



The
Housing Land Supply Report
for the former district area of
North Dorset
for
1 April 2022

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1.0 Introduction

- 1.1 This report sets out the deliverable Housing Land Supply for the former district of North Dorset for 1st April 2022. It is a requirement of the National Planning Policy Framework (NPPF) for local authorities to publish an update of their housing land supply on an annual basis. In particular, local authorities need to be able to demonstrate that they have a minimum of a 5-year supply of deliverable housing sites against their housing requirement. This paper provides details of the deliverable supply, and the methodology for measuring the supply against the requirement.

Nutrient Neutrality in Poole Harbour

- 1.2 Dorset Council received advice from Natural England in March 2022 regarding the need for 'nutrient neutrality' within several river catchment areas. The Poole Harbour catchment affects all of Milborne St Andrew, the majority of Milton Abbas and Hilton, and the western edge of Winterborne Whitechurch in the former North Dorset district. The Avon Valley catchment potentially affects the eastern edge of Shaftesbury. Given the current uncertainty about how to achieve nutrient neutrality, we have been cautious with our inclusion of sites in these areas within the 'deliverable' supply. We have discounted every site not under construction. Where we have not included a site in the deliverable supply for this reason, we have added a note against it in Appendix 1. At present it has only reduced the deliverable supply by 12 dwellings, so the impact on the overall supply in North Dorset is limited. The current nutrient neutrality issue is complex and rapidly evolving; for the latest information we recommend consulting the Council's website: <https://www.dorsetcouncil.gov.uk/-/nutrient-neutrality-in-poole-harbour>

