

Local Development Framework
Shaping the future of North Dorset

Annual Monitoring Report 2009



Annual Monitoring Report 2009

North Dorset District Council

Annual Monitoring Report 2009

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.

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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. The draft Regional Spatial Strategy was published for a 12 week consultation in June/August 2006. Responses were considered by a panel of independent Planning Inspectors at an Examination in Public, in the summer of 2007. The Panel report on the Examination in Public into the Draft Regional Spatial Strategy was published in January 2008. This report was then submitted to the Secretary of State, who published her proposed changes for a period of consultation ending in October 2008. In September 2009, the Government Office for the South West (GOSW) announced that further sustainability work needs to be carried out on the proposed changes. The outcome of this work is expected in early 2010. This work has delayed the final publication of the RSS.
- 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 a Site Allocations Document.
 - ◆ 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 is part of a county wide monitoring and information group, which meets on a quarterly basis through 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 2008 to 31 March 2009. 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 (Pages 18-19). 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 new indicators.

2.0 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 53% 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 2008 population estimate for North Dorset is 67,905 people. The largest proportion of people, at 46%, is in the 30 to 64 year old age group.

| Population Indicators | | | | |
|----------------------------------|---------|--------------|---------|------------|
| Indicator | | North Dorset | Dorset | England |
| Population 2008 Mid Year Est | | 67,905 | 407,844 | 51,446,200 |
| % Population By Age Band | 0-14 | 17% | 16% | 18% |
| | 15-29 | 16% | 15% | 20% |
| | 30-64 | 46% | 45% | 46% |
| | 65+ | 21% | 24% | 16% |
| Population Density (Per Hectare) | | 1.12 | 1.54 | 3.40 |
| 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 population density in North Dorset is low, with only an average of 1.12 people per hectare of land, this compares to 1.54 in Dorset and 3.40 in England as a whole. 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 an estimated 29,510 dwellings in North Dorset and an average household size of 2.3 people per dwelling. The percentage of second homes is 1.4% which is half the level seen in Dorset as a whole, but double the amount of second homes at national level. Within the District 3.2% of dwellings are recorded as vacant. This percentage is the same as the national one, but slightly higher than the overall level for Dorset of 2.9 %.

| Housing Indicators | | | |
|---|---------------------|---------------|----------------|
| Indicator | North Dorset | Dorset | England |
| Total Number of Dwellings | 29,510 | 190,332 | N/A |
| House Price Income Ratio (Based on 2/3 Bed Dwellings and Income of 20-39yr Olds) | 6.34 | N/A | 4.8 |
| House Price Income Ration (Based on All Dwellings and Average Annual Income) | 11.13 | 10.83 | 6.94 |
| Average Household Size | 2.3 | 2.15 | 2.36 |
| % Second Homes | 1.4 | 2.8 | 0.07 |
| % Vacant Properties | 3.2 | 2.9 | 3.2 |
| Source: Dorset Data Book 2008 & Dorset County Council | | | |

- 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 cost of buying a house in the district. This is reflected by the high house price income ratio, of 11.13 in the District, which is shown in the table above.

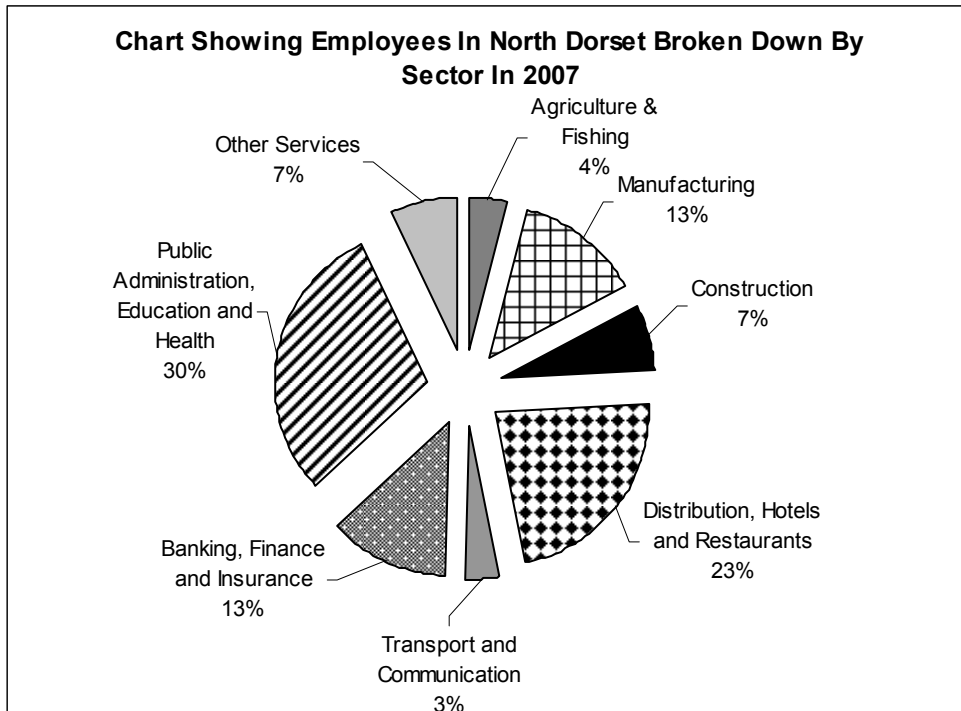
Economy

- 2.6 In 2006 the GVA per head of population in North Dorset was £12,314 compared to £13,827 for Dorset and £19,413 for England. The unemployment rate in the District is very low at only 0.9% of the working population, which is lower than the Dorset rate and more than three times lower than the national rate.

| Economy Indicators | | | |
|--|---------------------|---------------|----------------|
| Indicators | North Dorset | Dorset | England |
| Gross Value Added (GVA) Per Head of Population 2006 | 12,314 | 13,827 | 19,413 |
| Unemployment Rate 2008 | 0.9 | 1.3 | 2.8 |
| Workplace Based Ave Gross Weekly Earnings FT Emp 2008 | £370 | £418 | £483 |
| Workplace Based Male Ave Gross Weekly Earnings FT Emp 2008 | £441 | £487 | £529 |
| Workplace Based Female Ave Gross Weekly Earnings FT Emp 2008 | £332 | £341 | £416 |
| New VAT Registration in 2007 | 290 | 1,840 | 266,165 |
| VAT Deregistration in 2007 | 265 | 1,590 | 203,100 |
| Source : Dorset County Council | | | |

¹ Source: Census 2001.

- 2.7 The average weekly workplace earnings are £370 in North Dorset; this is 13% lower than the Dorset average and over 30% lower than the average earnings in England. Men earn £441 a week compared to £332 for women, a difference of almost 33%. There is also a big difference in the average earnings of men and women in Dorset and England.
- 2.8 During 2007 there were 290 Vat Registrations for new businesses and 265 VAT deregulations, giving a net gain of 25 VAT registrations. There has also been a much greater number of vat registrations in Dorset and England than deregulations.



Source: Dorset County Council

- 2.9 As the chart above shows the largest proportion of people in North Dorset (30%) work in the public administration, education and health sector. This is followed at 23% by the distribution, hotels and restaurants sector, with the next largest sectors being manufacturing and banking, finance and insurance at 13%.

Environment

- 2.10 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.

- 2.11 The district has two SAC's which cover 325.55 hectares. There are 224 SNCI's which cover 2854.5 hectares of land. North Dorset has 13 SSSI's which cover 838.67 hectares.
- 2.12 The biological quality of water in North Dorset's rivers has seen a steady improvement over the last ten years. In 1995 88% of the Districts River's were classified as good or very good, compared to 94% in 2006.
- 2.13 The chemical quality of water has seen much more fluctuation over the ten year period, in 1995 only 34% of rivers were classified as good or very good. This improved to 69% in 2004, then deteriorated down to 59% in 2005, but in 2006 went up to 64%.
- 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. The North Dorset Air Quality Report 2008 shows that there are no Air Quality Management Areas in the District 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. 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.
- 2.16 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.
- 2.17 Throughout the district 41% of households are within walking distance (800m) of an hourly/DRT bus service.

Crime

- 2.18 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.

| Crime Indicators Year End 08/09 | | | |
|---|---------------------|---------------|----------------|
| Indicator | North Dorset | Dorset | England |
| Violent Crime Rate Per 1000 Population | 8.2 | 10.9 | 19.0 |
| Burglary Crime Rate Per 1000 Households | 3.7 | 4.1 | 12.2 |
| Vehicle Crime Rate Per 1000 Population | 3.1 | 4.7 | 10.0 |
| Criminal Damage Rate Per 1000 Populations | 10.4 | 13.6 | 17.2 |

Source: Dorset Police

- 2.19 The violent crime rate per 1000 population in North Dorset is 8.2, which is lower than the rate in Dorset and less than half of the national rate. Burglary rates are similar to the Dorset rate, but over three times lower than the rate for England. The crime rates for vehicle crime and criminal damage in the District are below the rates for both the Dorset and England.

Health and Education

| Health Indicators | | | |
|--|---------------------|---------------|----------------|
| Indicator | North Dorset | Dorset | England |
| Life Expectancy At Birth Females | 84.3 | 84.1 | 81.9 |
| Life Expectancy At Birth Males | 80.8 | 80.2 | 77.7 |
| % People With A Limiting Long Tern Illness Census 2001 | 16.6 | 19.3 | 18.2 |
| % People Who felt They Were in Good Health Census 2001 | 71.1 | 68.1 | 68.6 |

Source: Census 2001 and Dorset County Council

- 2.20 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.

| Education Indicators | | | |
|---|---------------------|---------------|----------------|
| Indicators | North Dorset | Dorset | England |
| 15Yr Olds Gaining GCSE's Grade A-C 2008 | 52% | 53% | 48% |

Source: Dorset County Council

- 2.21 In 2008 52% of children taking GCSE's in North Dorset gained a grade A-C. This percentage is slightly lower, by 1%, than the level achieved across Dorset. However the performance is much better than the 48% achieved in England.

Deprivation

- 2.22 Indices of deprivation were updated in 2007 and aim to illustrate levels of deprivation nationally. 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% in Dorset. There are 354 district and unitary authorities, these have been ranked with the most deprived nationally at 1 and the least deprived at 354, North Dorset is ranked number 247.
- 2.23 The tables below show the SOA's ranked from 1 for the most deprived to 35 for the least deprived within North Dorset.

| Index of Multiple Deprivation Ranking 2007 | | Index of Deprivation For Barriers to Housing and Services Ranking 2007 | |
|--|------|--|------|
| Output Area | Rank | Output Area | Rank |
| Blandford Old Town | 1 | Lydden Vale | 1 |
| Sturminster Newton Old Town | 2 | The Iwerne | 2 |
| Shaftesbury Central | 3 | Stalbridge Environs | 3 |
| Durweston & Stourpaine | 4 | The North Winterbornes | 4 |
| Lydden Vale | 5 | Cranborne Chase | 5 |
| Blandford Station | 6 | The Stours | 6 |
| The North Winterbornes | 7 | The Beacon | 7 |
| The Stours | 8 | Bourton & District | 8 |
| Gillingham Town | 9 | The Lower Tarrants | 9 |
| Stalbridge Environs | 10 | Bulbarrow | 10 |
| Portman | 11 | Milton Abbas & Hilton | 11 |
| Milton Abbas & Hilton | 12 | Motcombe & Ham | 12 |
| Bourton & District | 13 | Riversdale | 13 |
| The Beacon | 14 | Portman | 14 |
| The Iwerne | 15 | Sturminster Newton Environs | 15 |
| Bulbarrow | 16 | Marnhull | 16 |
| Shatesbury Grosvenor | 17 | Milton | 17 |
| Cranborne Chase | 18 | Durweston & Stourpaine | 18 |
| Riversdale | 19 | Milborne St Andrew | 19 |
| Milborne St Andrew | 20 | Sturminster Newton Old Town | 20 |
| Marnhull | 21 | Child Okeford & Shillingstone | 21 |
| Blandford Langton St Leonards | 22 | Shatesbury Grosvenor | 22 |
| Gillingham Lodborne | 23 | Gillingham Lodborne | 23 |
| Stalbridge Town | 24 | Gillingham Coldharbour | 24 |
| Motcombe & Ham | 25 | Shaftesbury Underhill | 25 |
| The Lower Tarrants | 26 | Blandford Hilltop | 26 |
| Shaftesbury Underhill | 27 | Blandford Langton St Leonards | 27 |
| Sturminster Newton Environs | 28 | Shaftesbury Christy's | 28 |
| Blandford Damory Down | 29 | Stalbridge Town | 29 |
| Gillingham Wyke | 30 | Gillingham Wyke | 30 |
| Milton | 31 | Blandford Damory Down | 31 |
| Blandford Hilltop | 32 | Shaftesbury Central | 32 |
| Shaftesbury Christy's | 33 | Gillingham Town | 33 |
| Child Okeford & Shillingstone | 34 | Blandford Station | 34 |
| Gillingham Coldharbour | 35 | Blandford Old Town | 35 |

- 2.24 The Index of Multiple deprivation (table on the left) includes indices which cover the following areas income, employment, health/disability, education/skills/training, barriers to housing/services, living environment and crime and aims to give a picture of overall deprivation. Blandford Old Town at number 1 is ranked the most deprived in the index of multiple deprivation.
- 2.25 The barriers to housing and services index (table on the right) covers areas like, household overcrowding, difficulty is accessing owner occupation, and road distance to a GP, general store, primary school and post office. Lydden Vale at number 1 is ranked the most deprived area in the barriers to housing and services index.

