.6% on non previously developed land. The majority of sites at 41.6% are built at a density of between 30 and 50 dwellings per hectare. The affordable housing completions have been poor this year with a total of only 36 dwellings, 25 for subsidised housing and 11 for Low Costs Marketable housing.

Economy

4.55 The National Core Output Indicators for economy:-

NCOI 1a/b/c Amount of developed floor space, by employment type and which is on previously developed land.

NCOI 1d Employment Land Availability by Type

NCOI 1e Losses of Employment Land in Local Authority Area

NCOI 1f Amount of Employment Land Lost To Residential Development

NCOI 4a b Amount of completed retail, office and leisure development and the percentage of this within a town centre.

4.56 Local Plan Indicators for the Economy

Net gain of employment land provided, compared with the Local Plan target of 40ha by 2011, and annual rate of 2.35ha and any loss of employment land to another use.

Employment land provided and housing constructed in main towns, compared with a predicted ratio of 73 dwellings to one hectare of employment land.

Amount of vacant industrial floor space, land and number of units.

Vacant shop premises, in the main towns compared with the 1998 average vacancy rate of 6.17%.

Net gain/loss of business, industrial, retail and tourism uses, measured against existing stock numbers and where relevant the existing floor space.

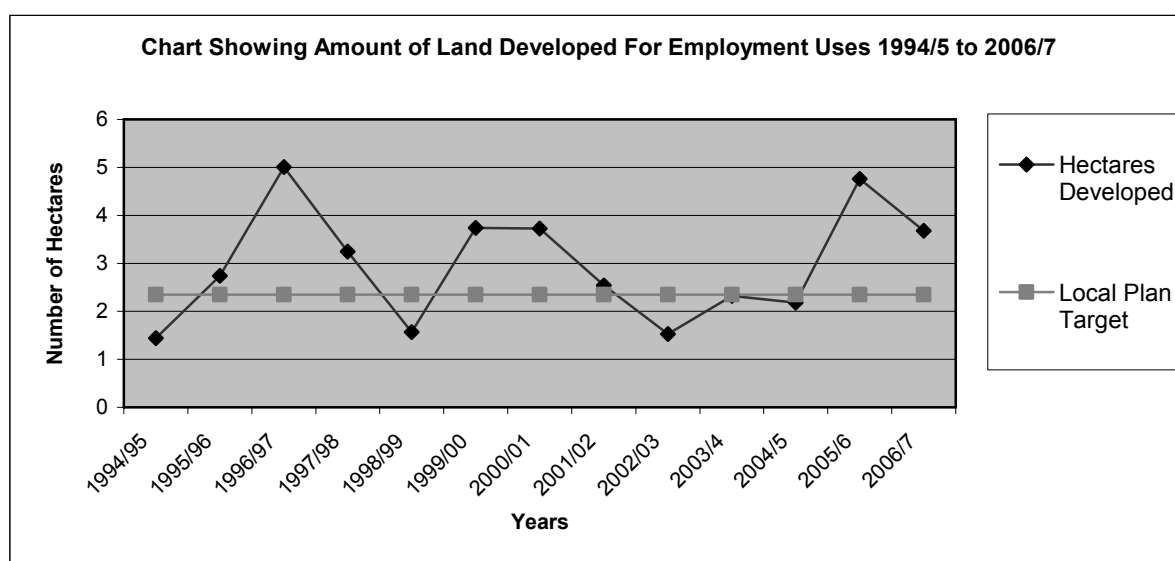
4.57 In the past, the monitoring of employment land in Dorset has only covered types A2, B1 to B8 and not types C and D. No data is therefore collected as part of the countywide employment land monitoring exercise for types other than A2 and B1 to B8. Generally, minor extensions to premises (typically less than 50 m²) are not included. Although purpose-built office premises are included (either within class A2 or B1(a)), changes to office use of a minor nature are not included. Typically, these might be, for example, changes of use from shops to offices in a 'high street' context. A list of Use Class descriptions are shown in Appendix 2.

Amount of Completed Employment Development (NCOI 1a/b/c)

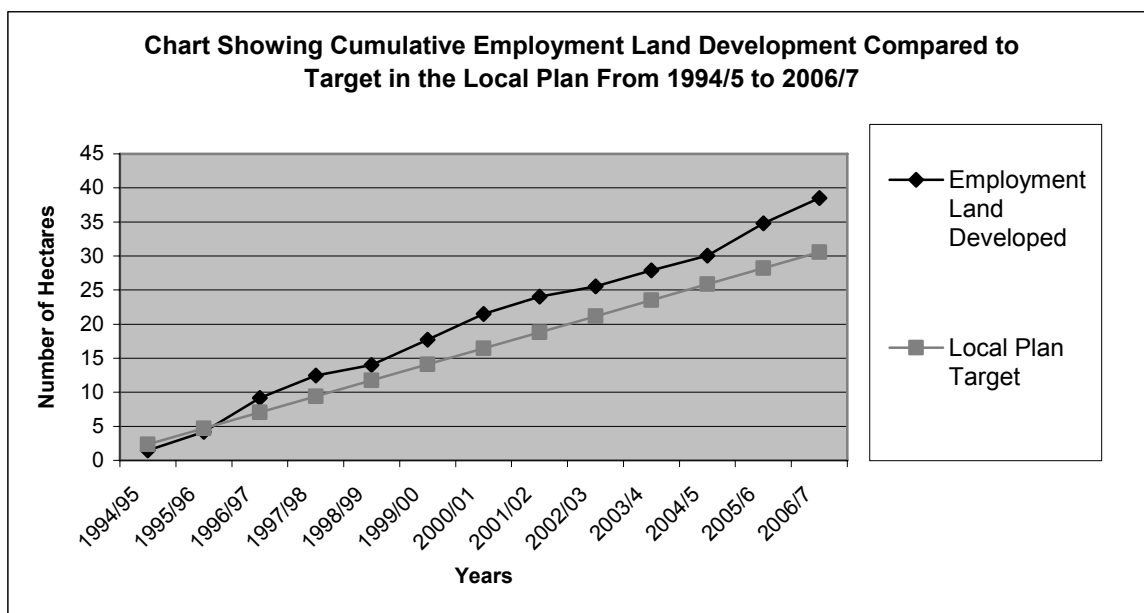
NCOI 1a b c : Completed Employment Development 1/4/06 to 31/3/07							
Type	Number of hectares of employment land	Floorspace (sq mts) employment land	Number of hectares of employment land on PDL	Floorspace (sq mts) employment land on PDL	Number of hectares of employment land on Non PDL	Floorspace (sq mts) employment land on Non PDL	% of floorspace developed on PDL
B1 (a)	0.12	524	0	0	0.12	524	0.00%
B1c + B2	1.41	3,651	1.23	3,501	0.18	150	96.00%
Mixed	1.99	5,025	0	0	1.99	5,025	0.00%
B8	0.16	1,400	0	0	0.16	1,400	0.00%
Total	3.68	10,600	1.23	3,501	2.45	7,099	33.03%

Source : Dorset County Council

4.58 In the period from 1st April 2006 to 31st March 2007 there has been 3.68 hectares of completed employment development in the District. Of this, 2.45 hectares which is 67% was on non previously developed land and 1.23 hectares which is 33% was on previously developed land. Over half of the employment development was in the mixed use category, followed by over 38% of development in the B1c and B2 category, with use classes B1a and B8 only making a small contribution to total employment land developed. 96% of development in use class B1c and B2 was on previously developed land; all other development in the other use classes was on non previously developed land.