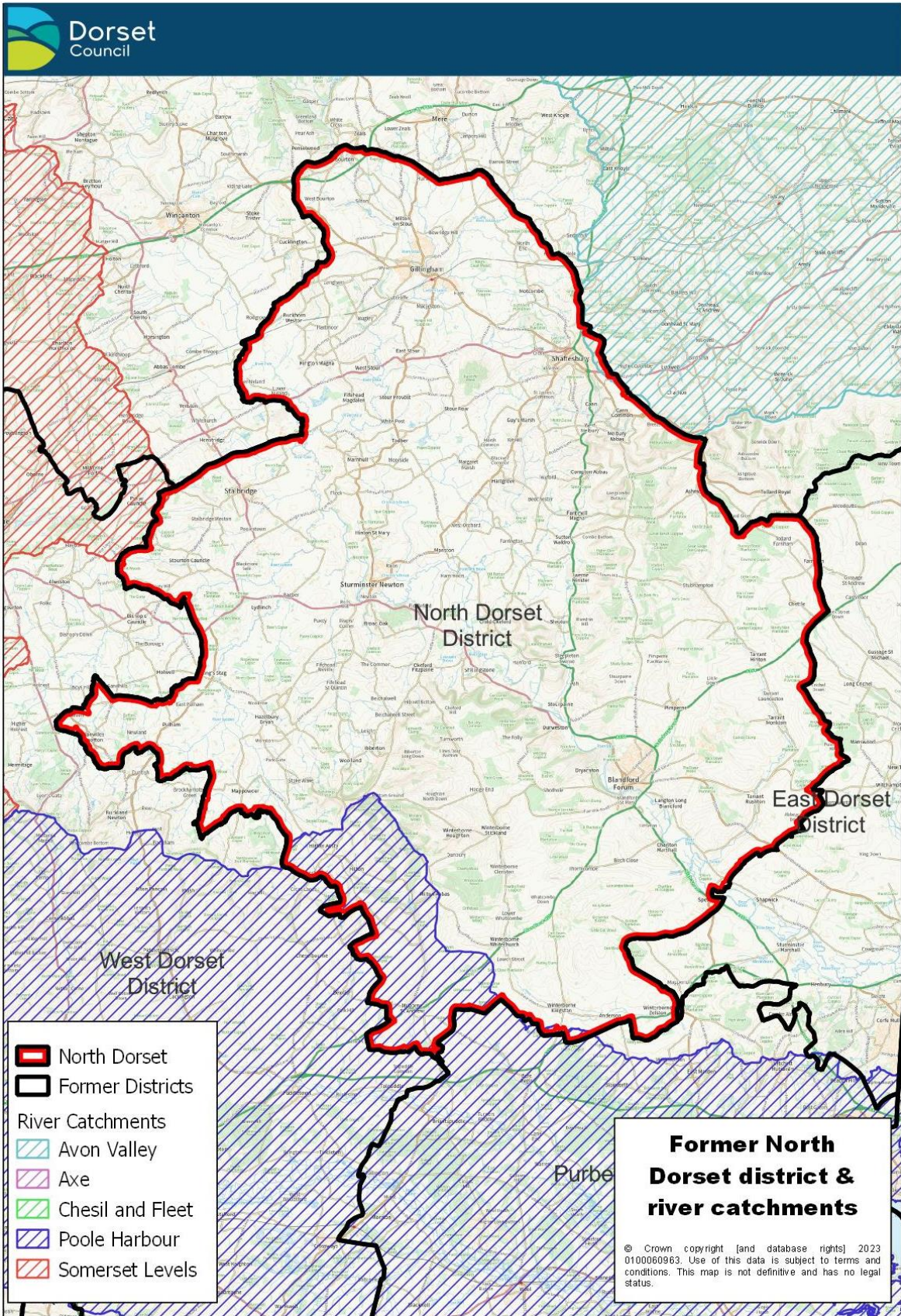


Figure 1: Map showing the location of the former North Dorset district, plus the river catchments of protected sites described as being in an unfavourable condition

2.0 National Planning Policy Framework (2021)

2.1 The requirement for updating annually a deliverable housing land supply position is set out in paragraph 74 of the NPPF. It states:

Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. **Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing** against their housing requirement set out in adopted strategic policies ³⁸, or against their local housing need where the strategic policies are more than 5 years old ³⁹. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a 5 year supply of deliverable sites through an annual position statement or recently adopted plan ⁴⁰, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous 3 years, to improve the prospect of achieving the planned supply ⁴¹.

2.2 The relevant footnotes are as follows:

38. For the avoidance of doubt, a 5 year supply of deliverable sites for travellers – as defined in [Annex 1 to Planning Policy for Traveller Sites](#) – should be assessed separately, in line with the policy in that document.

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

40. For the purposes of [paragraphs 74\(b\)](#) and [75](#) a plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.

41. This will be measured against the [Housing Delivery Test](#), where this indicates that delivery was below 85% of the housing requirement.

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

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

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

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

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

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

Such evidence, to demonstrate deliverability, may include:

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

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

participation in bids for large-scale infrastructure funding or other similar projects.

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

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

- 2.6 A full schedule of 'deliverable' and 'developable' sites as of 1st April 2022 is provided in Appendix 1.

3.0 North Dorset Local Plan

- 3.1 The North Dorset Local Plan Part 1 (Local Plan) was adopted on 15 January 2016. It covers the period 2011 to 2031. It currently forms part of the development plan for the former North Dorset district area.
- 3.2 The housing target set by Policy 6 in the adopted Local Plan is for 5,700 net dwellings between 2011 to 2031, equivalent to an average net completion rate of 285 dwellings per annum.
- 3.3 Policy 6 goes on to say that the approximate scale of housing development during the period 2011 to 2031 should be distributed as follows:
- Blandford (Forum and St Mary) – at least 1,200 homes
 - Gillingham – at least 2,200 homes
 - Shaftesbury – at least 1,140 homes
 - Sturminster Newton – at least 395 homes
 - Stalbridge, the villages and the countryside – at least 825 dwellings

3.4 North Dorset net housing completions

- 3.5 Table 3.1 below shows the net number of housing completions over the first eleven years of the twenty-year local plan period. Between 1st April 2011 and 31 March 2022, there have been 2259.6 net completions.²

² Note that bedspaces in student and other adult communal accommodation (such as care homes) can be counted towards net completions. The Housing Delivery Test Rulebook sets out that bedspaces for other communal accommodation should be divided by 1.8 in order to calculate an equivalent number of dwellings. In the last year one additional bedspace was provided in a care home, and so this explains why there was 0.6 of a dwelling completed.