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 for the production of each Local Development Document (LDD) and give an indication of progress on documents where preparation has started, making note of any adjustments to the timetables that are felt necessary.
- 3.2 The LDS first came into effect on 1st April 2005 and has been reviewed annually. It was last reviewed in December 2008 and was agreed by Council on 27th March to come into effect on 7th April 2009. (The LDS monitoring is for the 2009 calendar year. This is in line with the statutory requirement for any necessary adjustments to the LDS timetable to be notified in real time.)
- 3.3 The documents specified in the authority's LDS dated April 2009 are:
- 1) The Core Strategy and Development Management Policies DPD**
 - 2) Site Specific Allocations DPD**
- 3.4 The timetables for the production of these documents are set out in the 2009 LDS. Policies from the statutory Local Plan which are being "saved" are listed on the Council's web site.
- 3.5 It is noted that the number of documents to be prepared has been reduced from nine to two since the last AMR. This is a result of changes in government legislation and advice, namely:
- The government has sought to streamline the LDF process and has encouraged local authorities to only produce those DPDs that are absolutely necessary. As a result, the four DPDs listed in the 2008 AMR have been reduced by merging (a) the Core Strategy and Development Management Policies; and (b) two separate Site Allocations DPDs into one.
 - The Proposals Map is not listed as a separate document
 - Amended Regulations which came into force in March 2009 no longer require that SPDs be timetabled in the LDS. The preparation of Village Design SPDs will continue to be encouraged and a schedule of those being progressed has been published on the Council's web site and will be updated as required in line with the needs of the towns/ parishes and the resources of the Planning policy team.
- 3.6 The changes to Regulations in 2008 (reported in the last AMR) made some changes to the process of LDF preparation including the way in which communities are invited to participate in the process. The Council will need to revise its Statement of Community Involvement to reflect these changes.

Progress on Local Development Framework Documents

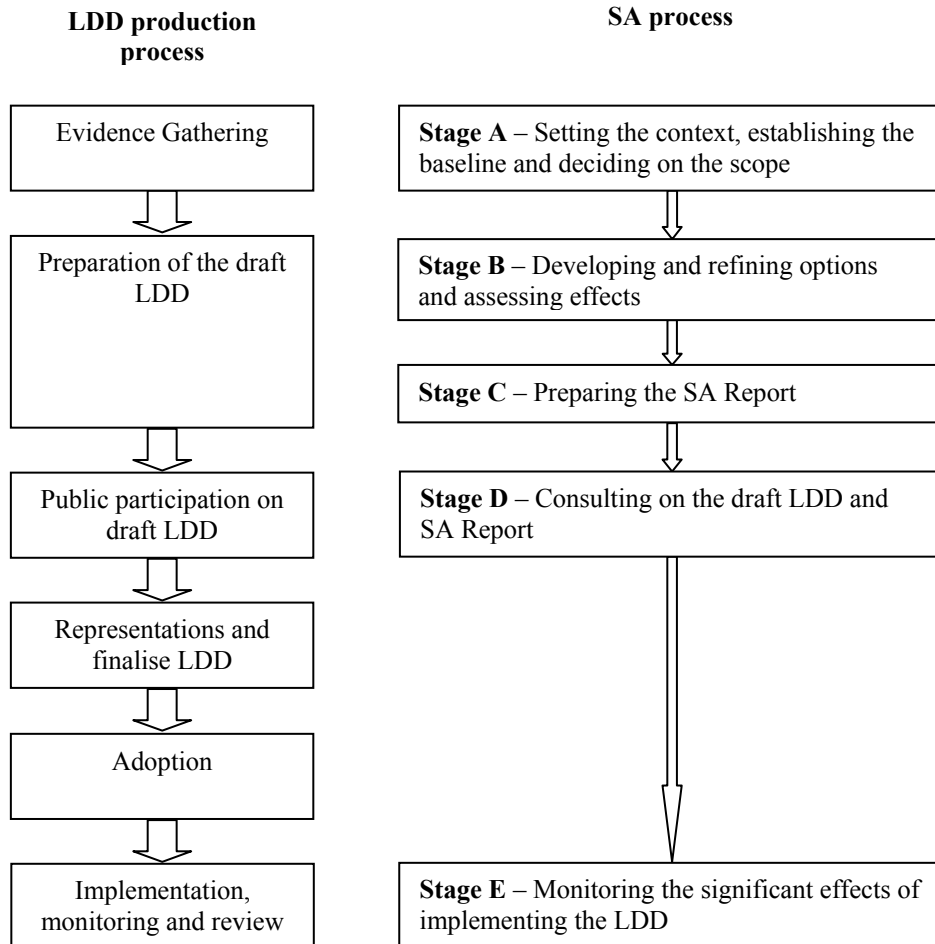
- 3.7 The new merged Core Strategy and Development Management DPD has been progressed during the year. A number of evidence based studies have been completed/ almost completed, including the Gillingham Study, the Residential Parking Study and the North and North East Dorset Transport Study and Strategy. A letter was sent out in April 2009 outlining 3 stages of participation:
- Inviting comments on what should be included in the DPD.
 - Publishing a series of Topic Papers to provide the basis for ongoing dialogue with the community. These were published on the Council's web site in August 2009
 - Consultation on the Draft DPD. This was originally anticipated to take place in autumn 2009 but will now take place in early 2010 for a six week period.
- 3.8 Regulations now require that only a limited number of "key milestones" need to be timetabled in the LDS. Publication and Submission milestones (June and October 2010 respectively) were expected to be achieved but this is now dependent on how the Council will respond to the Government's announcement in September that the emerging RSS will be subject to further Sustainability Assessment. This is expected to be completed early in the New Year. The Council will take careful consideration of the implications of this further work before proceeding to the pre submission stage. Any slippage in the timetable will be reported in real time on the Local Development Scheme (LDS) page of Planning Policy on the Council's web site.
- 3.9 Commencement on the Site Specific Allocations DPD is timetabled for March 2011.

4.0 INDICATORS

- 4.1 Under European Directive 2001/42/EC certain plans and programmes are required to undergo an environmental assessment. This directive is more commonly known as the Strategic Environmental Assessment or SEA Directive and integrates the consideration of the significant environmental impact of the plans implementation into the decision making process early on and at the strategic level. The requirements under the SEA Directive are incorporated into the Sustainability Appraisal (SA) process required under the Planning and Compulsory Purchase Act (2004).
- 4.2 Sustainability Appraisal is required for all Local Development Documents (LDDs) such as Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) that form part of the Local Development Framework (LDF). The process asks at several points in the plan production, how sustainable the plan is expected to be when the plan policies are implemented. This is generally achieved by appraising the plan policies against the sustainability framework produced at the scoping stage of the Sustainability Appraisal. The report on this scoping stage, prepared in June 2009 sets out the sustainability framework and is available on the Councils website². This scoping report is being used to appraise the policies in the Core Strategy and Development Management Policies DPD. It will also form the basis for the appraisal of future LDDs with alterations being made appropriate to the scale of the LDD and to changing circumstances.
- 4.3 The appraisal process runs in parallel to the Core Strategy and Development Management Policies DPD production with alternative policies being appraised against the sustainability framework. The results of the appraisal are being used in an iterative way to aid in decision making by highlighting any significant adverse effects. Amendments will be made to the policies in the DPD to avoid or offset negative effects or enhance positive effects.
- 4.4 A Sustainability Appraisal report will be produced to accompany the Core Strategy and Development Management Policies DPD and all other LDDs that are subject to Sustainability Appraisal. These will give information as to how the appraisal was carried out, and how the results influenced the plan making process.

² SA Scoping Report available at:
http://www.north-dorset.gov.uk/index/living/building_planning/planning_policy/sustainability_appraisal.htm

The LDD and SA processes



4.5 The final stage of the appraisal process is the setting up of a framework to monitor the significant effects of the implementation of the plan. The framework should be linked to the objectives used to assess the plan and should propose action if significant adverse effects are noticed. This suite of 'Significant Effects Indicators' will form the basis of the SA monitoring framework and will measure the significant environmental effects of the LDD in question. The indicators will be identified in the final SA report that accompanies the LDD. By monitoring the suite of indicators, the actual effects of policies can be compared to the predicted effects of plan implementation, allowing the Council to identify any adverse outcomes and potentially take remedial action if required.

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 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.
- 4.7 The list of core output Indicators which Local Authorities have to complete in their AMR's was updated by the Government in February 2008. A number of indicators have been deleted, some added to the list and others have been changed. All indicator changes are included in this year's AMR.

Environment

4.8 National Core Output Indicators for the Environment:-

E1 Flood Protection number of planning permissions granted contrary to the advice of the Environment Agency

E2 Change in areas of biodiversity importance.

E3 Renewable Energy capacity installed by type in megawatts

4.9 Local Indicators for the Environment:-

Percentage of open space managed to Green Flag Award Standard

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

Annual net gain of Tree Preservation Orders (TPO's)

Annual progress on development of Local Nature Reserves (LNR's)

Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

| E1 | Flooding | Quality | Total |
|----|----------|---------|-------|
| | 0 | 0 | 0 |

- 4.10 In the monitoring period no planning applications were granted permission contrary to advice on flooding and water quality grounds from the Environment Agency. There were seven initial objections on flooding grounds by the Environment Agency. Two of these applications were refused by the planning authority and two were withdrawn by the applicant. The objections were later removed in the three other applications and planning permission was granted.

Changes in Areas Recognised for their Biodiversity Importance.

- 4.11 This indicator shows the losses or additions to biodiversity habitat. Areas of biodiversity importance should be recognised by Local Authorities in their DPDs for their intrinsic environmental value. Then any changes in these areas can be monitored on an annual basis to illustrate the impact of any new development over time.

| | | | |
|-----------|-------|----------|-------|
| E2 | Loss | Addition | Total |
| | 10.53 | 6.46 | -4.07 |

- 4.12 In the monitoring period there were total losses of 10.53 hectares and total additions of 6.46 hectares with an overall net loss of 4.07 hectares of land recognised for its biodiversity importance.
- 4.13 The table below lists the losses and additions by site in detail. The largest gains were from two new SNCI's at Todber Copse (3.15 hectares) and Jobs Hill (3.02 hectares). The largest loss, which made up over 57% of the total loss, was a reduction in the size of the SNCI at Stubhampton Bottom, of 6.06 hectares.
- 4.14 SNCI site assessments are done on a rolling basis. New sites are submitted from time to time, which meet the criteria and are therefore included as a SNCI designation. Other sites decline over time and no longer meet the required conditions, and are therefore removed from the project; while other sites have areas added or removed and so the area of the site will change.

| Biodiversity Change in areas designated for their intrinsic environmental value from 2008 to 2009 | | | |
|--|----------------------|-------------------|-----------------------|
| Designation | Name of Place | Change +/- | Type of Change |
| SNCI | Frith Wood | -0.95 | Reduced |
| SNCI | Todber Copse | 3.15 | New |
| SNCI | Whistley Coppice | -1.00 | Reduced |
| SNCI | Park Coppice | -0.45 | Reduced |
| SNCI | Jeffries | -1.75 | Deleted |
| SNCI | Branscombe Farm | -0.32 | Reduced |
| SNCI | Jobs Hill | 3.02 | New |
| SNCI | Stubhampton Bottom | -6.06 | Reduced |
| SNCI | Ashmore Bottom | 0.29 | Extended |
| Total | | -4.07 | |

Source : Dorset County Council (DERC)

Renewable Energy Generation by installed capacity and type (megawatts)

- 4.15 In the current monitoring period 0.02MW of bio mass renewable energy development at Guys Marsh Prison was granted planning permission. There was also 0.025MW of completed bio mass renewable development at Winterborne Kingston Primary School.

| E3 | Wind onshore | Solar voltaics | Hydro | Biomass | Total |
|------------------------------------|--------------|----------------|-------|---------|-------|
| Permitted installed capacity in MW | 0 | 0 | 0 | 0.02 | 0.02 |
| Completed installed capacity in MW | 0 | 0 | 0 | 0.025 | 0.025 |

Source: Regen South West

- 4.16 There were also two other renewable projects which are not covered by any of the categories above. A ground source heat pump was installed at Spetisbury Primary School providing 0.017 MW of power and an air source heat pump was given permission at Springhead Trust which will provide 0.018 MW of power.