4.59 The graph on previous page shows the annual rate of employment land developed from 1994/5 to 2006/7. Apart from 1994/5, 1998/99 and 2002/3, the annual target of 2.35 hectares of completed employment land set out in the Local Plan, has been achieved and exceeded in the other years. The amount of completed employment development in 1996/7 and 2005/6 was very high, with nearly 5 hectares in each year, well over the Local Plan target.



4.60 The graph above shows the cumulative amount of employment land developed in the District from 1994/5 to 2006/7. From 1996/7 onwards the rate of employment has steadily increased above the cumulative target, with quite large increases in 2005/6 and 2006/7. The total amount of employment land completed over the whole period is 38.49 hectares, which means that we only need to complete another 1.51 hectares of employment land to exceed the Local Plan target of 40 hectares by 2011.

Employment Land Availability by Type (NCOI 1d)

4.61 The table on the next page shows the amount of land available for employment use, defined as sites allocated in the Local Plan or sites with planning permission. There are 37.55 hectares of committed employment land available in North Dorset at the end of March 2007. Of this total 55% is on non previously developed land and 45% is on previously developed land. The industrial use class has the largest amount of available employment land at 21.47 hectares, which is 57% of the total. The next largest use class with 20% of the total, is mixed use with 7.5 hectares.

Land (Hectares) available for employment in North Dorset Split By Use Class Orders at 31st March 2007			
Type	Total Commitment	Commitment on PDL	Commitment on Non PDL
B1a	2.13	1.69	0.44
B1c	1	0.98	0.02
B1	2.33	2.06	0.27
B8	3.12	2.85	0.27
Industry	21.47	8.87	12.6
Mixed	7.5	0.35	7.15
Total	37.55	16.8	20.75
Source: Dorset County Council			

Losses of Employment Land (NCOI 1e)

- 4.62 The definition for this indicator asks for the amount of land which was “available” for employment, being defined as sites allocated in the Local Plan/LDF or with planning permission, lost to completed non employment uses. There is only one site where there has been a loss of available employment land in the twelve months from 1st April 2006 to 31st March 2007. This was Higher Farm, Shaftesbury Road Gillingham, where 1.24 hectares of land which had permission for a B8 use, were lost to a completed retail use.
- 4.63 In addition to the above indicator we also look at data showing the amount of land used for employment which has been lost to another non residential use. The table below shows the amount of land which had been used for employment in the previous monitoring period, but has been lost to a non employment use in the current monitoring period, (not including residential).

The amount of land being used for an employment in the previous monitoring year, which has been lost to a completed non employment use in the current monitoring year			
	Business	General Industrial	Storage & Distribution
Amount of employment land lost in hectares from	0.08	0.04	n/a
Source : North Dorset District Council			

- 4.64 In total, only 0.12 hectares of land have been lost from an existing employment use in the twelve month period. Of this total 0.08 hectares has been lost from a business use, mainly offices and 0.04 hectares from a general industrial use.

Employment land lost to residential development (NCOI 1f)

- 6.65 The definition for this indicator asks for, the amount of land which was “available” for employment, being defined as sites allocated in the Local Plan/LDF or with planning permission, lost to completed residential. In the twelve month period no land which was available for employment was lost to a completed residential use.
- 4.66 In addition to the above indicator we also look at data showing the amount of land used for employment which has been lost to residential use. The table below shows the amount of land which had been used for employment in the previous monitoring period, but has been lost to a residential use in the current monitoring period.

Amount of Land Used for Employment in North Dorset during the previous monitoring period which has been lost to residential development				
	B1	B2	B8	Total
Hectares of employment land lost between 1st April 2006 and 31st March 2007	0.16	1.4	n/a	1.56
Source: Dorset County Council				

- 4.67 Overall 1.56 hectares of land have been lost from an employment use to a residential use within the monitoring period. The majority of this loss, at 90%, relates to one site, this is the Former Oakwoods Site in Gillingham, where a development of 65 houses has now been completed.

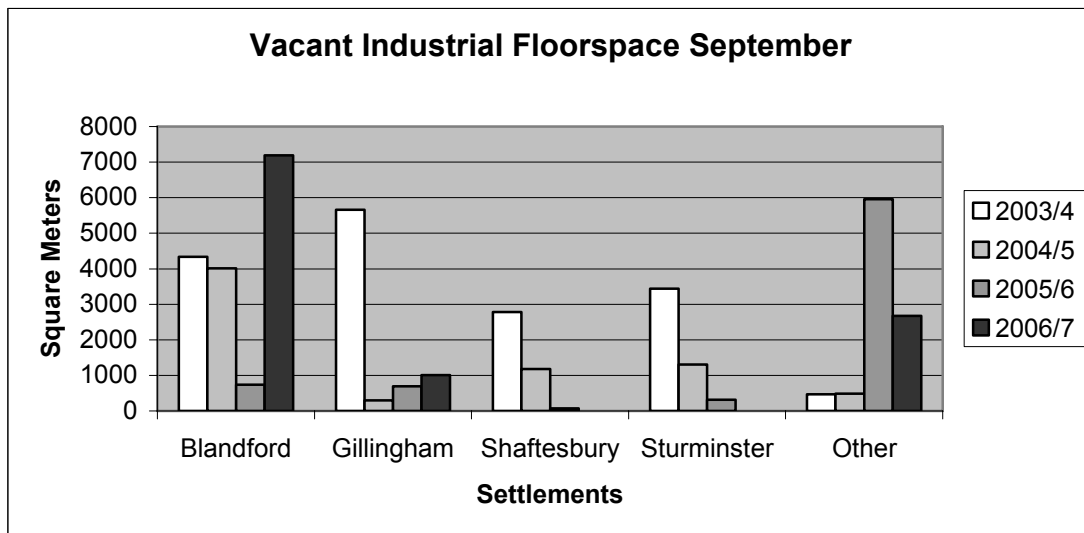
Amount of Completed Retail, Office and Leisure Development (NCOI 4a/b)

NCOI 4 a b : Amount of completed retail, office and leisure development between 1st April 2006 to 31st March 2007 in North Dorset and the percentage within a town centre			
	Office	Leisure	Retail
Square Meters - Gross	120	2,414	362
Square Meters - Sales Area	N/A	N/A	344
Amount Within Town Centre Sq Meters	120	0	232
Percentage within Town Centre	100%	0	64%
Source : North Dorset District Council			

- 4.68 For this indicator the town centres are Blandford, Gillingham, Shaftesbury and Sturminster Newton. Over the twelve month period 2,896 square meters of development has been completed, 83% of this total has been in the leisure category, and is mainly made of equestrian related development. Retail and office development are 13% and 4% of the total respectively, with 100% of the office development being within a town centre.