Table 3.1: North Dorset net housing completions 2011-2021

| Period | Blandford | Gillingham | Shaftesbury | Sturminster Newton | Stalbridge, villages & countryside | Total |
|--------------|------------|------------|-------------|--------------------|------------------------------------|---------------|
| 2011-12 | 103 | 15 | 220 | 11 | 26 | 375 |
| 2012-13 | 35 | 9 | 62 | 5 | 33 | 144 |
| 2013-14 | 71 | 7 | 119 | 1 | 29 | 227 |
| 2014-15 | 22 | 6 | 122 | 1 | 27 | 178 |
| 2015-16 | 45 | 9 | 85 | 1 | 80 | 220 |
| 2016-17 | 33 | 6 | 36 | 10 | 57 | 142 |
| 2017-18 | 7 | 6 | 55 | 1 | 90 | 159 |
| 2018-19 | 67 | 21 | 69 | 2 | 64 | 223 |
| 2019-20 | 10 | 8 | 30 | 7 | 41 | 96 |
| 2020-21 | 16 | 14 | 51 | 24.6 | 92 | 197.6 |
| 2021-22 | 78 | 30 | 46 | 7 | 137 | 298 |
| Total | 487 | 131 | 895 | 70.6 | 676 | 2259.6 |

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

4.0 Housing Delivery Test

4.1 The Department for Levelling Up, Housing and Communities publishes a Housing Delivery Test (HDT) to assess how delivery rates over the past 3 years compare to targets.

4.2 The HDT measurement has various implications. These are listed in Table 4.1.

Table 4.1: Summary of Housing Delivery Test implications

| HDT result | Implication | NPPF reference |
|------------|--|------------------------------|
| Below 95% | An action plan is required. | Paragraph 76 |
| Below 85% | Add 20% buffer to the deliverable housing land supply | Paragraph 74 and footnote 41 |
| Below 75% | In decision-taking, apply the 'presumption in favour of sustainable development' | Paragraph 11 and footnote 8 |

4.3 The most recent measurement was published on 14 January 2022. For North Dorset, the results are summarised in Table 4.2.

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

| | Number of homes required | Number of homes delivered | HDT measurement |
|--------------|--------------------------|---------------------------|-----------------|
| 2018-19 | 285 | 223 | |
| 2019-20 | 261 | 96 | |
| 2020-21 | 204 | 201 ³ | |
| Total | 750 | 520 | 69% |

4.4 For details of how the HDT is calculated, please consult the technical note that accompanies the 2021 measure.⁴

4.5 Publication of the next HDT result was due in January 2023. As of March 2023, it has not been published. Assuming that the government do not change the rules, we can calculate what the result is likely to be by looking at completions over the last three years (2019-2022). The number of homes required for the 2021-22 period is calculated using the standard method for 2021 – the calculations for this are set out in the previous North Dorset Housing Land Supply report (1st April 2021).

³ Note: there is a small difference between the official number of net completions submitted to DLUHC for the period 2020-21 for North Dorset and the number that Dorset Council now believe is accurate. This difference does not have any material impact on the HDT result. It is hoped that the official figure can be corrected in the near future.

⁴ Available from <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement/housing-delivery-test-2021-measurement-technical-note>

Table 4.3: Predicted 2023 Housing Delivery Test for North Dorset

| | Number of homes required | Number of homes delivered | HDT measurement |
|--------------|---------------------------------|----------------------------------|------------------------|
| 2019-20 | 261 | 96 | |
| 2020-21 | 204 | 197.6 | |
| 2021-22 | 332 | 298 | |
| Total | 797 | 591.6 | 74% |

4.6 The next HDT result is therefore likely to be 74%. This is an improvement, but still places North Dorset in the same position as before, i.e., that the policy of 'presumption in favour of sustainable development' applies.

5.0 Standard method for calculating local housing need

5.1 The standard method for calculating local housing need is set out in the government’s Planning Practice Guidance (PPG), which was last updated in December 2020.⁵ The method is summarised in Table 5.1.

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

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

5.2 For North Dorset, we have followed the ‘standard method’ to calculate the 2022 local housing need figure as set out below.

Step 1: setting the baseline

5.3 The 2014-based housing projections for North Dorset for 2021 and 2031 in Table 5.2.⁶

Table 5.2: 2014-based household projections for North Dorset

| Year | Number of households | Increase |
|------|----------------------|----------|
| 2022 | 32,009 | |
| 2032 | 34,631 | 2,622 |

5.4 These figures predict a total increase of 2,622 new households over the next 10-year period, equivalent to an average household growth of **262.2** per year.