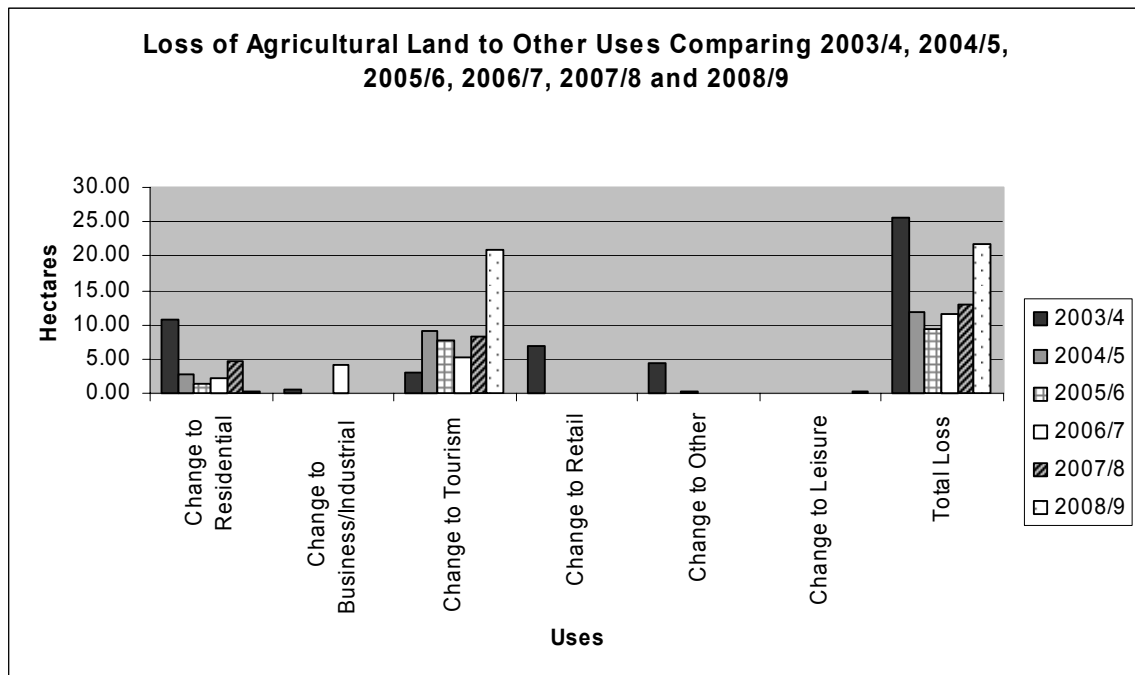
Percentage of Open Space Managed To Green Flag Standard

- 4.17 The Senior Countryside Ranger for the district is 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.
- 4.18 The rangers manage a total of 55 hectares of countryside sites. The only site which currently has a green flag award is the Milldown in Blandford. This site covers 19 hectares of land, which means that 35% of the managed council owned open space has achieved a green flag award.
- 4.19 At the moment there are no other sites ready to be entered for the Green Flag Award. North Dorset does not have any other open space sites which can fulfil the criteria as they are currently set out to obtain a green flag award.

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

- 4.20 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).
- 4.21 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.

4.22 Data indicates that the total of permissions granted for development on greenfield/agricultural land combined with the loss of agricultural buildings to alternative uses has remained lower than the high rates reported in the first AMR covering 2003/4. However, the combined amount of agricultural land and buildings lost has risen again during the last monitoring period.



Source: North Dorset District Council

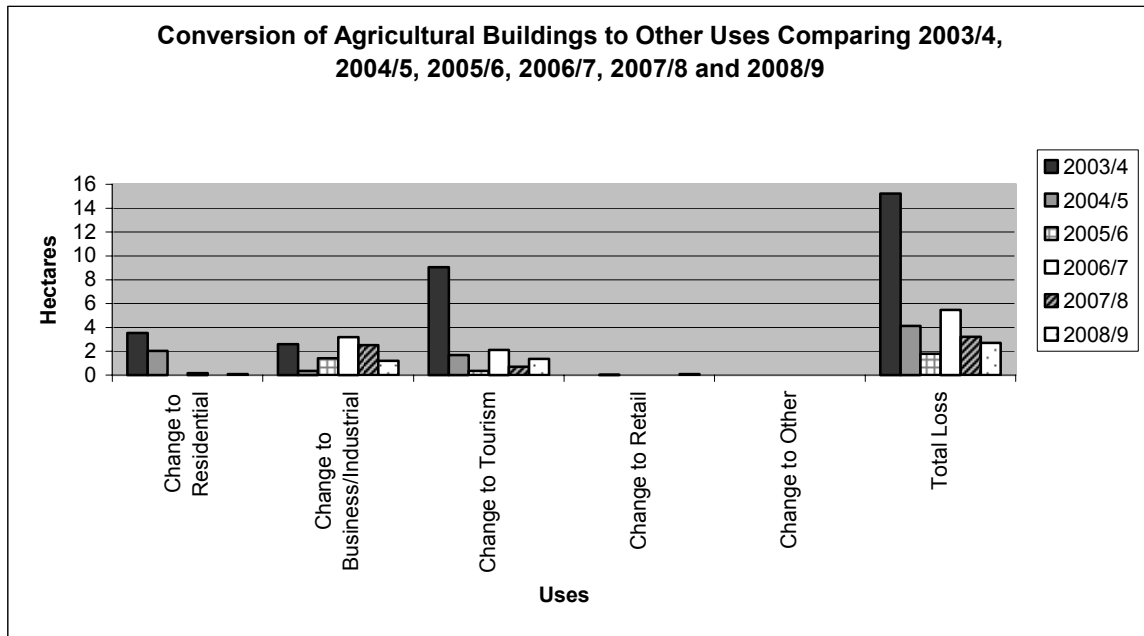
4.23 The loss of agricultural/ Greenfield land in the monitoring period from 1st April 2008 to 31st March 2009 is shown in the graph above. The amount lost has risen after remaining fairly stable over the past four years.

4.24 It has been noted in previous AMRs that the amount of greenfield land lost to residential use would be expected to drop after the high losses reported in the first AMR period in 2003/4, as local plan allocations were taken up. These allocated sites, now including land east of Shaftesbury, continue to be built out. The requirement that authorities identify a 5 year land supply is not likely to see the release of new greenfield sites for another 2-3 years.

4.25 The overall loss of Greenfield land to development totals 21.27ha, of which 1.08% (0.23ha) was approved for residential use, 98.7% (20.99ha) for tourism and 0.24% (0.05ha) for other uses.

4.26 Three main enterprises accounted for the rise in the loss of agricultural land to tourist uses: a fishing lake at Todber, and two equestrian developments at Buckhorn Weston and at Hilton.

4.27 Planning applications granted for the conversion of agricultural buildings to other uses is shown in the graph on the next page. There have been 11 conversions, of which 6 related to business use, 4 were for holiday lets and 1 was for a residential use incidental to the existing house. There were no permissions for new dwellings, reflecting strict adherence to policy.



Source: North Dorset District Council

Annual net gain of Tree Preservation Orders (TPO)

- 4.28 An audit of all tree preservation orders was undertaken in 2004/5 and at March 2005 there were 388 TPOs in the District. Current TPOs, beginning with those made before 1975, have started to be reviewed. This review will establish whether the trees are still alive, healthy and worthy of retention. In some instances, for example where trees have died, TPOs will need to be revoked.
- 4.29 In addition, individual TPOs within conservation areas may be revoked on the grounds that their welfare is now covered by their conservation area status. In the current monitoring period 21 TPOs were made and 1 revoked. It is anticipated that more revocations will be reported in the next AMR as the review progresses.
- 4.30 The tree warden Scheme has continued, with a training event on yew trees in churchyards. Partnership working with Dorset Wildlife Trust on the “Greenwood Project” has continued to raise awareness of our ancient and veteran trees and ensure their protection as an important environmental resource in the district.

Local Nature Reserves

- 4.31 In 2004 the Council agreed to monitor progress on the development of LNRs against the target suggested by 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
- 4.32 The first two Nature Reserves at Woolland Hill and Butts Pond are now well established. Stour Meadows has now become the third Local Nature Reserve in North Dorset. These three sites contribute 28.8% of the suggested target for the District. During this monitoring period three further designations have been agreed for Declaration at Milldown in Blandford Forum, Castle Hill in Shaftesbury, and Riverside Meadows in Sturminster Newton.
- 4.33 During the current monitoring period the focus has been on continuing to improve the quality of our LNRs and preparing the Milldown for entry into the Green Flag status Awards (awarded in July 2008 and 2009). Work continues to expand its biodiversity and access value.

Conclusions

- 4.34 No planning permissions were granted by the planning authority contrary to advice from the Environment Agency, either on flood risk or water quality grounds.
- 4.35 There were quite large changes in areas recognised for their biodiversity importance. Across the District there were gains in land of 6.46 hectares and losses of 10.53 hectares. This gave an overall net loss in the monitoring period of 4.07 hectares.
- 4.36 There were only very small amounts of renewable energy generation, 0.02mw of bio mass were granted planning permission and 0.025mw of bio mass were completed and installed.
- 4.37 The countryside rangers are managing 35% of their total 55 hectares of countryside sites to green flag standard.
- 4.38 The losses of agricultural land which have been granted permission for other uses has risen in this monitoring period, the majority (98.7%) has been for tourism uses. The loss of agricultural buildings has continued to fall, what losses there are have been to business or tourism uses.
- 4.39 There were 21 new TPO's and one was revoked in the twelve month period. There are three local nature reserves in North Dorset, which contribute 28.8% to the target for the District.

Housing

4.40 National Core Output Indicators for housing:-

H1 Housing Plan period and housing targets.

H2a Net additional dwellings in previous years.

H2b Net additional dwellings for the reporting period.

H2c Net additional dwellings in future years.

H2d Managed delivery target.

H3 New and converted dwellings on PDL

H4 Net additional pitches (Gypsy and Traveller)

H5 Gross affordable housing completions

H6 Housing Quality Building for Life Assessments.

4.41 Local 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.

4.42 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 Plan period and housing targets

| H1 | Start of plan period | End of plan period | Total housing required | Source of plan target |
|--------|----------------------|--------------------|------------------------|-----------------------|
| H1 (a) | 01/04/1994 | 31/12/2011 | 5700 | Adopted Local Plan |
| H1 (b) | 01/04/2006 | 31/03/2026 | 7000 | Emerging RSS |

- 4.43 The adopted Structure Plan for Dorset and the adopted Local Plan for North Dorset set the current housing targets for the period to 2011. The target in the Local Plan was for about 5700 net new dwellings over the period 1994 to 2011. This equates to an average of just under 336 dwellings per annum. The emerging RSS will replace the Structure Plan and local authorities are producing Core Strategies which will replace the Local Plan. This will cover housing development for the next twenty years up to 2026, North Dorset have a provisional new housing target of 7,000 net dwellings equivalent to about 350 dwellings per annum.