Vacant Industrial Floorspace

- 4.69 The graph below shows the amount of vacant industrial floorspace within the district, comparing 2006/7, 2005/6, 2004/5 and 2003/4. This information is extracted from the property Pilot Database and shows a snap shot of the current amount of vacant industrial floorspace, at a particular time, which is August 2007 in this case. As the graph shows Shaftesbury and Sturminster had no vacant industrial space at this time and Gillingham had a small amount, made up mainly of units at the Kingsmead Business Park.
- 4.70 Blandford has seen a large increase of vacant industrial floorspace in 2006/7, of the 7187 square meters available, over 90% relates to the Hall and Woodhouse Brewery site. This site is now proposed for a mixed use redevelopment scheme. The other areas of the district have seen a decrease in vacancy of about 55% against the figure for last year.



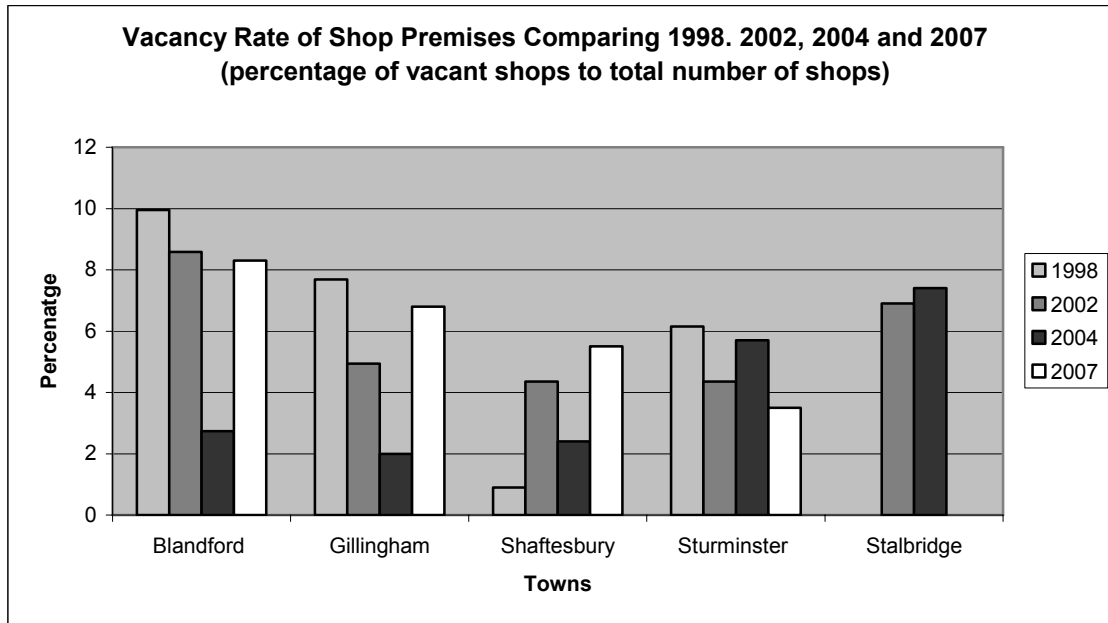
Source: Property Pilot August 2007

Employment Land provided against housing constructed

- 4.71 It has proved difficult to collect data for this Local Plan target. As a result it is not being included in the future, a new indicator will be developed if appropriate as the Core Strategy and DPD's are produced.

Vacant Shop Premises

- 4.72 The graph on next page shows the percentage of vacant shop premises in North Dorset's towns, comparing figures for the last four surveys. The most recent survey was undertaken in June 2007 and shows a snap shot of level of vacancy in the towns at that time.



4.73 Stalbridge had a zero vacancy rate at the time of survey in 2007, a huge improvement compared to the average in 2004 and 2002 of about 6%. Shaftesbury at 5.5% and Sturminster at 3.5% are both well below the average vacancy rate of 6.17% in 1998 set out in the Local Plan target. Gillingham has seen an increase in the level of vacant shop premises from a low of about 2% in 2004 to 6.8% in 2007. Blandford with a rate of 8.3% has seen the largest increase of all the towns, with the percentage of vacant shop premises rising back up to the levels seen in 2002 and 1998.

Net gain/loss of business, industrial, retail and tourism uses, measured against existing stock numbers and where relevant the existing floor space.

4.74 In previous AMR's data has been included for this Local Plan Indicator. However the information collected only looked at planning permissions which had been granted and not at what development had actually been completed. Also these statistics did not show area of land or floorspace as set out in the indicator. As the National Core Output Indicators are asking us to comment only on completed development and now include a specific indicator on loss of employment land, this old Local Plan indicator has been dropped.

Conclusions

4.75 In this monitoring period 3.68 hectares of employment land have been developed and the 40 hectares target for employment development up to 2011 set out in the Local Plan has been achieved this year. There are 37.55 hectares of available employment land, either allocated land in the Local Plan or sites with planning permission.

- 4.76 At the year ending 31st March 2007 1.24 hectares of available employment land has been lost to a non employment use. Only 0.12 hectares of employment land have been lost to a non employment use and 1.56 hectares have been lost to residential.
- 4.77 There have been 2,896 square meters of completed retail, office and leisure development, in the District from 1st April 2006 to 31st March 2007. All areas apart from Blandford and Gillingham have seen a reduction in the amount of vacant industrial floorspace available in the 2007.
- 4.78 Stalbridge had no vacant shop premises at the time of survey and Sturminster and Shaftesbury had relatively low levels. Blandford and Gillingham had the highest percentages of vacancy in the 2007 survey.

Community and Recreation Facilities

4.79 National Core Output Indicator:

NCOI 4c Percentage of eligible open spaces managed to green flag Award standard (NCOI 4c)

4.80 Local Plan Indicators for Community and Recreation

Monitor provision of community/village halls compared with Local Plan Standard of 220m² per 2,000 population.

Monitor provision of outdoor sport facilities compared with Local Plan Standard of 1.6 – 1.8 ha per 1000 population.

Monitor provision of children's play space/amenity area compared with Local Plan Standard of 0.6 – 0.8 ha per 1000 population.

Monitor number of essential village facilities/services in relation to population. These are defined as:

- Shop/General Store
- Post Office
- Village Hall
- Place of Worship
- Public House
- School
- Public Recreation Ground
- Play Area
- Daily Bus Service to nearest market town

Percentage of Open Space Managed To Green Flag Standard (NCOI 4c)

4.81 This indicator looks at the open space within the authority which is managed to Green Flag Standard; it does not mean that the open space has a Green Flag Award. Consultants were employed to audit the quality of open spaces. The audit is currently being checked and a quality standard will be set in the Core strategy. The audit will be released in sections with the audit of play areas available first in November.

The Senior Countryside Ranger for the district is now a Green Flag assessor and the Council will be managing all fourteen of its sites to this standard, under the Service Level Agreement with the Ranger Service. There are 48.5 hectares of Council owned open space and of this amount 79.4%, which is 38.5 hectares are managed to the Green Flag Standard, but do not have the award.