Step 2: an affordability adjustment

5.5 The ONS published the latest housing affordability statistics for England and Wales in March 2022. This gives a workplace-based affordability ratio for Dorset in 2020 as 12.22.⁷ ONS supplemented this with equivalent ratios for some former local authority areas, including North Dorset.⁸ For North Dorset,

⁵ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need>

⁶ Figures from table 406 available from <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables>

⁷ Table 5c available from <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/housepriceexistingdwellingstoworkplacebasedearningsratio>

⁸ Available from: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningsforformerlocalauthorities>

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

Table 5.3: Housing affordability statistics for North Dorset

| | Median house price | Median earnings | Median affordability ratio |
|------|---------------------------|------------------------|-----------------------------------|
| 2020 | 265,000 | 32,133 | 8.25 |
| 2021 | 301,000 | 27,355 | 11.00 |

5.6 The PPG states that in the case of re-organised authorities (such as North Dorset), the latest affordability ratios for predecessor local authorities should be used where they are available.⁹

5.7 The adjustment factor is calculated using the following formula:

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

5.8 For North Dorset, using the latest affordability ratio of 11.00, the adjustment factor is: 1.44. The baseline figure from Step 1 can therefore be modified as follows:

$$262.2 \times 1.44 = 376.91 = \mathbf{377}$$

Step 3: apply a cap

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

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

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

5.10 The figure from Step 1 is 262, and the figure from the adopted Local Plan is 285 dwellings per annum (as outlined above). As the Local Plan figure is higher, it should be used. A 40% uplift on it would create a cap of 399 dwellings. However, the final figure from Step 2 is lower than the cap, so it remains unchanged by this step.

⁹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#para039>

Step 4: cities and urban centres uplift

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

Final standard method figure for 2021

5.12 The 2022 figure of local housing need for North Dorset using the standard method is therefore **377 new homes a year**.

6.0 Deliverable housing supply – four main towns

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

Table 6.1: Deliverable supply at the four main towns

| | Minor permissions | Major brownfield | Major greenfield | Total |
|--------------------|--------------------------|-------------------------|-------------------------|--------------|
| Blandford | 30 | 116 | 250 | 396 |
| Gillingham | 39 | 37 | 230 | 306 |
| Shaftesbury | 23 | 24 | 308 | 355 |
| Sturminster Newton | 15 | 43 | 212 | 270 |
| Total | 107 | 220 | 1000 | 1327 |

Blandford

6.2 Blandford includes Blandford Forum and Blandford St Mary. The town has a neighbourhood plan (made 22 June 2021) which includes new housing allocations.

6.3 In Blandford, the major brownfield sites are the former Council offices on Salisbury Road and redevelopment of the Brewery site. The Council office site was completed in the 2022-23 period. The Brewery site is currently under construction. One major greenfield site is in the supply, St Mary's Hill (Bellway Homes). This is under construction, and therefore a sizeable proportion (250 homes) has been included in the deliverable supply.

Gillingham

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

6.5 In Gillingham there is one major brownfield site, which is the extra care facility at St Martins, for 55 dwellings. This is under construction. The supply has been reduced by 18 on this site to take into account the demolition of the previous care home on this site.

6.6 In Gillingham there are two major greenfield sites currently under construction, namely land east of Barnaby Mead and Lodden Lakes. Lodden Lakes is split into two phases, the first is under construction by Taylor Wimpey, and the second has reserved matters granted in July 2022.

Shaftesbury

6.7 Shaftesbury has a neighbourhood plan, made 22 June 2021. It does not include any new housing allocations.

6.8 In Shaftesbury, there is one major brownfield site, known as the former ATS Euromaster site. Various different schemes have been granted planning

permission on this site. The most recent one is for 24 homes which the Council's planning committee agreed to approve in January 2023.

- 6.9 With respect to major greenfield sites, the site west of Littledown is currently under construction by Redrow Homes. Barratt / David Wilson Homes commenced construction work on the land adjacent to Wincombe Business Park in 2022. Persimmon Homes have commenced work on a scheme for 55 dwellings on land at Higher Blandford Road.