Net additional dwellings – Previous, Current and Future

| H2 | | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 |
|-----|--|---------|---------|---------|---------|---------|---------|
| H2a | | 590 | 490 | 555 | 269 | 194 | |
| H2b | | | | | | | 207 |

- 4.44 The table on the next page shows delivery against the delivery target of 336 dwellings per annum. There are now only 2 years remaining of the adopted Local Plan period and the housing provision target has already been reached. Therefore, to give a five year requirement, an additional three years need to be added to extend the adopted Local Plan housing requirement. This effectively extends the adopted Local Plan from 2011 to 2014 and increases the housing requirement from 5712 net additional dwellings to 6720 net additional dwellings.
- 4.45 Comparing past performance against the new requirement of 6720 net additional dwellings gives a residual of 831 additional dwellings that need to be provided to meet the extended Local Plan housing requirement.

Performance against the adopted Local Plan (net requirement and net completions)

| Year | Annual requirement | Cumulative annual requirement | Actual completions | Cumulative actual completions | Residual (5700 - completions) | |
|----------------|--------------------|-------------------------------|--------------------|-------------------------------|-------------------------------|-----------------------------|
| 1994/95 | 336 | 336 | 469 | 469 | 5231 | |
| 1995/96 | 336 | 672 | 425 | 894 | 4806 | |
| 1996/97 | 336 | 1008 | 400 | 1294 | 4406 | |
| 1997/98 | 336 | 1344 | 335 | 1629 | 4071 | |
| 1998/99 | 336 | 1680 | 330 | 1959 | 3741 | |
| 1999/00 | 336 | 2016 | 342 | 2301 | 3399 | |
| 2000/01 | 336 | 2352 | 326 | 2627 | 3073 | |
| 2001/02 | 336 | 2688 | 514 | 3141 | 2559 | |
| 2002/03 | 336 | 3024 | 445 | 3586 | 2114 | |
| 2003/04 | 336 | 3360 | 590 | 4176 | 1524 | |
| 2004/05 | 336 | 3696 | 489 | 4665 | 1035 | |
| 2005/06 | 336 | 4032 | 554 | 5219 | 481 | |
| 2006/07 | 336 | 4368 | 269 | 5488 | 212 | |
| 2007/08 | 336 | 4704 | 194 | 5682 | 18 | |
| 2008/09 | 336 | 5040 | 207 | 5889 | -189 | Current year |
| 2009/10 | 336 | 5376 | | | | |
| 2010/11 | 336 | 5712 | | | | End of plan period |
| 2011/12 | 336 | 6048 | | | | <i>Additional years (3)</i> |
| 2012/13 | 336 | 6384 | | | | <i>to make up 5 year</i> |
| 2013/14 | 336 | 6720 | | | | <i>requirement</i> |
| Total | 6720 | | 5889 | | | |

4.46 Currently there are 1938 dwellings on deliverable sites across the district which form the five year supply. This is a surplus of 1107 dwellings [1938 – 831] against the extended Local Plan requirement of 6720 net additional dwellings.

4.47 The Emerging Regional Spatial Strategy for the South West runs for the period 2006 to 2026 and sets a higher dwelling requirement of 350 net additional dwellings per annum. This gives an emerging five year supply target of 1750 net additional dwellings [350 x 5]. Taking account of past performance (since 2006) against this target, there is now a requirement to provide 2130 dwellings against this emerging higher target [2800 – 670] over the next five years. Delivery in the first few years of a plan often lags behind the target and this shortfall can easily be rectified through a proactive plan-led approach. The council is working towards adopting its Core Strategy based on these higher targets and this will set the framework for meeting the target.

Performance against the Emerging Regional Spatial Strategy

| Year | Annual requirement | Cumulative annual requirement | Actual completions | Cumulative actual completions | Shortfall |
|----------------|--------------------|-------------------------------|--------------------|-------------------------------|--------------------------------|
| 2006/07 | 350 | 350 | 269 | 269 | 81 |
| 2007/08 | 350 | 700 | 194 | 463 | 237 |
| 2008/09 | 350 | 1050 | 207 | 670 | 380 Current year |
| 2009/10 | 350 | 1400 | | | |
| 2010/11 | 350 | 1750 | | | |
| 2011/12 | 350 | 2100 | | | |
| 2012/13 | 350 | 2450 | | | |
| 2013/14 | 350 | 2800 | | | |
| Total | 2800 | | 670 | | |

4.48 The table below shows the likely future levels of housing in the district. The total housing supply for the five years is 1938 dwellings and all sites within this five year supply are deliverable. These sites have been extracted from the Strategic Housing Land Availability Assessment.

4.49 There is currently a shortfall of 192 dwellings against the five year supply requirement of 2130.

| H2 | | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 onwards |
|-----|---------------|-------------------------|---------|---------|---------|---------|-------------------|
| H2c | Net additions | 345 | 394 | 386 | 360 | 453 | 350 each year |
| | i) Hectares | 21.9 | 15.6 | 14.6 | 15.1 | 18 | 11.6 ha each year |
| | ii) Target | 350 dwellings each year | | | | | |
| H2d | | 347 | 395 | 386 | 360 | 453 | 350 each year |

4.50 The net additional housing completions in the next five years and the number of hectares being developed are all on specific sites. A detailed list of sites included in the five year supply of housing land is shown in Appendix 1. The likely housing supply figures for the following 10 years of 350 dwellings each year is based on the RSS target and the area in hectares has been approximated using the calculation of 30 dwellings per hectare.

4.51 Once work on the Core Strategy has progressed further, we will be able to produce a housing trajectory for years 6 to 15 based on sites, for each year of the period. This will provide a more realistic housing land supply in the long term. However, we will aim to provide housing at a level which is not more than 10% above or below the RSS target of 350 dwellings each year.

4.52 National Indicator 159 calculation and information, based on the current Structure Plan figures, can be found in Appendix 2.

Strategic Housing Land Availability Assessment (SHLAA)

- 4.53 The SHLAA is a piece of work local authorities have been required to complete by the government, in order to demonstrate a supply of housing sites. The government priority is to ensure that land availability is not a constraint to the delivery of more homes.
- 4.54 North Dorset published their first SHLAA report in February 2009. An update to the initial report is currently being produced and it is anticipated that it will be complete and available in spring 2010.

Gross Completions against Local Plan Targets

- 4.55 From 1st April 2008 to 31st March 2009 there were 227 gross dwelling completions in the district. This gives total completions from 1994 to 2009 of 6216 dwellings which exceed the Local Plan target of 5900 dwellings by 312. The total amount of committed development (completions plus outstanding permissions) is 7395 dwellings, which is 1495 over the Local Plan target.

| 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 1994-2009 | Gross Commitments With Outstanding Planning Perm @ 31/03/09 | Total Committed Development | Over Supply |
| Blandford | 1,050 | 1,249 | 150 | 1,399 | 349 |
| Gillingham | 1,610 | 1,762 | 72 | 1,834 | 224 |
| Shaftesbury | 1,170 | 533 | 747 | 1,280 | 110 |
| Sturminster | 640 | 680 | 45 | 725 | 85 |
| Stalbridge | 170 | 196 | 29 | 225 | 55 |
| Rural Areas | 1,260 | 1,796 | 136 | 1,932 | 672 |
| Total | 5,900 | 6,216 | 1,179 | 7,395 | 1,495 |

Source: North Dorset District Council

- 4.56 Apart from Shaftesbury all settlements are showing an oversupply of completed housing development against the target figures. Shaftesbury has an under supply of completed dwellings against its target, but once the outstanding commitments are included it also has an over supply of total committed development against the target. The rural area has the largest over supply with the total committed development 53% higher than the target; this is followed by Blandford at 33% and Stalbridge at 32%.

New and converted dwellings on PDL

| H3 | Total | |
|----|----------------|------|
| | Gross | 227 |
| | % gross on PDI | 52.0 |

4.57 In the monitoring period 52% of all housing development was on previously developed land. This exceeds the Local Plan target of 34%, but is lower than the levels achieved in previous years, as the table below illustrates. The percentage of development on pdl has dropped this year as more greenfield development sites are being constructed, like Land off Shaftesbury Lane in Blandford and is likely to continue when the site on Land East of Shaftesbury starts to produce completions.

| North Dorset Residential Development By PDL AND NON PDL (percentages) | | | | | | | | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| | 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 2007/8 | Compl 2008/9 | Compl 1994-09 |
| NON PDL | 59.1 | 64.6 | 54.1 | 43.7 | 54.5 | 70.0 | 58.9 | 64.2 | 67.0 | 68.2 | 61.3 | 22.6 | 16.1 | 48.0 | 53.7 |
| PDL | 40.9 | 35.4 | 45.9 | 56.3 | 45.5 | 30.0 | 41.1 | 35.8 | 33.0 | 31.8 | 38.8 | 77.4 | 83.9 | 52.0 | 46.3 |

Source : Dorset County Council & North Dorset

Net additional pitches (Gypsy and Traveller)

| H4 | Permanent | Transit | Total |
|----|-----------|---------|-------|
| | 0 | 110 | 110 |

Source: Dorset County Council

4.58 In the twelve month period there were no new permanent gypsy and traveller pitches. There are two County Council gypsy sites in the district, one at Shaftesbury which has 5 pitches and can accommodate 10 caravans, the other at Thornicombe which has 12 two caravan pitches. North Dorset and the County work in partnership to provide a temporary site for the duration of the Great Dorset Steam Fair, which means that the police are able to redirect gypsies and travellers to this site and so, stop any unauthorised encampments. This year there were 110 transit pitches, provided for visitors to the steam fair on a temporary basis.

Gross affordable housing completions

| H5 | Social rent homes provided | Intermediate homes provided | Affordable homes total |
|----|----------------------------|-----------------------------|------------------------|
| | 58 | 13 | 71 |

- 4.59 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 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.
- 4.60 The affordable completions are broken down into social rent homes or intermediate homes. Social rent homes are owned by local authorities or registered social landlords and rent levels are set nationally. Intermediate homes are those provided at prices or rents above the levels of social rent but below market prices or rents. This includes shared equity properties.
- 4.61 In the monitoring period there were 71 affordable dwelling completions, 58 are social rent and 13 for intermediate homes. This is below the affordable housing annual target in the Local Plan of 90 per year, but is much higher than the levels achieved over the last two years. The level of affordable completions should continue to rise over the next few years, as sites like land East of Shaftesbury begin to provide completions.
- 4.62 The table on the next page shows the number of affordable dwellings completed from 1994 to 2009, broken down by settlement. In total there have been 1150 affordable completions over the 15 year period, which means that over 18% of the total 6212 housing completions in North Dorset have been for affordable homes. We will aim to achieve at least 35% affordable on future housing developments.
- 4.63 The Council's performance to date is very strong and North Dorset continues to be the strongest performing local authority in Dorset, building more affordable homes than other authorities³.
- 4.64 Blandford has had the largest proportion of affordable completions with 29% of the total, followed by the rural areas with 27%. Stalbridge has seen the lowest levels with only 3% of total affordable completions.

³ Dorset Data Book 2008

| Affordable Housing Built in North Dorset 1994-2009 Split By Settlement | | | | | | | | | | | |
|---|---------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|
| Settlement / Year | 1994 to 2000 | 2000/1 | 2001/2 | 2002/3 | 2003/4 | 2004/5 | 2005/6 | 2006/7 | 2007/8 | 2008/9 | 94/09 |
| Blandford - Sub | 163 | 17 | 8 | 4 | 3 | 12 | 0 | 5 | 2 | 45 | 259 |
| Blandford - LCM | 0 | 0 | 0 | 16 | 46 | 17 | 0 | 0 | 0 | 0 | 79 |
| Gillingham - Sub | 60 | 3 | 11 | 33 | 0 | 0 | 52 | 8 | 0 | 0 | 167 |
| Gillingham - LCM | 0 | 0 | 26 | 14 | 20 | 16 | 22 | 6 | 0 | 0 | 104 |
| Shaftesbury - Sub | 50 | 0 | 20 | 0 | 0 | 3 | 2 | 0 | 0 | 0 | 75 |
| Shaftesbury - LCM | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 7 |
| Sturminster - Subs | 41 | 0 | 19 | 0 | 0 | 0 | 11 | 2 | 0 | 16 | 89 |
| Sturminster - LCM | 0 | 0 | 18 | 0 | 0 | 0 | 4 | 5 | 0 | 0 | 27 |
| Stalbridge - Sub | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 32 |
| Stalbridge - LCM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rural Area - Sub | 193 | 6 | 17 | 5 | 11 | 24 | 20 | 10 | 23 | 0 | 309 |
| Rural Area - LCM | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| North Dorset - Sub | 529 | 26 | 75 | 42 | 14 | 39 | 85 | 25 | 25 | 71 | 931 |
| North Dorset - LCM | 0 | 0 | 44 | 32 | 66 | 33 | 33 | 11 | 0 | 0 | 219 |
| TOTAL | 529 | 26 | 119 | 74 | 80 | 72 | 118 | 36 | 25 | 71 | 1150 |

Source : North Dorset District Council Planning Dept Records April 2009

4.65 The table below shows the house price income ratio in North Dorset from 2001 to 2008. As the table shows the house price income ratio has risen steadily over the seven year period and is now at 11.13 which is over 80% higher than it was in 2001.

| North Dorset House Price Income Ratio 2001 to 2008 | |
|---|--------------|
| Year | Ratio |
| 2001 | 6.17 |
| 2002 | 7.60 |
| 2003 | 8.83 |
| 2004 | 9.92 |
| 2005 | 9.71 |
| 2006 | 9.87 |
| 2007 | 9.95 |
| 2008 | 11.13 |

Source: Dorset County Council

4.66 Affordable housing remains a top priority for the Council. New affordable housing policies will be included within the Core Strategy as it is produced. These new policies will aim to alleviate the affordable housing problem in the district as much as possible.