The Council owned sites currently managed to Green Flag Award standard are going to be judged for the Green Flag standard in July 2008, these sites are listed below:-

Milldown, Blandford.
Riverside Meadows, Sturminster Newton.
Rolls Bridge, Sturminster.
Castle Hill, Shaftesbury.
Preetz Way, Blandford
Stour Meadows, Blandford

The council is also working with the Town and Parish Councils and the Community Partnerships to bring their owned and managed sites up to the standard. Sites not owned by the Council which are managed to Green Flag standard are:-

Butts Pond, Sturminster Newton, owned by Sturminster Town Council.
Lampards Field allotments, owned by Blandford Town Council.

Community/Village halls, outdoor sports facilities and children's play space/amenity area

- 4.82 Consultants were employed to audit and assess these facilities. Additional play areas were audited by the Council. The audit and assessment is available on the Council's website and findings will be used in the preparation of the Core Strategy.

Essential village facilities/services in relation to population

- 4.83 Dorset County Council publish information on rural facilities, the current information was published in 2002 and is updated as new information is received. It is available to view on the Dorset For You website. The table on the next page summarises the facilities within 52 villages in North Dorset which have a settlement boundary. Not all facilities will be available in the village itself, but will be within the parish. Approximately 38% of these villages have a post office or shop and 33% have a primary school. The majority of settlements have a village hall, church and pub. Only 21% and 17% have a petrol station or GP's surgery respectively.

Changes in village facilities

- 4.84 The information below has been extracted from the planning records from April 2006 to March 2007 and show any change of use to rural facilities. The information below only includes permissions for planning applications and does not take into consideration whether development has been completed.

Table : 12 Shows Rural Facilities in Villages With Settlement Boundaries

Villages	School	Post Office	Shop	Hall	Pub	Church	Petrol Station	GP Surgery
Ashmore				YES		YES		
Bourton	YES	YES	YES	YES	YES	YES	YES	YES
Bryanston						YES		
Buckhorn Weston		YES	YES	YES	YES	YES		
Cann (incl Common)				YES		YES		
Charlton Marshall		YES		YES	YES	YES		
Child Okeford	YES	YES	YES	YES	YES	YES		YES
Compton Abbas				YES		YES		
Durweston	YES			YES		YES		
East Stour		YES	YES	YES	YES	YES		
Farnham					YES	YES		
Fifehead Magadlene				YES		YES		
Fontmell Magna	YES	YES	YES	YES	YES	YES		YES
Glanville Wooton				YES		YES		
Hazelbury Bryan	YES	YES	YES	YES	YES	YES		YES
Hilton						YES		
Hinton St Mary					YES	YES	YES	
Ibberton				YES	YES	YES		
Iwerne Courtney				YES	YES	YES		
Iwerne Minster		YES	YES	YES	YES	YES	YES	
Kings Stag		YES	YES		YES		YES	
Kington Magna				YES		YES		
Lydlinch				YES		YES		
Manston				YES	YES	YES		
Mappowder				YES		YES		
Marnhull	YES	YES	YES	YES	YES	YES	YES	YES
Melcombe Bingham						YES		
Upper & Lower Ansty		YES	YES	YES	YES			
Milborne St Andrew	YES	YES	YES	YES	YES	YES		YES
Milton Abbas		YES	YES		YES	YES		YES
Milton on Stour	YES	YES	YES			YES	YES	
Motcombe	YES	YES	YES	YES	YES	YES	YES	
Okeford Fitzpaine	YES	YES	YES	YES	YES	YES		YES
Pimperne	YES	YES	YES	YES	YES	YES		
Pulham				YES	YES	YES		
Shillingstone	YES	YES	YES	YES	YES	YES	YES	
Spetisbury	YES			YES	YES	YES		
Stour Provost	YES			YES		YES		
Stour Row				YES		YES		
Stourpaine		YES	YES	YES	YES	YES		
Stouton Caundle				YES	YES	YES		
Sutton Waldron				YES		YES		
Tarrant Gunville				YES		YES		
Tarrant Hinton				YES		YES		
Tarrant Keyneston				YES	YES	YES		
Tarrant Monkton				YES	YES	YES		
West Stour				YES	YES	YES	YES	
Winterborne Houghton						YES		
Winterborne Kingston	YES	YES		YES	YES	YES		
Winterborne Stickland	YES	YES	YES	YES	YES	YES		YES
Winterborne Whitechurch	YES			YES	YES	YES		
Winterborne Zelston				YES	YES	YES	YES	

General Store/Post Office – There were no applications for the change of use or erection of a new village store or post office. There was one application at East Farm in Winterborne Whitechurch for the erection of a farm shop.

Village Hall – There were no applications to change the use of a village hall, erect a new one or demolish an old one. One application was granted permission to change the use of part of the village hall land to residential curtilage in Milborne St Andrew.

Place of Worship – There was one application in Stourton Caundle to change the use of a chapel to a residential dwelling.

Public House - There were no applications to change the use of a public house or erect a new one in the villages.

Schools - There were no applications to change the use of a village school or to erect a new one.

Public Recreation Grounds - There were no applications to change the use of an amenity or recreation area.

Play Areas - There were no applications to change the use of a village play area and no proposals for new ones. One application was granted permission in Stourton Caundle to change the use of old garden plots to form an extension to the play area.

Daily Bus Service to nearest market town - Looking at the whole district 71% of villages have a daily bus service to their nearest market town.

Conclusions

- 4.85 The Council has 6 sites which are currently managed to Green Flag Standard and is working to bring other sites up to standard. There was only one application which led to the loss of a village facility; this was for the change of use from a chapel to a dwelling in Stourton Caundle.

Transportation

4.86 The Local Plan indicators for transport have provided information which has been difficult to quantify and compare against other local authorities. As a result it was decided that we would no longer monitor the annual investment in Local Plan transportation schemes and changes to bus/train services within the Local Plan Integrated Transport Network. Instead we will use the National Core Output Indicators for transport to monitor our performance. Where necessary and appropriate, new Local Indicators for transport will be developed as the Core Strategy and DPD's are produced.

4.87 The National Core Output Indicators that we are required to assess are as follows:

NCOI 3a Percentage of completed non-residential development complying with car parking standards set out in the local development framework.

4.88 Below are the parking standards set out in the Local Plan for non residential development. All of the parking space numbers are a maximum and as long as developments do not go over the maximum figure they will comply with the parking standards.

Local Plan Car Parking Standards			
Development Type		Town Centre	Elsewhere
Employment	Space per employee	1	1
	Space per visitor	1	1
Retail/Commercial	Space per customer @1 per 10m ²	1	1
	Space per staff	1	1
Community/Leisure Facilities	Space per user	1	1
	space per staff	1	1

4.89 The table below shows the percentage of completed hectares of development complying with the car parking standards, currently set out in North Dorset's Local Plan. The completed developments in community/leisure and retail had a 00% compliance to the car parking standards in the Local Plan. There was only a 5% compliance in the case of completed employment development. This is due to one application for 0.71 hectares of development, where the there was not sufficient information to make a judgement about whether the scheme complied with parking standards or not.