Sturminster Newton

- 6.10 Sturminster Newton has a neighbourhood plan, made 8 March 2019. It includes several new residential allocations.

- 6.11 In Sturminster Newton, there is one major brownfield site, Clarkes Yard. This has recently been granted reserved matters. There are two major greenfield sites. One is known as Elm Close / Bull Ground Lane and was allocated in the neighbourhood plan, and Wyatt Homes have commenced development. The other is land north of Northfields, and was also allocated in the neighbourhood plan. Reserved matters were approved in April 2022.

7.0 Deliverable housing supply – Stalbridge, villages and countryside

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

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

| | Minor permissions | Major brownfield | Major greenfield | Total |
|--------------------|-------------------|------------------|------------------|------------|
| Stalbridge | 26 | 0 | 100 | 126 |
| Bourton | 4 | 24 | 0 | 28 |
| Charlton Marshall | 4 | 0 | 40 | 44 |
| Child Okeford | 8 | 0 | 0 | 8 |
| East Stour | 2 | 0 | 0 | 2 |
| Fontmell Magna | 8 | 0 | 30 | 38 |
| Hazelbury Bryan | 10 | 0 | 21 | 31 |
| Iwerne Minster | 4 | 0 | 0 | 4 |
| Marnhull | 35 | 0 | 0 | 35 |
| Milborne St Andrew | 1 | 0 | 3 | 4 |
| Milton Abbas | 2 | 0 | 0 | 2 |
| Motcombe | 17 | 0 | 0 | 17 |
| Okeford Fitzpaine | 14 | 44 | 72 | 130 |
| Pimperne | 15 | 0 | 14 | 29 |
| Shillingstone | 18 | 0 | 0 | 18 |
| Stourpaine | 8 | 0 | 0 | 8 |
| W. Kingston | 4 | 0 | 0 | 4 |
| W. Stickland | 1 | 0 | 0 | 1 |
| W. Whitechurch | 1 | 0 | 0 | 1 |
| Countryside | 73 | 0 | 0 | 73 |
| Total | 255 | 68 | 280 | 603 |

7.2 There are two major greenfield sites at Stalbridge in the deliverable supply: Thornhill Road and land north of Lower Road. Both are under construction. Two more greenfield sites (land south of Lower Road and land south of Station Road) both have outline permission following successful appeals.

- 7.3 In Bourton, the Bourton Mill site is under construction. An application to revise the scheme in order to increase the site capacity by a further 4 dwellings was submitted in October 2019 and approved by committee in August 2021.
- 7.4 In Charlton Marshall there is a site South of Newlands Manor House which has reserved matters approval for 40 dwellings.
- 7.5 In Fontmell Magna there is a site for 30 dwellings allocated in the neighbourhood plan. A full application was submitted in May 2020 and approved in January 2022, and construction has commenced.
- 7.6 In Hazelbury Bryan, the Handley Cross Farm site was granted full permission in 2020, and has been completed in the 2022-23 period.
- 7.7 In Okeford Fitzpaine, the land west of Castle Lane site is under construction. There is also planning permission for 45 dwellings at the former Shillingstone Poultry Farm site, and various permissions on the former Wessex Park Homes site.
- 7.8 In Pimperne, Land north of Manor Farm Close was allocated in the neighbourhood plan, and is under construction by Wyatt Homes.

8.0 Windfall estimates

8.1 The issue of adding a ‘windfall’ adjustment into the housing supply has been considered. Windfall sites are essentially unplanned – they have not been identified for development in a local or neighbourhood plan. Experience tells us that there are a steady stream of permissions and completions for windfall sites. There are a number of reasons why such sites can be granted permission. These include: (1) suitable infill sites inside settlement boundaries; (2) conversion of existing dwellings into multiple units; (3) permitted development rights, particularly change of use from agricultural to residential; and (4) occupational dwellings in the countryside (e.g. with an agricultural tie). The following table shows completions in North Dorset that fall into various sub-categories between 2017 and 2022.