Housing Quality - Building for Life Assessments.

| H6 | Number of sites with a Building for life assessment of 16 or more | Number of sites with a Building for life assessment of 14 or 15 | Number of sites with a Building for life assessment of 10 or 14 | Number of sites with a Building for life assessment of less than 10 | Total number of housing sites (or phases of housing sites) |
|------------------------------------|---|---|---|---|--|
| Number of dwellings on those sites | 0 | 1 | 3 | 1 | 5 |
| % of dwellings | 0% | 50% | 39% | 11% | 100% |

Source: Dorset County Council

- 4.67 This is the first year that sites have been assessed against the building for life criteria in North Dorset. The assessment only looked at fully completed sites of ten dwellings or more, in total five sites were assessed this year. The higher the score given to a site, the better it has done in the building for life assessment, with 20 being the highest score and 1 the lowest. The table below shows the sites and the assessment score they achieved.

| Site | score |
|--|-------|
| White Pit, Shillingstone | 15 |
| Pond Walk, Stalbridge | 11.5 |
| Former Health Centre Sturminster | 11 |
| Chantry Farm, Gillingham | 9 |
| Adj Car Park, Station Road, Stalbridge | 13 |

Density of Completed Development

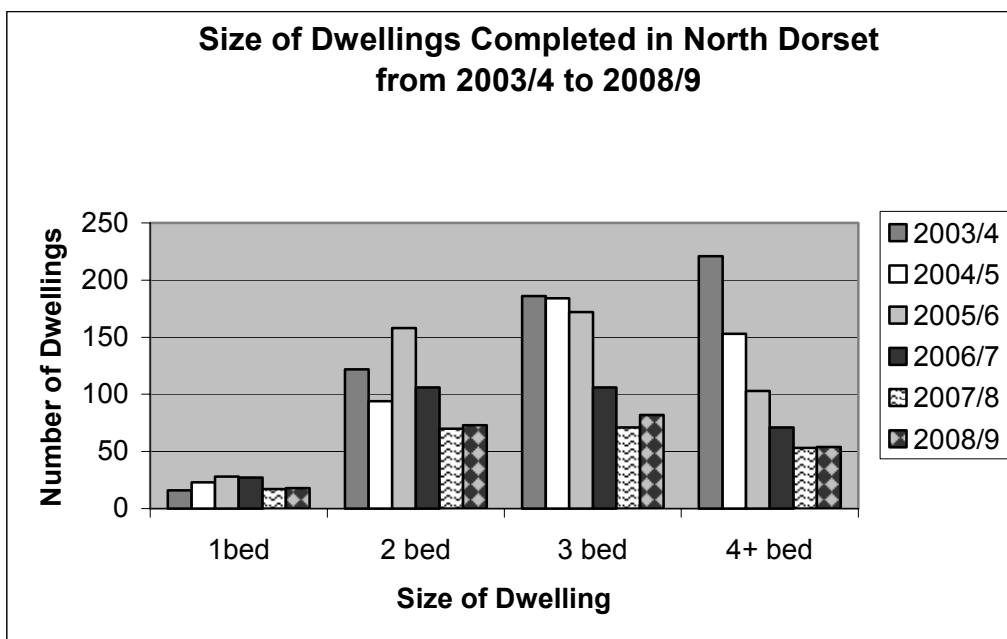
| Density of Gross New Dwellings Built In North Dorset 2009 | | |
|---|----------------------------|---------------|
| | Fully completed sites only | |
| | 2007/8 | 2008/9 |
| Less than 30 dwellings per hectare | 49.1% | 15.7% |
| Between 30 and 50 dwellings per hectare | 20.7% | 58.6% |
| Greater than 50 dwellings per hectare | 30.2% | 25.7% |
| Totals | 100.0% | 100.0% |

Source: Dorset County Council

4.68 At 58.6% the largest proportion of dwellings were built at between 30 and 50 dwellings per hectare. This was followed by greater than 50 dwellings per hectare at 25.7% and less than 30 dwellings per hectare at 15.7%. The Local Plan target is for a minimum housing density of 30 dwelling per hectare subject to good design. In the monitoring period over 84% of housing development was at a density of over 30 dwelling per hectare, more than meeting the Local Plan target.

Size of Dwellings Completed

4.69 The graph below shows the size of dwelling completed in the district over the last five years. The Housing Needs Survey March 2006 highlights a high demand/need for smaller 1 and 2 bedroom dwellings.



Source: Dorset County Council

4.70 The number of one and four plus bed dwellings has remained the same compared to last year and the number of two bed dwellings has seen a small increase, while three beds have seen a larger increase, from 71 in 2007/8 to 82 in 2008/9.

Conclusions

4.71 In the monitoring period 207 net dwellings were completed. This is lower than the RSS target of 350 dwellings per annum and gives a total shortfall against the RSS target for the last three years of 380 dwellings. There is currently a shortfall of 192 dwellings against the five year supply requirement of 2,130 dwellings in the emerging RSS. North Dorset has a supply of 1,938 dwellings on specific and deliverable sites for the next five years.

- 4.72 The level of housing development over the Local Plan period from 1994 to 2009 at 6,216 has exceeded the Local Plan target of 5,900 gross dwellings by 316, with two years of the plan still remaining. There were 71 affordable dwelling completions, 58 were for social rent homes and 13 for intermediate homes. This is below the Local Plan target of 90 dwellings per annum, but the number of affordable completions is expected to rise over the next few years as some larger greenfield sites come on line.
- 4.73 Only one of the sites which were assessed against the building for life criteria achieved a score of over 14. Three sites were scored at between 10 and 14 points and the one remaining site was scored at less than 10 points.
- 4.74 Of the dwellings completed in 2008/9, over 84% were built at a density of over 30 dwellings per hectare. This is an improvement on the performance in previous years and in line with the Local Plan target of a minimum of 30 dwellings per hectare subject to good design/layout.

Economy

4.75 The National Core Output Indicators for economy:-

BD1&2 Amount and type of completed employment floorspace (gross and net) and amount by type on previously developed land (PDL)

BD3 Employment Land Availability by Type

BD4 Amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.

4.76 Local 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.

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%.

Loss of employment land to other uses

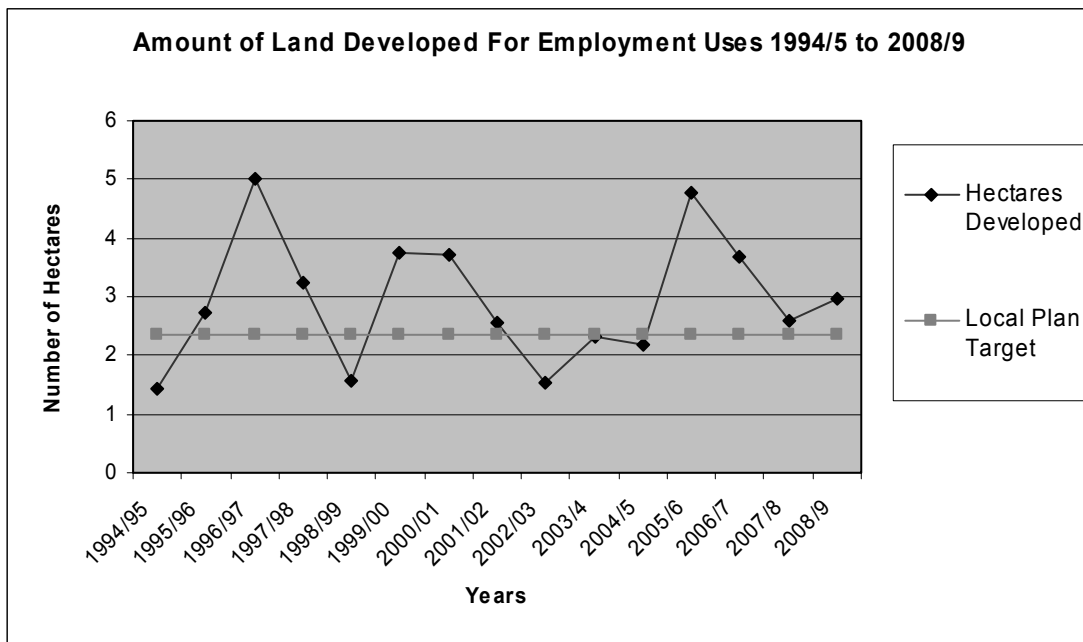
- 4.77 In the past, the monitoring of employment land in Dorset has only covered types A2, B1 to B8 and not types C and D. No data is therefore collected as part of the countywide employment land monitoring exercise for types other than A2 and B1 to B8. Generally, minor extensions to premises (typically 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 3.

Amount of Completed Employment Development

| | | B1a | B1 Other | B2 | B8 | Total |
|------------|----------------|-----|----------|-----|------|-------|
| BD1 | Gross | 684 | 3524 | 591 | 7289 | 12088 |
| | Net | 658 | 3392 | 569 | 7016 | 11635 |
| BD2 | Gross | 0 | 1960 | 591 | 7289 | 9840 |
| | % gross on PDL | 0 | 56 | 100 | 100 | 81 |

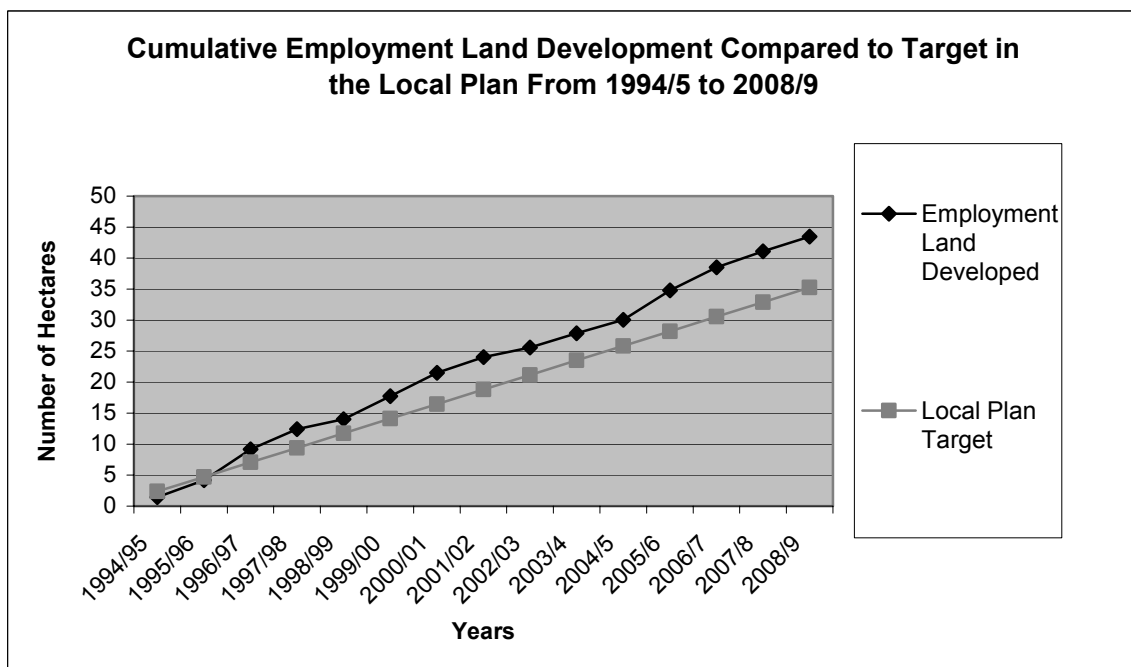
Source: Dorset County Council

- 4.78 A total of 12,088 gross square meters of floorspace was developed, over 60% of this was in the B8 storage and distribution category with 7,289 square meters. 9,840 square meters of employment development was on previously developed land, which is 81% of the total developed.