Hectares of completed non-residential development, between 1st April 2006 and 31st March 2007, within North Dorset complying with car parking standards set out in the Local Plan			
	Community & Leisure	Employment	Retail
Hectares of completed non-residential development	0.26	0.75	0.06
Percentage of hectares which comply with car parking standards	100%	5%	100%

Source : North Dorset District Council

NCOI 3b Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary/secondary school, employment and a major health centre.

NCOI 3b - Percentage of New Residential Development Completed Between within 30 minutes public transport time of the listed designations within north dorset						
	Hospitals	GP's	Secondary School	Primary School	Employment centre	Retail Centre
30 mins or less	93.6%	98.8%	96.2%	99.2%	97.0%	94.0%
Greater than 30 mins	6.4%	1.2%	3.8%	0.8%	3.0%	6.0%

Source: Dorset County Council

4.90 The residential development sites used in this calculation are those where the development as a whole was completed on a site in the year ending 31st march 2007, irrespective of when construction began on the site. As the table above shows over 93% of new residential development in North Dorset, is within 30 minutes public transport time of all of the designations. The highest percentage is for a primary school where nearly everyone (99.2%) is within 30 minutes of the designation, this is followed by GP's with 98.8% and then by employment centre with 97.0%. Hospitals at 93.6% are least accessible by public transport within 30 minutes. This data indicates that new development in the District is being built in sustainable areas, where the majority of people can access the different designations.

Conclusions

4.91 All completed development in the community/leisure and retail sectors complied with the parking standards set out in the Local Plan. There was one application this year where an assessment could not be made due to insufficient information. It is important that all these details are included in the planning application file to ensure that completed development can be accurately monitored. The geographical location of new residential development is within 30 minutes public transport time of the different designations in over 93% of cases.

5.0 TIMETABLE FOR AMR 2008

Months	Work to be undertaken
April 2008	Base Information downloaded from planning system
April/May 2008	Survey sites for, housing, employment and car parking. Make initial requests for other information, both internally and from external organisations
June/July 2008	Pull together survey information, chase up requests for information where necessary
August/Sept 2008	Produce tables and graphs from data collected and write up report
Oct 2008	Conclusions and recommendations
Nov 2008	AMR 2008 to Planning Policy Panel & Cabinet

Appendix 1 Five Year Housing Land Supply

Parish	Site	Allocated	Site Status	Dwelling Numbers 2007-2012	Under Construction	Ownership Constraints	Physical Enviro Constraints	Deliverable	Comments
Ashmore	Land at rear of Buddens Row	No	Full Planning Permission	1	-	No	No	Yes	
Ashmore	Land Adj Meadow Cottage, Green Lane	No	Full Planning Permission	1	-	No	No	Yes	
Blandford Forum	Land Off Shaftesbury Lane	Yes	Permission approved subject to S106 agreement	210	-	No	No	Yes	Planning permission for 110 dwellings is approved subject to a S106 agreement. The site has the capacity for 100 additional dwellings which could come forward after the final publication of replacement RSS (likely to be mid-2008) in accordance with the Managing Housing Land Supply SPD
Blandford Forum	Blandford Brewery	No	Outline planning permission granted subject to S106 agreement & approval by Secretary of State	195	-	No	No	Yes	An outline application for a mixed use regeneration scheme, including 195 dwellings was granted permission by the Council in October 2007. Subject to the approval of the Secretary of State
Blandford Forum	Rear 163, Salisbury Road	No	Full Planning Permission	1	-	No	No	Yes	
Blandford Forum	Land rear of Ridgewood, 8 St Leonards Avenue	No	Outline Planning Permission	1	-	No	No	Yes	
Blandford Forum	Land adjacent 2 Damory Street/rear of 6 East Street	No	Full Planning Permission	1	-	No	No	Yes	
Blandford Forum	Bell House, Salisbury Street	No	Full Planning Permission	1	-	No	No	Yes	
Blandford Forum	30-32 Heddington Drive	No	Full Planning Permission	1	-	No	No	Yes	
Blandford Forum	Land Rear Of 58-62, Queens Road	No	Full Planning Permission	1	-	No	No	Yes	
Blandford Forum	53 Salisbury Road	No	Full Planning Permission	1	-	No	No	Yes	
Blandford Forum	23, Orchard Street	No	Full Planning Permission	1	-	No	No	Yes	
Blandford Forum	Land at rear of Fern Cottage, 17 Salisbury Street	No	Under Construction	1	1	No	No	Yes	
Blandford Forum	Land adjacent to 9, Peel Close	No	Under Construction	1	1	No	No	Yes	
Blandford Forum	Mercury House, Red Lion Yard	No	Under Construction	1	1	No	No	Yes	
Blandford Forum	Land Rear of The Stour Inn	No	Full Planning Permission	1	-	No	No	Yes	
Blandford Forum	31 East Street	No	Full Planning Permission	2	-	No	No	Yes	
Blandford Forum	2 Nightingale Court, East Street	No	Full Planning Permission	2	-	No	No	Yes	
Blandford Forum	54A and rear of nos 48-54 Victoria Road	No	Full Planning Permission	2	-	No	No	Yes	
Blandford Forum	Land at rear 8 & 9, Dorchester Hill	No	Under Construction	2	2	No	No	Yes	
Blandford Forum	Telstar Garage, Brynston Street	No	Under Construction	2	2	No	No	Yes	
Blandford Forum	Land at rear of 16 Pigeon Close	No	Full Planning Permission	2	-	No	No	Yes	
Blandford Forum	43 Bournemouth Road	No	Full Planning Permission	3	-	No	No	Yes	
Blandford Forum	Rear Larksmead House, off Salisbury Rd	No	Under Construction	3	1	No	No	Yes	
Blandford Forum	Hector's Warehouse, Bournemouth Road	No	Under Construction	3	3	No	No	Yes	