Table 8.1: Windfall completions by various sub-categories, 2017-2022

| | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | Average |
|--|----------------|----------------|----------------|----------------|----------------|----------------|
| Occupational dwellings | 3 | 7 | 5 | 4 | 1 | 4 |
| Agricultural to residential | 2 | 14 | 16 | 12 | 18 | 12.4 |
| Office to residential | 0 | 1 | 2 | 9 | 2 | 2.8 |
| Brownfield, excludes residential gardens | 102 | 51 | 23 | 31 | 46 | 50.6 |
| Total | 107 | 73 | 46 | 56 | 67 | 70.5 |

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

Table 8.2 Minor windfall completions between 2017 and 2022

| Net dwelling completions | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | Total |
|---------------------------------|----------------|----------------|----------------|----------------|----------------|--------------|
| Total | 159 | 223 | 96 | 197.6 | 298 | 973.6 |
| Minor windfall | 65 | 95 | 51 | 88.6 | 87 | 386.6 |
| % minor windfall | 41% | 43% | 53% | 45% | 29% | 40% |

8.2 In total, there were 386.6 completions on minor windfall sites between 2017 to 2022, which is an average rate of 77 dwellings a year. There is some fluctuation between the years, being as high as 95 in one year, and 51 in the next. The last two years have been fairly consistent, yielding 88.6 and 87

dwellings respectively. There is no trend evident (i.e. the figures are not increasing or decreasing over time). Making two assumptions: (1) that the policies that permit windfall developments do not change significantly; and (2) that similar opportunities such as infill and redevelopment continue to arise; it seems reasonable to predict that similar levels of windfall completions will continue, at least for the short term.

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

Table 8.3: Windfall supply at 1st April 2022, by settlement hierarchy

| Deliverable supply | 4 Main Towns | 18 Villages & Stalbridge | Countryside | Total |
|----------------------------|---------------------|-------------------------------------|--------------------|--------------|
| Total (dwellings) | 1327 | 530 | 73 | 1930 |
| Minor windfall (dwellings) | 121 | 182 | 73 | 376 |
| % minor windfall | 9% | 34% | 100% | 19% |

8.4 There is a total deliverable supply of 376 dwellings from minor windfall sites. The countryside provides proportionately a higher amount of windfall compared to its total supply (100%) than the larger villages and Stalbridge (34%) and the four main towns (9%).

8.5 The supply of 376 dwellings is only slightly less than the predicted number of completions based on the trend from the last 5 years (386.6, see Table 8.2). On this basis, there appears to be no justification for adding an extra windfall allowance in the 0-5 year (deliverable) supply. This is because doing so would risk 'double counting' and would unrealistically inflate the supply. It is, however, reasonable to add a windfall allowance in the 5+ year supply, as by that point the current set of permissions will largely either be completed or will have lapsed.

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

9.0 Five-year housing land supply

- 9.1 The deliverable housing supply for North Dorset consists of 1,327 dwellings at the four main towns, and 603 dwellings at Stalbridge, the 18 larger villages and the countryside. This means that the total deliverable supply for North Dorset is 1930 dwellings.
- 9.2 A full breakdown of the deliverable housing supply for North Dorset on 1st April 2022 is provided in Appendix 1 (see the 0–5-year column).
- 9.3 Paragraph 74 of NPPF sets that there should be a minimum of five years' worth of housing against their housing requirement. At 1st April 2022, the Local Plan for North Dorset was more than 5 years old. Therefore, the housing requirement is the local housing need figure calculated using the standard method (see above section on standard method calculation). This equates to 377 new homes per year.
- 9.4 In addition, paragraph 74 requires the 5-year supply to have a 20% buffer due to the latest HDT result being below 85%.
- 9.5 Taking these factors into account, we calculate the number of years of deliverable housing land supply to be **4.27 years** as set out in Table 8.1.

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

| | |
|--|------------|
| Latest local housing need figure | 377 |
| Basic 5-year supply requirement (377 x 5) | 1885 |
| 5-year requirement plus 20% buffer (1885 x 1.2) | 2262 |
| Annualised requirement (2262 / 5) | 452.4 |
| Deliverable housing land supply | 1930 |
| Number of years supply (1930 / 452.4) | 4.27 years |