Source: Dorset County Council

4.79 The chart above shows the amount of land developed for employment uses from 1994/5 to 2008/9 in hectares against the Local Plan target of 2.35 hectares per year. In 2008/9 there were 2.96 hectares of completed employment land. In ten out of the fifteen years the amount of completed employment development has been above the target and in some years well above the target.



Source: Dorset County Council

- 4.80 Cumulatively there has been 43.43 hectares of employment land developed until 2009. This is 8.18 hectares over the Local Plan target of 35.25 hectares for the same period. The Local Plan target for employment development up to the end of the plan period was 40 hectares, which means that we have exceeded this target by 3.43 hectares with two years of the plan still to go.

Employment Land Availability by Type

| BD3 | | B1a | B1 Other | B2 | B8 | Total |
|------------|----------|------------|-----------------|-----------|-----------|--------------|
| | Hectares | 0.43 | 1.5 | 21.69 | 0.27 | 23.89 |

Source Dorset County Council

- 4.81 There were 23.89 hectares of available employment land, which is land which has planning permission or which is allocated in the Local Plan. The majority of this employment land at 90% is in the B2 general industrial category.

Amount of Completed Floorspace for a town centre use

| BD4 | | A1 | A2 | B1a | D2 | Total |
|----------------------|-------|-----------|-----------|------------|-----------|--------------|
| Town Centre | Gross | 1,575 | 0 | 0 | 674 | 2,249 |
| | Net | 693 | 0 | 0 | 250 | 943 |
| Local Authority Area | Gross | 1,645 | 0 | 684 | 212,065 | 214,394 |
| | Net | 743 | 0 | 658 | 211,641 | 213,042 |

Source: Dorset County Council

- 4.82 The indicator BD4 shows the amount of completed floorspace for a town centre use, both in a town centre and in the local authority area as a whole. As the table shows there was a total of 214,394 gross square meters of town centre use development. The vast majority of this development at nearly 99% was in the D2 assembly and leisure category. Only 1% of the total development in the monitoring period was actually within a town centre.

Losses of Employment Land

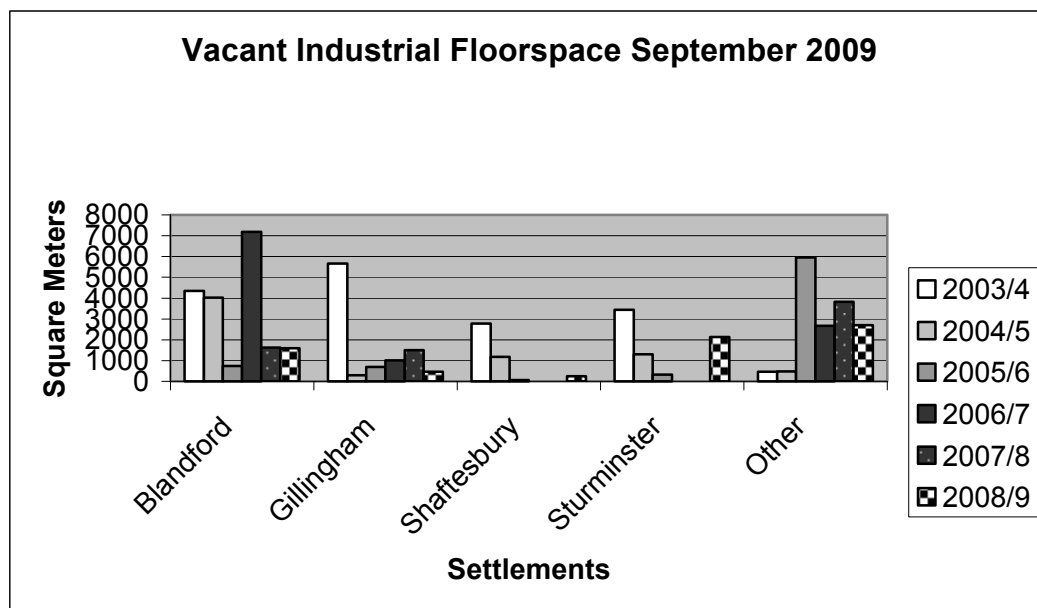
| The amount of employment land which has been lost to a completed non employment use in the current monitoring year | | | |
|---|-----------------|---------------------------|-----------------------------------|
| | Business | General Industrial | Storage & Distribution |
| Amount of employment land lost in hectares | 0.45 | 0 | 0 |

Source : North Dorset District Council

4.83 As the table on the previous page shows 0.45 hectares of employment land was lost to a non employment use. This was all from business B1 use, with over half lost from one site in Milton Abbas, where a business unit at Luccombe Farm changed to a pre school.

Vacant Industrial Floorspace

4.84 The graph below shows the amount of vacant industrial floorspace within the district, comparing 2008/9, 2007/8, 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 September 2009 in this case.

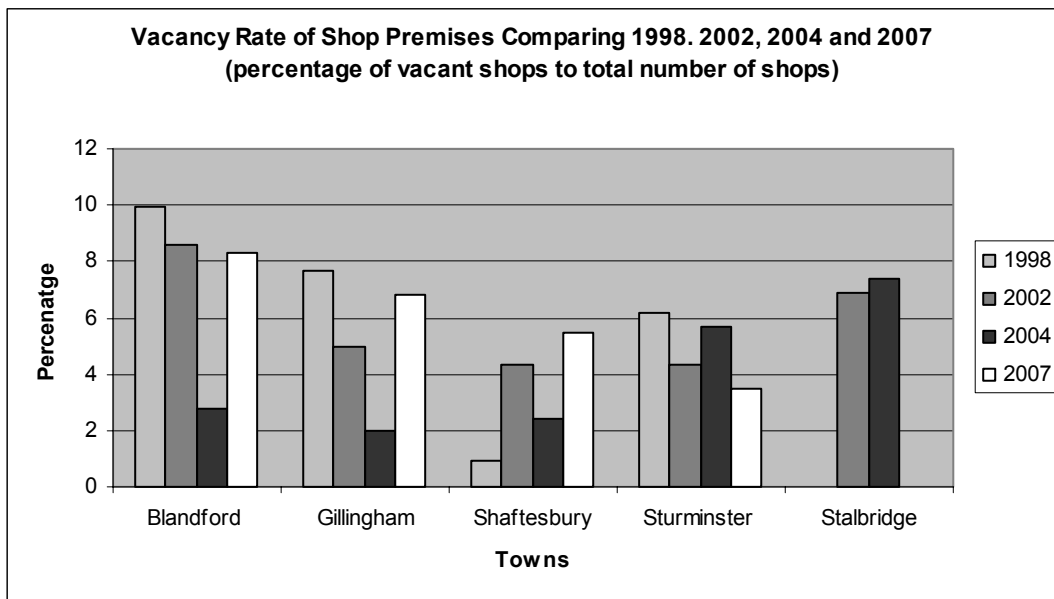


Source: Property Pilot September 2009

4.85 As the graph above shows the overall levels of vacant industrial floor space in the district as a whole were quite low when the data was extracted from Property Pilot in September 2009. The level of vacant space in Blandford is at the same level as the year before but much lower than the levels reached in 2006/7. Gillingham and Shaftesbury both have small amounts of vacant space, only 464 square meters and 244 square meters respectively. Sturminster has seen a rise from zero last year, with 2132 square meters of vacant space, largely made up of a vacant unit at Butts Pond Industrial Estate. The level in other areas of the district outside the main towns is lower than last year and over half of the vacant space is at South's Farm in Ashmore.

Vacant Shop Premises

4.86 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.



Source: North Dorset District Council

- 4.87 Stalbridge had a zero vacancy rate at the time of the last survey in 2007, a huge improvement compared to the average of about 6% in 2004 and 2002. 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.

Conclusions

- 4.88 Over the monitoring period 12,088 gross square meters of employment floorspace has been developed, 81% of which has been on pdl. Since the start of the Local plan in 1994, a total of 43.43 hectares of employment land has been developed in the District. This exceeds the Local Plan target of 40 hectares by 3.43 hectares, with 2 years of the plan still to go.
- 4.89 There are 23.89 hectares of available employment land, which has either planning permission or is allocated in the Local Plan. The amount of development completed for a town centre use was 214,394 gross square meters, 99% of this was in the assembly and leisure category.
- 4.90 Only 0.45 hectares of employment land was lost to another use, with the loss of a business unit to a pre school. The total amount of vacant industrial floorspace has reduced to 2,703 Square meters. A large proportion of this is in Sturminster and Blandford, with only small amount of vacant industrial floorspace in Shaftesbury and Gillingham.

Community and Recreation Facilities

4.91 Local 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

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

4.92 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

4.93 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 You⁴ 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.

4.94 The majority of villages have a church and a hall and over 65% have a public house. Just over 42% of the villages on the table have access to a post office or shop and 33% have a primary school. Milton on Stour, Bourton and Pimperne have a cash machine.

⁴ Dorset for You <http://www1.dorsetforyou.com/Living/VillageFacs.nsf/index?ReadForm>

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 | | |
| 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 | YES | |
| Ibberton | | | | YES | YES | YES | | |
| Iwerne Courtney | | | | YES | YES | YES | | |
| Iwerne Minster | | YES | YES | YES | YES | YES | Yes | |
| Kings Stag | | YES* | YES | | YES | YES | YES | |
| Kington Magna | | | | YES | | YES | | |
| Lydlinch | | | | YES | | YES | | |
| Manston | | | | YES | YES | YES | | |
| Mappowder | | YES | | 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 | |
| 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 | YES | |
| Winterborne Houghton | | | | | | YES | | |
| Winterborne Kingston | YES | YES | YES | YES | YES | YES | | |
| Winterborne Stickland | YES | YES | YES | YES | YES | YES | | YES |
| Winterborne Whitechurch | YES | | | YES | YES | YES | | YES |
| Winterborne Zelston | | | YES | YES | YES | YES | YES | |

* Village only has outreach post office service

Changes in village facilities

4.95 The information below has been extracted from the planning records from April 2008 to March 2009 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.

General Store/Post Office – There were no applications for the change of use or erection of a new village store or post office in the monitoring year. There was one application for the extension of the village store in Hazelbury Bryan.

Village Hall – There were no applications to change the use of a village hall, erect a new one or demolish an old one.

Place of Worship – There were no applications to change the use of a place of worship, erect a new one or demolish an old one.

Public House - There were no applications to change the use of a public house, erect a new one or demolish an old one.

Schools – There was one application to change the use of the former Dunbury Primary School in Milton Abbas to a dwelling. There were no applications to erect a new or demolish an old school. St Mary's School in Marnhull was granted planning permission to erect a single storey mobile classroom.

Public Recreation Grounds – There were no applications to change the use of an amenity or recreation area. There were two applications to extend existing sports pavilions, one at Shillingstone and one at Okeford Fitzpaine.

Play Areas – There were no applications to change the use of a village play area and no proposals for a new one.

Daily Bus Service to nearest market town - Looking at the whole district 73% of villages have a daily bus service. The other 27% of villages have a weekly bus service.

Conclusions

4.96 There is only one application which leads to the loss of a village facility. This is the former primary school in Milton Abbas. Over 65% of villages have a church, village hall and public house.

4.97 Policies to protect community and recreational facilities will be included within the Core Strategy when it is prepared, to ensure that people living in a rural area continue to have access to the facilities they need.

Transportation

- 4.98 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. New Indicators for transport will be developed as the Core Strategy and DPD's are produced.