Parish	Site	Allocated	Site Status	Dwelling Numbers 2007-2012	Under Construction	Ownership Constraints	Physical Enviro Constraints	Deliverable	Comments
Blandford Forum	Land to rear of 29 Salisbury Street	No	Under Construction	4	4	No	No	Yes	
Blandford Forum	The Auction Rooms, 1a Alfred Street	No	Outline Planning Permission	4	-	No	No	Yes	
Blandford Forum	47 & 49 Salisbury Street	No	Full Planning Permission	4	-	No	No	Yes	
Blandford Forum	Shorts Lane and rear 10, West Street	No	Under Construction	4	4	No	No	Yes	
Blandford Forum	Land rear of 10 West Street	No	Under Construction	5	2	No	No	Yes	
Blandford Forum	Arneys Garage & No. 10 Oakfield Street	No	Full Planning Permission	6	-	No	No	Yes	
Blandford Forum	Former gas works/car park site, Damory Street	No	Outline Planning Permission	12	-	No	No	Yes	
Blandford Forum	Former Esso site, 8 Salisbury Road	No	Under Construction	14	14	No	No	Yes	
Blandford Forum	DCC Highway Depot Wimbome Road	No	Outline Planning Permission	23	-	No	No	Yes	
Bourton	Land adj. St Anthony's Cottage	No	Full Planning Permission	1	-	No	No	Yes	
Bourton	Adj. Stobrick Cottage, Bridge Street	No	Full Planning Permission	1	-	No	No	Yes	
Bourton	Land adjacent Forge Garage	No	Outline Planning Permission	1	-	No	No	Yes	
Bourton	Land adjacent to 1 Gables, Sandways	No	Full Planning Permission	1	-	No	No	Yes	
Bourton	Somerville	No	Outline Planning Permission	2	-	No	No	Yes	
Bourton	Adcroft House, West Bourton Road	No	Full Planning Permission	3	-	No	No	Yes	
Bourton	Rope Walk, Bourton Mill	No	Under Construction	6	1	No	No	Yes	
Buckhorn Weston	Sandley Stud	No	Full Planning Permission	1	-	No	No	Yes	
Buckhorn Weston	Wheden Farm	No	Full Planning Permission	1	-	No	No	Yes	
Buckhorn Weston	Land adjacent Court Farm	No	Under Construction	1	1	No	No	Yes	
Cann	Gears Mill	No	Outline Planning Permission	1	-	No	No	Yes	
Cann	Part garden of Foxpath	No	Under Construction	1	1	No	No	Yes	
Cann	Hill View, Cann Common	No	Under Construction	3	3	No	No	Yes	
Charlton Marshall	8 Charlton Manor	No	Full Planning Permission	1	-	No	No	Yes	
Charlton Marshall	Former Oakcrest Service Station	No	Under Construction	5	5	No	No	Yes	
Child Okeford	Hensley House, Gold Hill	No	Under Construction	1	1	No	No	Yes	
Child Okeford	Little Stream, The Hollow	No	Under Construction	4	4	No	No	Yes	
Compton Abbas	Compton Abbas Airfield	No	Under Construction	1	1	No	No	Yes	
East Stour	Rear Knap Corner Cottages, Back St	No	Outline Planning Permission	1	-	No	No	Yes	
East Stour	East Stour Motors, Cross Roads	No	Full Planning Permission	5	-	No	No	Yes	

Parish	Site	Allocated	Site Status	Dwelling Numbers 2007-2012	Under Construction	Ownership Constraints	Physical Enviro Constraints	Deliverable	Comments
Ffifehead Neville	Home Farm	No	Outline Planning Permission	1	-	No	No	Yes	
Fontmeil Magna	Land At Core Farm Buildings	No	Full Planning Permission	1	-	No	No	Yes	
Fontmeil Magna	The Old Coach House,	No	Under Construction	6	4	No	No	Yes	
Gillingham	South of the Meadows	Yes	Site allocated in Local Plan	90	-	No	No	Yes	There is currently no application submitted for this allocated site, which could come forward for development after the final publication of replacement RSS (likely to be mid-2008) in accordance with the Managing Housing Land Supply SPD
Gillingham	Kingsholme, Newbury	No	Full Planning Permission	1	-	No	No	Yes	
Gillingham	Part garden of Foxholes View	No	Outline Planning Permission	1	-	No	No	Yes	
Gillingham	Pums Mill	No	Full Planning Permission	1	-	No	No	Yes	
Gillingham	Land at Rookery Close	No	Full Planning Permission	1	-	No	No	Yes	
Gillingham	Part garden, Dinger Bell's Place, Brewery Lane	No	Outline Planning Permission	1	-	No	No	Yes	
Gillingham	View Cottage, Waiving Lane	No	Under Construction	1	1	No	No	Yes	
Gillingham	Lower Langham Farm	No	Under Construction	1	1	No	No	Yes	
Gillingham	Synegie House, Newbury	No	Full Planning Permission	2	-	No	No	Yes	
Gillingham	Peccanmarsh Farm, Peccanmarsh Road	No	Outline Planning Permission	2	-	No	No	Yes	
Gillingham	Land adjacent to Gables End, Tomlins Lane	No	Under Construction	2	2	No	No	Yes	
Gillingham	Bickfield House, New Road	No	Full Planning Permission	3	-	No	No	Yes	
Gillingham	Former Sydenhams Offices and Garages	No	Full Planning Permission	4	-	No	No	Yes	
Gillingham	Bank Flat, Station Road,	No	Full Planning Permission	4	-	No	No	Yes	
Gillingham	Lodbourne Farmhouse, Lodbourne Green	No	Full Planning Permission	5	-	No	No	Yes	
Gillingham	Land adjacent to Charity Farm, Wyke Street	No	Full Planning Permission	10	-	No	No	Yes	
Gillingham	Land on junction of Addison Close and New Road	No	Under Construction	20	20	No	No	Yes	
Gillingham	Royal Hotel	No	Full Planning Permission	21	-	No	No	Yes	
Hanford	Little Hanford	No	Full Planning Permission	1	-	No	No	Yes	
Hazebury Bryan	Land adjacent Smokeless, Drum Lane	No	Outline Planning Permission	1	-	No	No	Yes	
Hazebury Bryan	Part garden of 11 The Green	No	Full Planning Permission	1	-	No	No	Yes	
Hazebury Bryan	Tudor Cottage, Pidrey Hill	No	Full Planning Permission	1	-	No	No	Yes	

Parish	Site	Allocated	Site Status	Dwelling Numbers 2007-2012	Under Construction	Ownership Constraints	Physical Enviro Constraints	Deliverable	Comments
Hilton	Former Village Stores & Post Office, Fox Inn	No	Full Planning Permission	1	-	No	No	Yes	
Hilton	The Barn, Pleck Farm, Higher Ansty	No	Under Construction	1	1	No	No	Yes	
Hilton	Pleck Farm, Pleck, Higher Ansty	No	Under Construction	2	2	No	No	Yes	
Hinton St Mary	Land off Veals Lane	No	Full Planning Permission	2	-	No	No	Yes	
Iwerne Coutney	Church Farmyard	No	Full Planning Permission	6	-	No	No	Yes	
Iwerne Minster	Park Farm	No	Full Planning Permission	1	-	No	No	Yes	
Iwerne Minster	Land adjacent to Bowhay, Tower Hill	No	Full Planning Permission	1	-	No	No	Yes	
Iwerne Minster	Part garden of Woodleys Cottage, Watery Lane	No	Under Construction	1	1	No	No	Yes	
Iwerne Minster	Land adj Bridge Cottage, Blandford Road	No	Under Construction	3	3	No	No	Yes	
Iwerne Minster	Cookman & Hawkins Garage	No	Full Planning Permission	4	-	No	No	Yes	
Iwerne Minster	Land at Mistleigh Blandford Road	No	Under Construction	4	4	No	No	Yes	
Kington Magna	The Roost, Buckhorn Weston	No	Full Planning Permission	1	-	No	No	Yes	
Kington Magna	The Cottage, Church Hill	No	Outline Planning Permission	1	-	No	No	Yes	
Lydfinch	Darby's Farm	No	Full Planning Permission	1	-	No	No	Yes	
Lydfinch	Charoen, Kings Stag	No	Full Planning Permission	1	-	No	No	Yes	
Lydfinch	Deer Park House	No	Full Planning Permission	1	-	No	No	Yes	
Mappowder	1 Quar Close	No	Full Planning Permission	1	-	No	No	Yes	
Margarets Marsh	Gore Farm	No	Full Planning Permission	1	-	No	No	Yes	
Marnhull	Hill Crest, Ham Lane	No	Outline Planning Permission	1	-	No	No	Yes	
Marnhull	Sunny Cottage, Musbury Close	No	Full Planning Permission	1	-	No	No	Yes	
Marnhull	Church Farm	No	Full Planning Permission	2	-	No	No	Yes	
Milton Abbas	Long Ash Farm	No	Under Construction	2	2	No	No	Yes	
Motcombe	Land adjacent 50 The Street	No	Full Planning Permission	1	-	No	No	Yes	
Motcombe	Little Corner	No	Full Planning Permission	1	-	No	No	Yes	
Motcombe	Land adj St Marys Church, Church Walk	No	Under Construction	1	1	No	No	Yes	
Motcombe	Former Case & Sons site, The Street	No	Under Construction	29	29	No	No	Yes	
Okeford Fitzpaine	Gorse Farm, Fifehead St Quintin	No	Outline Planning Permission	1	-	No	No	Yes	