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

Appendix 1

Appendix 1: Schedule of North Dorset's Housing Land Supply, 1st April 2022

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|--------------------------------------|-----------------|---------------|----------------|-----------------|-------------------------|
| Blandford Forum and St Mary | | | | | | |
| Telstar Garage, Bryanston Street and rear of 23 Salisbury | 2/2003/0250 | 23/08/2005 | 0 | 2 | | Started |
| 13-15, Market Place, Blandford Forum, Dorset, DT11 7AF | 2/2013/0474/PLNG and 2/2017/1512/FUL | 04/11/2013 | 2 | | | Started |
| First Floor Offices , Bartletts Country Stores , Shaftesbury Lane , Blandford Forum, Dorset, DT11 7EG | 2/2015/0950/OTDWPA | 19/08/2015 | 3 | | | Started |
| Outbuilding To The Rear Of 40, Salisbury Street, Blandford Forum, Dorset | 2/2017/0415/FUL | 12/06/2017 | 1 | | | Started |
| Land South West Of, Field View Road, Blandford Forum, Dorset | 2/2017/0590/FUL | 15/05/2018 | 3 | | | Started |
| Land Between River Stour And, Langton Road, Blandford Forum, Dorset | 2/2018/0224/FUL | 25/05/2018 | 1 | | | Started |
| Bell Inn Yard, The Cottage , Salisbury Street, Blandford Forum, DT11 7AU | 2/2019/0619/FUL | 03/07/2019 | 1 | | | |
| 5 Church Lane, Blandford Forum, DT11 7AD | 2/2018/1695/COU | 24/07/2019 | 1 | | | |
| 84 Salisbury Road, Blandford Forum, DT11 7LR | 2/2019/1142/FUL | 18/10/2019 | 1 | | | Started |
| Land West Of Luton Mews, Shorts Lane, Blandford Forum | 2/2019/0151/TECHD | 23/12/2019 | 9 | | | |
| Crown And Anchor , 11 West Street, Blandford Forum, DT11 7AW | 2/2019/1384/FUL | 10/02/2020 | 6 | | | Started |
| 15 Pigeon Close Blandford St Mary DT11 9LX | 2/2020/0020/FUL | 22/07/2020 | 1 | | | |
| Land At Wilverly Gardens Blandford Forum DT11 7LE | P/FUL/2021/00821 | 30/06/2021 | -1 | | | |
| 14 Market Place Blandford Forum DT11 7EB | P/FUL/2022/00020 | 08/03/2022 | 2 | | | |
| 8 West Street Blandford Forum DT11 7AJ | 2/2019/1825/FUL | 03/03/2021 | -1 | | | |
| 10 Pigeon Close Blandford St Mary DT11 9LX | P/FUL/2020/00145 | 13/04/2021 | 1 | | | |
| Brewery site (Lot 1), Blandford St Mary | 2/2019/1316/REM | 05/08/2020 | 53 | | | Started |
| Brewery site (Lots 2 and 4), Blandford St Mary | 2/2017/1706/VARIA | 29/05/2018 | 0 | 38 | | RM pre-app in Sept 2019 |
| Brewery site (Lot 3), Blandford St Mary | P/RES/2021/01217 | 18/02/2022 | 45 | | | Retirement apartments |
| "Nordon", Former Council Offices, Salisbury Road | 2/2020/0726/REM | 22/12/2020 | 18 | | | Started |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|------------------------------------|-----------------|---------------|----------------|-----------------|---|
| St Mary's Hill, Blandford St Mary | 2/2019/1627/REM | 19/01/2021 | 250 | 59 | | Started |
| Land N and E of Blandford Forum | P/OUT/2020/00026 | - | 0 | 250 | 250 | NP alloc; hybrid app submitted Sept 2020 |
| Land N of Ward's Drove, Blandford St Mary | P/OUT/2021/00748 | - | 0 | 100 | 50 | Outline app submitted March 2021. |
| Lower Bryanston Farm, Blandford St Mary | 2/2017/1919/OUT | - | 0 | 75 | | Outline granted March 2022. |
| Land Rear of The Stour Inn | 2/2004/0764 | 11/05/2005 | 0 | 1 | | Started. Applicant states no timings for project. |
| Lyndon Cottage, Bournemouth Road, Blandford St Mary | 2/2014/1692/FUL & 2/2016/0742/CPL | 11/03/2015 | 0 | 1 | | Started. Applicant states no timings for project. |
| Blandford sub-totals | | | 396 | 526 | 300 | |
| | | | | | | |
| Bourton | | | | | | |
| Bourton Mill, Factory Hill, Bourton | 2/2016/0610/REM | 20/07/2016 | 24 | | | Started |
| Sandways Farm, New Road, Bourton, Dorset, SP8 5BQ | 2/2018/1435/REM | 14/01/2019 | 1 | | | |
| East View Farm, New Road, Bourton | 2/2018/0952/FUL | 02/08/2019 | 1 | | | |
| River View Bridge Street Bourton Dorset SP8 5BA | 2/2019/1141/FUL | 22/05/2020 | 1 | | | |
| Land At Mill Lane Mill Lane Bourton Dorset | 2/2020/0506/FUL | 29/06/2020 | 1 | | | |
| Existing and new Village Hall site | 2/2019/0077/OUT 2/2017/1357/OUT | - - | 0 | 10 | | NP alloc for new village hall |
| Grove Farm Chaffeymoor Hill Bourton SP8 5BY | P/FUL/2020/00052 | 12/01/2022 | -1 | | | |
| Mill Cottage Mill Lane Bourton Gillingham SP8 5DA | P/OUT/2020/00200 | 17/08/2021 | 1 | | | |
| Bourton sub-totals | | | 28 | 10 | 0 | |
| | | | | | | |
| Charlton Marshall | | | | | | |
| Sunnyfields , 62 Gravel Lane, Charlton Marshall, DT11 9NS | 2/2018/0715/FUL | 13/07/2018 | 1 | | | Started |
| Land South Of August House, 43 The Close, Charlton Marshall, Dorset | 2/2020/0267/FUL | 21/08/2020 | 1 | | | |