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

- 4.99 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 10m2 | 1 | 1 |
| | Space per staff | 1 | 1 |
| Community/Leisure Facilities | Space per user | 1 | 1 |
| | space per staff | 1 | 1 |

- 4.100 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.

| Hectares of completed non-residential development, between 1st April 2008 and 31st March 2009, within North Dorset complying with car parking standards set out in the Local Plan | | | |
|---|---------------------|------------|--------|
| | Community & Leisure | Employment | Retail |
| Hectares of completed non-residential development | 21.81 | 3.09 | 0.17 |
| Percentage of hectares which comply with car parking standards | 100% | 23% | 100% |

Source : North Dorset District Council

- 4.101 As the table shows the completed development in community/leisure and retail achieved 100% conformity with the car parking standards in the Local Plan. However the completed employment development is only achieving a 23% compliance with car parking standards. One application at Gold Hill Poultry Farm in Child Okeford, 1.32 hectares, did not comply with the parking standards in the Local Plan, as more spaces were provided than are necessary according to the standards.
- 4.102 Also four applications, 1.05 hectares, at Park Farm in Gillingham did not contain sufficient information about the number of employees and number of visitors to be able to judge whether they comply with the Local Plan standards. These applications were for brand new industrial units, so understandably the applicant was unable to provide detailed data on employees and visitors at this stage. The planning officer relied on advice from the highways authority that the applications provided adequate parking provision.

Accessibility

- 4.103 The indicator which looked at the accessibility of services for people living on new residential sites is no longer being collected by the government. However as the County Council is able to provide the information we have decided to continue including the data in the AMR. The way we monitor accessibility may change in the future and a new local indicator produced, in line with policies included in the Core Strategy when it is completed.

| Percentage of New Residential Development Completed In the Monitoring Period 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 | 82.5% | 95.7% | 79.2% | 97.6% | 92.4% | 66.4% |
| Greater than 30 mins | 17.5% | 4.3% | 20.8% | 2.4% | 7.6% | 33.6% |

Source: Dorset County Council

- 4.104 Over 66% of all new residential development was within 30 minutes public transport time of all of the listed designations. At 97.6% a primary school was the designation which was most accessible to the new development, followed by GP's at 95.7% and an employment centre at 92.4%. A retail centre was the least accessible designation on the list, with only 66.4% of new residential development within 30 minutes public transport time.
- 4.105 It is important to note that these percentages do not take into account the frequency of public transport provision, so do not fully reflect the accessibility problems within some areas of the district.

Conclusions

- 4.106 All completed development for community/leisure and retail use complied with parking standards in the Local Plan. Only 23% of completed employment development complied with parking standards. One site at Child Okeford, which made up 43% of the employment development, did not comply with the car parking standards in the Local Plan. Four sites at Gillingham, which made up 34% of the employment development, did not have sufficient information to judge whether they complied or not.
- 4.107 In the monitoring period over 66% of new residential development was within 30 minutes public transport time of the designations listed above.

Appendix 1 – Residential Permissions As At 31st March 2009

| Site Ref No | Site / Building Name | Settlement | Anticipated delivery within 5 years | Suitable/Not Suitable | Available/ Not available | Achievable/Not Achievable | Source of site |
|-------------|--|-----------------|-------------------------------------|-----------------------|--------------------------|---------------------------|-------------------------------------|
| 2/02/0127 | Land at rear of Buddens Row | Ashmore | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0005 | Rear Larksmead House, off Salisbury Rd | Blandford | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0007 | 47 & 49 Salisbury Street | Blandford | 4 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0015 | 23, Orchard Street | Blandford | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0024 | 53 Salisbury Road | Blandford | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0029 | Mercury House, Red Lion Yard | Blandford | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0030 | Former gas works/car park site, Damory Street | Blandford | 11 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0036 | Telstar Garage, Bryanston Street and rear of 23 Salisbury Street | Blandford | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0040 | Land adjacent 2 Damory Street/rear of 6 East Street | Blandford | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0044 | DCC Highway Depot Wimborne Road | Blandford | 23 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0050 | 2 Nightingale Court, East Street | Blandford | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0051 | The Auction Rooms, 1a Alfred St | Blandford | 3 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0057 | Land to the rear of Ridgewood, 8 St Leonards Avenue | Blandford | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0063 | Land rear of The Stour Inn, Dorchester Road | Blandford | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0104 | Land at Shaftesbury Lane | Blandford | 50 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0107 | Land at the rear of 16 Pigeon Close | Blandford | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0126 | Ameys Garage & 10 Oakfield Street | Blandford | 6 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0168 | Blandford Brewery | Blandford | 100 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0404 | Land adjoining 2 Park Place | Blandford | 6 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/03/0427 | Archbishop Wake School, Park Road | Blandford | 44 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0478 | Land at Wimborne Road | Blandford | 70 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/03/0510 | Land at Shaftesbury Lane (Phase 3b) | Blandford | 126 | Suitable | Available | Achievable | Planning Application - Undetermined |
| 2/03/0514 | Rear of 4& 6 Market Place | Blandford | 12 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/03/0569 | 22 Market Place | Blandford | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/03/0603 | 11 Damory Court Street | Blandford | 1 | Suitable | Available | Achievable | Planning Application - Undetermined |
| 2/05/0020 | Land adj. St Anthonys Cottage | Bourton | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/05/0056 | Land adjacent Forge Garage | Bourton | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/05/0065 | Land at Somerville | Bourton | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/05/0074 | Land adjacent to Stobrick Cottage, Bridge Street | Bourton | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/05/0115 | Land adjacent to 1 Gables, Sandways | Bourton | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/05/0407 | Rugby Cottage | Bourton | 8 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/05/0637 | Blackwater Farm, Blackwater Lane | Bourton | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/06/0492 | Existing cottages adj to stable, Bryanston School | Blandford | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/06/0570 | Archway Cottages, Old Stables, Bryanston School | Blandford | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/06/0601 | The Old Riding School, New Road, Lower Bryanston | Blandford | 6 | Suitable | Available | Achievable | Pre-application discussion |
| 2/07/0100 | Sandley Stud | Buckhorn Weston | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/07/0571 | Land adj The Swallows, Shpherds Hill | Buckhorn Weston | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/08/0069 | Gears Mill | Cann | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/08/0560 | Church Farm, Foyle Hill | Cann | 2 | Suitable | Available | Achievable | Planning Application - Granted |

| Site Ref No | Site / Building Name | Settlement | Anticipated delivery within 5 years | Suitable/Not Suitable | Available/Not available | Achievable/Not Achievable | Source of site |
|-------------|--|-------------------|-------------------------------------|-----------------------|-------------------------|---------------------------|---|
| 2/09/0605 | 344 Bournemouth Road | Charlton Marshall | 1 | Suitable | Available | Achievable | Planning Application - Refused |
| 2/11/0388 | Rear of Bensteads | Child Okeford | 4 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/11/0525 | Radnor Cottage | Child Okeford | 2 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/14/0610 | Field View Farm, Fishey Lane | East Orchard | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/15/0080 | East Stour Motors, Cross Roads | East Stour | 5 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/15/0139 | Land adjacent to Stoneleigh, Back St | East Stour | 1 | Suitable | Available | Achievable | Planning Application - Refused |
| 2/18/0122 | Home Farm | Fifehead Neville | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/19/0163 | Land at Gore Farm Buildings | Fontmell Magna | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/19/0611 | Land adjacent To Higher Farm, Marnhull Road | Fontmell Magna | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/19/0614 | Land at Beaumaris, West Street | Fontmell Magna | 1 | Suitable | Available | Achievable | Planning Application - Undetermined |
| 2/20/0002 | Land South of the meadows | Gillingham | 75 | Suitable | Available | Achievable | Plan allocation - no planning application |
| 2/20/0041 | Part garden, Dinger Bell's Place, Brewery Lane, Wyke | Gillingham | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0068 | Lodbourne Farmhouse, Lodbourne Green | Gillingham | 5 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0076 | Former Sydenhams Offices and Garages, School Lane | Gillingham | 4 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0081 | Pheonix House, Newbury | Gillingham | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0083 | Royal Hotel | Gillingham | 33 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0094 | Lower Langham Farm | Gillingham | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0105 | Purns Mill | Gillingham | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0134 | Part garden Foxholes View, Hardings Lane | Gillingham | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0148 | Brickfield House, New Rd | Gillingham | 3 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0173 | Land at School Lane | Gillingham | 4 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0212 | The Elms, Newbury | Gillingham | 9 | Suitable | Available | Achievable | Planning Application - Refused |
| 2/20/0221 | St Martins Clinic | Gillingham | 8 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/20/0240 | Churchbury House, Queen Street | Gillingham | 6 | Suitable | Available | Achievable | Pre-application discussion |
| 2/20/0248 | Land adjacent to Journey's End, Common Mead Avenue | Gillingham | 1 | Suitable | Available | Achievable | Planning Application - Refused |
| 2/20/0250 | 2 Park Villas | Gillingham | 10 | Suitable | Available | Achievable | Planning Application - Refused |
| 2/20/0381 | Land adj Victoriana & Dorset Army cadet Force Building | Gillingham | 6 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/20/0412 | Addison Close | Gillingham | 6 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/20/0428 | Hine Villa | Gillingham | 2 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/20/0548 | between Barnaby Mead & Bay Lane | Gillingham | 54 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/20/0562 | Land adjacent to Winridge Cottage and Forge Garage | Gillingham | 4 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0572 | Gilyard Scarth Estate Agents, High Street | Gillingham | 3 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0573 | Cole Street Farm | Gillingham | 14 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0574 | 4 Bay Road | Gillingham | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0605 | Slade Buildings, The Square, Gillingham | Gillingham | 1 | Suitable | Available | Achievable | Planning Application - Undetermined |
| 2/20/0622 | Harwin House, Peacemarsh Road | Gillingham | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/20/0638 | Rear of Dorset House, High Street | Gillingham | 5 | Suitable | Available | Achievable | Pre-application discussion |
| 2/22/0575 | Manor Farm, The Cross | Hammoon | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/24/0031 | Land adjacent Smokeless, | Hazelbury Bryan | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/24/0563 | Pidney Green, Pidney Hill | Hazelbury Bryan | 6 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/24/0576 | Hill View Bungalow, Back Lane | Hazelbury Bryan | 1 | Suitable | Available | Achievable | Planning Application - Granted |

| Site Ref No | Site / Building Name | Settlement | Anticipated delivery within 5 years | Suitable/Not Suitable | Available/Not available | Achievable/Not Achievable | Source of site |
|-------------|--|---------------------|-------------------------------------|-----------------------|-------------------------|---------------------------|-------------------------------------|
| 2/24/0621 | Olive House, Wonston | Hazelbury Bryan | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/25/0047 | Former Village Stores & Post Office, Fox Inn | Hilton | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/25/0093 | Pleck Farm | Hilton | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/28/0124 | Church Farmyard | Shroton | 6 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/29/0098 | Park Farm, Iwerne Courtney | Iwerne Minster | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/29/0118 | Cookman & Hawkins Garage | Iwerne Minster | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/29/0522 | Land Off Church Path | Iwerne Minster | 5 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/29/0604 | Brook Bungalow, The Chalk | Iwerne Minster | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/31/0092 | The Cottage, Church Hill | Kington Magna | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/33/0016 | Darby's Farm | Lydlinch | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/33/0073 | Deer Park House | Lydlinch | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/37/0009 | Church Farm | Marnhull | 3 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/37/0048 | Hill Crest, Ham Lane | Marnhull | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/37/0474 | Joyces | Marnhull | 2 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/37/0475 | Land at Goddards Lane | Marnhull | 2 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/37/0577 | Land to the west of Sackmore Lane | Marnhull | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/37/0599 | Land adjacent to Criden House, Sackmore Lane | Marnhull | 4 | Suitable | Available | Achievable | Pre-application discussion |
| 2/39/0121 | The Gables, Dorchester Hill | Milborne St. Andrew | 4 | Suitable | Available | Achievable | Planning Application - Refused |
| 2/39/0483 | Aquilla | Milborne St. Andrew | 2 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/39/0505 | Royal Oak Pub | Milborne St. Andrew | 2 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/39/0550 | Gould's Farm, Little England | Milborne St. Andrew | 13 | Suitable | Available | Achievable | Planning Application - Undetermined |
| 2/40/0494 | Land adjacent to The Dairy, Hewish Farm | Milton Abbas | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/40/0578 | Former Dunbury First School | Milton Abbas | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/40/0579 | Land at Catherines Well | Milton Abbas | 6 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/41/0119 | Land adjacent 50 The Street | Motcombe | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/41/0600 | The Vicarage, Bittles Green | Motcombe | 1 | Suitable | Available | Achievable | Pre-application discussion |
| 2/42/0077 | Gorse Farm | Okeford Fitzpaine | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/42/0418 | Mary Gardens | Okeford Fitzpaine | 3 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/42/0620 | Penny's Place, Angers Lane | Okeford Fitzpaine | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/43/0172 | Westover Sports Cars Ltd, Salisbury Road | Pimperne | 15 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/43/0392 | 10 St Peters Close | Pimperne | 4 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/43/0524 | Farquarson Arms | Pimperne | 5 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/43/0542 | Pimperne CP School Buildings, School Lane | Pimperne | 10 | Suitable | Available | Achievable | Pre-application discussion |
| 2/44/0580 | Land at North Pulham | Pulham | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/45/0001 | Mampitts Lane School | Shaftesbury | 47 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/45/0021 | Land to the East of Shaftesbury | Shaftesbury | 470 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/45/0022 | Highlands, Littledown | Shaftesbury | 3 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/45/0023 | Land adjacent to 101 St James | Shaftesbury | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/45/0034 | Part of 34 High Street | Shaftesbury | 2 | Suitable | Available | Achievable | Planning Application - Granted |