Parish	Site	Allocated	Site Status	Dwelling Numbers 2007-2012	Under Construction	Ownership Constraints	Physical Enviro Constraints	Deliverable	Comments
Okeford Fitzpaine	Garden of 9 Castle Avenue	No	Under Construction	1	1	No	No	Yes	
Okeford Fitzpaine	Land adjacent Okeford Lodge, Castle Lane	No	Under Construction	12	12	No	No	Yes	
Pimpene	Pimpene Dairy Farm Unit	No	Full Planning Permission	1	-	No	No	Yes	
Shaftesbury	Land East of Shaftesbury	Yes	The Secretary of State granted Outline Planning Permission in May 2007 following a Call-In Inquiry	340	-	No	No	Yes	The total capacity is 760 dwellings, comprising 670 units on the land with outline consent plus a further 80 on 'The Hopkins land' at the northern end of the allocation for which no application has been submitted. The agreed phasing programme allows 200 units to be completed before 2011 and a further 140 in 2011-12, making up the 340 in the 5-year supply. The dwellings phased for construction post-2012 (330 units) and the Hopkins land (80 units) have been excluded from the 5-year supply.
Shaftesbury	Woodridge, 4 French Mill Lane	No	Full Planning Permission	1	-	No	No	Yes	
Shaftesbury	Barn at rear 27 & 27a High Street	No	Full Planning Permission	1	-	No	No	Yes	
Shaftesbury	Land at Ivy Cross Cottage	No	Full Planning Permission	1	-	No	No	Yes	
Shaftesbury	Plot adjacent to Onkaparinga, Yeatmans Lane	No	Full Planning Permission	1	-	No	No	Yes	
Shaftesbury	St. Giles, Shooters Lane	No	Full Planning Permission	1	-	No	No	Yes	
Shaftesbury	Part garden of St Giles, Shooters Lane	No	Under Construction	1	1	No	No	Yes	
Shaftesbury	Part garden 5 Old Boundary Road	No	Under Construction	1	1	No	No	Yes	
Shaftesbury	Part Garden of Chenwell, Higher Blandford Road	No	Under Construction	1	1	No	No	Yes	
Shaftesbury	Land adj 101 St James	No	Full Planning Permission	2	-	No	No	Yes	
Shaftesbury	Part of 34 High Street	No	Full Planning Permission	2	-	No	No	Yes	
Shaftesbury	Land rear of Paladwr, Bleke Street	No	Under Construction	2	2	No	No	Yes	
Shaftesbury	Highlands, Littledown	No	Outline Planning Permission	3	-	No	No	Yes	
Shaftesbury	Land rear of The Crown Inn, High Street	No	Under Construction	3	3	No	No	Yes	
Shaftesbury	Land rear 26 & 26a High Street	No	Full Planning Permission	4	-	No	No	Yes	
Shaftesbury	Old Brow Bimport	No	Full Planning Permission	4	-	No	No	Yes	
Shaftesbury	Grosvenor Hotel, 7 High Street	No	Full Planning Permission	10	-	No	No	Yes	
Shillingstone	Land adj. Stourbrook House, Cookswell	No	Outline Planning Permission	1	-	No	No	Yes	

Parish	Site	Allocated	Site Status	Dwelling Numbers 2007-2012	Under Construction	Ownership Constraints	Physical Enviro Constraints	Deliverable	Comments
Shillingstone	The Former Smithy, 3 Maypole Terrace	No	Full Planning Permission	1	-	No	No	Yes	
Shillingstone	Land rear 31 Wessex Avenue	No	Full Planning Permission	1	-	No	No	Yes	
Shillingstone	Land at White Pit	No	Under Construction	16	15	No	No	Yes	
Spetsbury	Part garden of Suvia Bay, High Street	No	Full Planning Permission	1	-	No	No	Yes	
Spetsbury	The Pumping Station, Crawford Bridge	No	Full Planning Permission	1	-	No	No	Yes	
Stalbridge	Rear Dike & Sons	Yes	Outline Planning Permission	25	-	No	No	Yes	This is an allocated site. The outline consent for 25 dwellings is significantly higher than the 10 envisaged in the Local Plan.
Stalbridge	Laburnam House, Ring Street	No	Full Planning Permission	1	-	No	No	Yes	
Stalbridge	Land adjoining Cranleigh, Church Hill	No	Under Construction	1	1	No	No	Yes	
Stalbridge	The Goat House, Thornhill	No	Under Construction	1	1	No	No	Yes	
Stalbridge	Downend, Thornhill Road	No	Under Construction	2	2	No	No	Yes	
Stalbridge	Land Adj Public Car Park, Off Station Road	No	Full Planning Permission	13	-	No	No	Yes	
Stalbridge	Dike & Son Ltd	No	Full Planning Permission	7	-	No	No	Yes	
Stour Provost	Land at 12 Quarry Close	No	Outline Planning Permission	1	-	No	No	Yes	
Stour Provost	Part garden of The Shrubbery, Stour Row	No	Full Planning Permission	1	-	No	No	Yes	
Stour Provost	Lyde Hill Farmhouse, Woodville	No	Full Planning Permission	1	-	No	No	Yes	
Stour Provost	Cedar Cottage	No	Full Planning Permission	4	-	No	No	Yes	
Stourpaine	Land at 'Churchills', Manor Road	No	Full Planning Permission	1	-	No	No	Yes	
Stouton Caundle	Chapel, Manor Farm	No	Under Construction	1	1	No	No	Yes	
Sturminster Newton	North of the livestock Market	Yes	Site allocated in Local Plan	105	-	No	Yes	Yes	The Local Plan indicates that 3.5 hectares of this 4.8 hectare site are suitable for residential development, recognising the need for open space, landscaping, hedgerow protection and the accommodation or relocation of badgers. The identified potential for about 90 dwellings is below the indicative national minimum target of 30 dwellings per hectare. The estimated capacity has been increased to 105 dwellings to reflect this target. This site could come forward after the final publication of the replacement RSS (likely to be mid-2008) in accordance with the Managing Housing Land Supply SPD

Parish	Site	Allocated	Site Status	Dwelling Numbers 2007-2012	Under Construction	Ownership Constraints	Physical Enviro Constraints	Deliverable	Comments
Surminster Newton	Land at Barton Farm House, Newton	No	Full Planning Permission	1	-	No	No	Yes	
Surminster Newton	30 Filbridge Rise, Rixon	No	Full Planning Permission	1	-	No	No	Yes	
Surminster Newton	Rear of Trentham, Bath Road	No	Outline Planning Permission	1	-	No	No	Yes	
Surminster Newton	Land at The Fernery, Bath Road	No	Outline Planning Permission	1	-	No	No	Yes	
Surminster Newton	Timeside, Bridge Street	No	Full Planning Permission	1	-	No	No	Yes	
Surminster Newton	The Butcher Shop, 6 Market Place	No	Full Planning Permission	1	-	No	No	Yes	
Surminster Newton	Hain gate Farm	No	Full Planning Permission	1	-	No	No	Yes	
Surminster Newton	Part garden of Kittle Close, Bath Road	No	Under Construction	1	1	No	No	Yes	
Surminster Newton	Former Methodist Chapel, Newton	No	Under Construction	1	1	No	No	Yes	
Surminster Newton	Land Adjacent To Denmead, Glue Hill	No	Under Construction	1	1	No	No	Yes	
Surminster Newton	Land at rear of 9 & 10 Alder Close	No	Outline Planning Permission	2	-	No	No	Yes	
Surminster Newton	Orchard House Nursery, Church Lane	No	Under Construction	6	6	No	No	Yes	
Surminster Newton	Surminster Newton Hall Site, Off Brisley Close,	No	Full Planning Permission	12	-	No	No	Yes	
Surminster Newton	Former livestock market site & railway gardens	No	Under Construction	69	41	No	No	Yes	
Sutton Waldron	Dairy House Farmyard	No	Under Construction	3	2	No	No	Yes	
Tarrant Crawford	60 and 61, Tarrant Crawford Farm	No	Full Planning Permission	-1	-	No	No	Yes	
Tarrant Monkton	The Old Chapel	No	Under Construction	1	1	No	No	Yes	
Winterborne Houghton	Glebe Farm	No	Full Planning Permission	1	-	No	No	Yes	
Winterborne Kingston	The Workshop, West StreetN	No	Under Construction	1	1	No	No	Yes	
Winterborne Kingston	Rickyard West Street	No	Under Construction	3	3	No	No	Yes	
Winterborne Stickland	Adj Royal British Legion Club	No	Under Construction	1	1	No	No	Yes	
Winterborne Whitechurch	Whitechurch House	No	Full Planning Permission	1	-	No	No	Yes	
Winterborne Whitechurch	Land at Fosters Meadow	No	Full Planning Permission	2	-	No	No	Yes	

Appendix 2

USE CLASSES ORDER

(REVISED & EFFECTIVE AS OF 21ST APRIL 2005)

CLASS	USE	DEVELOPMENT PERMITTED BY THE GPDO USE OF PROPERTY FOR:
A1	SHOPS	(a) retail sale of goods other than hot food (b) post office (c) sale of tickets/use as a travel agency (d) sale of sandwiches and cold food for consumption off the premises (e) hair dressing (f) funeral directors (g) display of goods for sale (h) hiring out of personal/domestic goods (i) washing/cleaning of clothes or fabrics on the premises (j) reception of goods to be cleaned/washed/repaired where the sale is to visiting members of the public (k) as an internet café where the primary purpose is to enable the public to access the internet.
A2	FINANCIAL & PROFESSIONAL SERVICES	(a) Provision of financial services (b) Provision of professional services (c) Any other services (including a betting shop) deemed to be appropriate to a shopping area.
A3	RESTAURANTS & CAFES	<ul style="list-style-type: none"> • Restaurant (where food and drink are consumed on the premises). • Café (where food and drink are consumed on the premises).
A4	DRINKING ESTABLISHMENTS	<ul style="list-style-type: none"> • Public House • Wine Bar • Other drinking establishment
A5	HOT FOOD TAKEAWAYS	<ul style="list-style-type: none"> • The sale of hot food for consumption off the premises
B1	BUSINESS	(a) Offices (other than those permitted in Class A2) (b) Research and development. (c) Light industry – any industrial process being a use which can be carried out within a residential area but without causing detriment to the amenity of that area.
B2	GENERAL INDUSTRIAL	<ul style="list-style-type: none"> • Carrying out of an industrial process, other than one falling in Class B1
B8	STORAGE & DISTRIBUTION	<ul style="list-style-type: none"> • Storage or distribution.
C1	HOTELS	<ul style="list-style-type: none"> • Hotel/boarding house/guest house where, in each case, no significant element of care is provided

CLASS	USE	DEVELOPMENT PERMITTED BY THE GPDO USE OF PROPERTY FOR:
C2	RESIDENTIAL INSTITUTIONS	<ul style="list-style-type: none"> • Provision of residential accommodation and care for people in need of care (excluding those within class C3) • Hospital or nursing home • Residential school, college or training centre
C3	DWELLING HOUSES	A dwelling house by a single person or by people living together as a family or by not more than six residents living together as a single household (including a household where care is provided for residents).
D1	NON-RESIDENTIAL INSTITUTIONS	Any use, not including a residential use, for: (a) provision of medical or health services, except the use of premises attached to the residence of the consultant or practitioner ; (b) a creche, day centre or day nursery; (c) provision of education; (d) the display of works of art (other than for sale or hire) (e) a museum (f) a public library or public reading room (g) a public hall or exhibition hall (h) in connection with public worship or a religious institution
D2	ASSEMBLY & LEISURE	(a) cinema (b) a concert hall (c) a bingo hall or casino (d) a dance hall (e) swimming bath/skating rink/gymnasium/or other area for indoor or outdoor sports or recreations, not involving motorised vehicles or fire arms
SUI GENERIS		Includes:- <ul style="list-style-type: none"> • Nightclubs • Motor car showrooms • Retail warehouse clubs • Taxi or vehicle hire businesses • Launderettes • Amusement centres • Petrol stations • Hostels • Theatres



© North Dorset District Council 2007

Planning Policy
North Dorset District Council
Nordon
Salisbury Road
Blandford Forum
Dorset DT11 7LL

www.north-dorset.gov.uk

The logo for North Dorset District Council features the words "North Dorset" in a large, elegant, white serif font. Below this, the words "DISTRICT COUNCIL" are written in a smaller, white, all-caps sans-serif font. The entire logo is set against a dark green background.