| Site Ref No | Site / Building Name | Settlement | Anticipated delivery within 5 years | Suitable/Not Suitable | Available/Not available | Achievable/Not Achievable | Source of site |
|-------------|--|--------------------|-------------------------------------|-----------------------|-------------------------|---------------------------|---|
| 2/45/0067 | St. Giles, Shooters Lane | Shaftesbury | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/45/0135 | Old Brow, Bimport | Shaftesbury | 16 | Suitable | Available | Achievable | Planning Application - Refused |
| 2/45/0144 | Land rear 26 & 26A High Street | Shaftesbury | 4 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/45/0162 | Grosvenor Hotel, 7 High Street | Shaftesbury | 10 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/45/0275 | Mayo Farmhouse, Higher Blandford Road | Shaftesbury | 4 | Suitable | Available | Achievable | Planning Application - Withdrawn |
| 2/45/0431 | Kingsman Lane | Shaftesbury | 5 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/45/0496 | Garden at Hawkesdene End | Shaftesbury | 3 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/45/0521 | Field Adj Half Moon Pub | Shaftesbury | 4 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/45/0564 | 51 High Street | Shaftesbury | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/45/0581 | 6 Bell Street | Shaftesbury | 3 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/45/0583 | Land adjacent to Greenacres, Salisbury Road | Shaftesbury | 140 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/46/0033 | Land adj. Stourbrook House, Cookswell | Shillingstone | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/46/0088 | The Former Smithy, 3 Maypole Terrace, The Cross | Shillingstone | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/46/0425 | Westleigh, Blandford Road | Shillingstone | 3 | Suitable | Available | Achievable | Parish Council |
| 2/46/0582 | Homemead Workshop, Blandford Road | Shillingstone | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/48/0008 | The Pumping Station (April cottage), Crawford Bridge | Spetisbury | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/48/0052 | Part garden of Suvla Bay, High Street | Spetisbury | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/48/0417 | Slopers Mead | Spetisbury | 3 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/48/0613 | Part of garden Owls Wood, West End | Spetisbury | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/49/0018 | Laburnum House, Ring Street | Stalbridge | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/49/0035 | Land rear Dike & Son, Ring Street | Stalbridge | 7 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/49/0087 | Dike & Son Ltd shop and land to rear, Ring Street | Stalbridge | 14 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/49/0099 | The Goat House, Thornhill | Stalbridge | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/49/0367 | Rear Laburnum House | Stalbridge | 9 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/49/0410 | Williams Nursery | Stalbridge | 8 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/49/0553 | Stalbridge Motors Site, Gold Street | Stalbridge | 6 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/49/0615 | 4, Bakers Field | Stalbridge | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/51/0014 | Land at Churchills, Manor Road | Stourpaine | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/51/0533 | The Old Dairy Depot | Stourpaine | 2 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/51/0598 | Site to the south of Hod View | Stourpaine | 8 | Suitable | Available | Achievable | Pre-application discussion |
| 2/52/0147 | Lyde Hill Farmhouse, Woodville | Stour Provost | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/52/0565 | Land adj 9 College Arms Close | Stour Provost | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/52/0566 | Land at Wild Acre, Butts Lane | Stour Provost | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/54/0003 | North of the Livestock Market | Sturminster Newton | 110 | Suitable | Available | Achievable | Plan allocation - no planning application |
| 2/54/0042 | Former livestock market site & railway gardens | Sturminster Newton | 27 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/54/0071 | Land at Barton Farm House | Sturminster Newton | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/54/0086 | Sturminster Newton Hall Site, Off Brinsley Close | Sturminster Newton | 12 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/54/0120 | Land at rear of 9 & 10 Alder Close | Sturminster Newton | 2 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/54/0132 | Timeside, Bridge Street | Sturminster Newton | 4 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/54/0155 | Former Methodist Chapel | Sturminster Newton | 1 | Suitable | Available | Achievable | Planning Application - Granted |

| Site Ref No | Site / Building Name | Settlement | Anticipated delivery within 5 years | Suitable/Not Suitable | Available/Not available | Achievable/Not Achievable | Source of site |
|-------------|--|-------------------------|-------------------------------------|-----------------------|-------------------------|---------------------------|-------------------------------------|
| 2/54/0166 | Snooks, Bath Road | Sturminster Newton | 15 | Suitable | Available | Achievable | Planning Application - Undetermined |
| 2/54/0290 | Former Creamery, Station Road | Sturminster Newton | 41 | Suitable | Available | Achievable | Planning Application - Undetermined |
| 2/54/0420 | Chinnocks | Sturminster Newton | 2 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/54/0567 | Land adj Brickyard Farm, Bagber | Sturminster Newton | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/54/0612 | Lower Badger Farm, Pentridge Lane | Sturminster Newton | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/55/0084 | Dairy House Farmyard | Sutton Waldron | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/57/0584 | Land adjacent to Spartae, Valley Road | Tarrant Gunville | 4 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/59/0585 | Ashley Wood Recovery, Wimborne Road | Tarrant Keynesston | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/69/0055 | Glebe Farm | Winterbourne Houghton | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/70/0422 | Broad Close | Winterborne Kingston | 8 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/71/0011 | Land adjacent to the Royal British Legion Club | Winterborne Stickland | 1 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/71/0403 | The Old Bus Station | Winterborne Stickland | 4 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/71/0568 | Land at Hawthorn Farm | Winterborne Stickland | 4 | Suitable | Available | Achievable | Planning Application - Granted |
| 2/72/0402 | Land at Church Cottages | Winterborne Whitechurch | 1 | Suitable | Available | Achievable | Site submitted by landowner |
| 2/72/0491 | The Allotments | Winterborne Whitechurch | 10 | Suitable | Available | Achievable | Site submitted by landowner |
| | | | 1938 | | | | |

Appendix 2

National indicator 159 – Supply of ready to develop housing sites

Year 3 (2010 to 2015) – Based on the Adopted North Dorset District –Wide Local Plan

| | |
|---|----------------|
| Local Plan target 1994 to 2011 (net) | 5700 |
| Completions 1994 to 2009 (net) | 5889 |
| Residual target 2010 to 2011 (net) | -189 |
| Target 2012 to 2015 (net) | 1344 |
| (Local Plan target rolled forward for an additional 4 years) | |
| Total target 2010 to 2014 (Y) | 1155 |
| Deliverable sites (X) | 1938 |
| Supply of ready to develop housing sites ([X/Y] x 100) | 167.79% |

The schedule of deliverable sites is included in Appendix 1. This is based on the results of the North Dorset Strategic Housing Land Availability Assessment undertaken throughout 2008.

The recent housing situation in North Dorset has been one of oversupply against the targets in the Bournemouth, Dorset and Poole Structure Plan. In July 2007, after a period of consultation, the Council adopted a Supplementary Planning Document on Managing Housing Land Supply. This sought to control the level of house building across the district in line with the targets in the Local Plan.

Deliverable sites

The supply of deliverable sites has been assessed through a mixture of site survey and desktop information. Sites included in the schedule of deliverable sites have been included on the following grounds:

Plan Allocation – No Planning Application

Agents acting on behalf of the landowners of the two remaining allocated sites in North Dorset where no planning applications have been approved submitted responses to the consultation on the Managing Housing Land Supply SPD. Their comments objected to the management of housing land and argued that housing

sites should continue to be brought forward. This was taken as a signal that the sites were deliverable.

Planning Application – Granted

Holders of planning permissions were contacted to gauge their intentions to develop. Where a response was received the information was incorporated into the supply assumptions. Where no response was received, it was assumed that the site was deliverable unless the site had a long planning history with no development taking place.

Planning Application – Refused

Sites where planning applications had been unsuccessful on a point of detail but where the principal of development was supported have been included in the list of deliverable sites. It is anticipated that development would take place in the latter part of the “deliverable sites” period.

Planning Application – Withdrawn or Expired

Sites where planning applications were withdrawn or where permissions had expired were included in the list of deliverable sites if the principal of the proposed development was supported.

Sites submitted by landowner

Sites submitted by a landowner for development within the next five-years that were not contrary to the adopted Local Plan policies and where there were considered to be no other constraints to delivery were included within the list of deliverable sites.

APPENDIX 3

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/repared 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 crèche, 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 |
| | | |

APPENDIX 4

GLOSSARY

AMR: Annual Monitoring Report – is part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which planning policies are being successfully implemented.

DPD: Development Plan Document – spatial planning documents that are subject to independent examination.

DRT: Demand Responsive Transport

GOSW: Government Office for the South West – regional Government office responsible for Dorset.

GVA: Gross Value Added – measures the contribution to the economy of each individual producer, industry or sector.

LDD: Local Development Document – individual documents within the Local Development Framework, including Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

LDF: Local Development Framework – A portfolio of updateable documents, together these documents will provide the framework for delivering spatial planning strategy for the local authority area.

LDS: Local Development Scheme – a three year work programme showing when planning policy documents will be produced.

LNR: Local Nature Reserve – is a site needing special protection because of its value for wildlife and for people to see, learn about and enjoy wildlife. Section 21 of the National Parks and Access to the Countryside Act 1949.

PDL: Previously Developed Land – which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), associated fixed surface infrastructure and includes the cartilage of a development.

PINS: The Planning Inspectorate – process planning and enforcement appeals and holding inquiries into local development plans and Local Development Frameworks.

PPS: Planning Policy Statements – Central Government statements of national planning policy.

RSS: Regional Spatial Strategy – a statutory document which sets out the regions policies in relation to the development and use of land and forms part of the development plan for local planning authorities.

SA: Sustainability Appraisal - is required for all Local Development Documents. The process asks at several points in the plan production, how sustainable the plan is expected to be when the plan policies are implemented.

SAC: Special Area of Conservation – a 1992 European Directive establishing a series of high quality special areas of conservation across Europe that would make a significant contribution to conserving habitats and species.

SCI: Statement of Community Involvement – sets out the standards which authorities will achieve with regard to involving local communities in the preparation of the local development documents and development control decisions.

SEA: Strategic Environmental Assessment – An assessment of the environmental impacts of the policies and proposals contained within the Local Development Framework. Required under the European Directive 2001/42/EC.

SHLAA: Strategic Housing Land Availability Assessment - This Assessment will provide the evidence base to support the delivery of sufficient land to meet the community's need for more homes by ensuring the managed delivery of sufficient land for housing.

SNCI: Site of Nature Conservation Importance – sites identified as being of County importance for nature conservation. Non statutory sites are defined by Dorset Wildlife Trust and are usually adopted by Local Authorities.

SOA: Super Output Area – are a geographic hierarchy designed to improve the reporting of small area statistics in England & Wales by the Office of National Statistics.

SPD: Supplementary Planning Document – non statutory documents intended to expand upon the policies and proposals in Development Plan Documents, which are not subject to independent examination.

SSSI: Sites of Special Scientific Interest – a site identified by English Nature as being a site of special scientific interest on account of its flora, fauna, geological and/or physiological features.

TDS and VDS: Town Design Statement - a framework for engaging local people in the debate about how new development can fit into the existing pattern and surroundings of both the local built and natural environments

TPO: Tree Preservation Order - the Council is responsible for making Tree Preservation Orders and has a statutory responsibility to protect trees on development sites. Orders can be made in respect of individual trees, groups of trees or whole woodlands in the interest of preserving public amenity.



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 *North Dorset*
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