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| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|--|-------------------------------------|--------------------------|---------------|----------------|-----------------|----------------------------|
| South of Newlands Manor House, Charlton Marshall | 2/2017/1716/OUT P/RES/2021/02870 | 13/12/2018 21/02/2022 | 40 | | | RM app submitted Aug 2021. |
| 328 Bournemouth Road Charlton Marshall DT11 9NJ | P/FUL/2021/00412 | 01/09/2021 | 1 | | | |
| Barnwheel House 52 Gravel Lane Charlton Marshall DT11 9NS | P/RM/2021/00096 | 28/05/2021 | 1 | | | |
| Charlton Marshall sub-totals | | | 44 | 0 | 0 | |
| Child Okeford | | | | | | |
| Fontmell Farm, Lower Common Road To Fontmell Farm - Lane, Fontmell Parva, Dorset, DT11 8HW | 2/2019/0644/AGDWPA | 02/07/2019 | 4 | | | |
| The Old Bakery, Upper Street, Child Okeford, Blandford Forum, Dorset, DT11 8EF | 2/2019/0891/FUL | 21/11/2019 | 1 | | | |
| Abergavenny Farm, Ridgeway Lane, Child Okeford, Dorset, DT11 8HB | 2/2019/0834/FUL | 10/01/2020 | 1 | | | |
| Hambledon Cottage Shaftesbury Road Child Okeford DT11 8EQ | P/RES/2021/03578 | 03/12/2021 | 1 | | | |
| Barn At Chisel Farm House, Little Hanford, Child Okeford | 2/2020/0200/FUL | 26/06/2020 | 1 | | | |
| Land off Haywards Lane, Child Okeford | 2/2019/0318/OUT P/RES/2021/01582 | 16/4/2021 25/10/2022 | 0 | 26 | | RM app submitted May 2021. |
| Child Okeford sub-totals | | | 8 | 26 | 0 | |
| East Stour | | | | | | |
| Part garden of Hillside, Hunger Hill, East Stour, Gillingham, Dorset, SP8 5JS | 2/2010/0963/PLNG | 03/11/2010 | 0 | 1 | | Started |
| Stoneleigh Back Street East Stour SP8 5JY | 2/2019/0946/FUL | 11/12/2019 | 1 | | | |
| Hunger Hill Farm, Hunger Hill Farmhouse Hunger Hill East Stour SP8 5JR | P/FUL/2020/00357 | 17/08/2021 | 1 | | | |
| East Stour sub-totals | | | 2 | 1 | 0 | |
| Fontmell Magna | | | | | | |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|-------------------------------------|--------------------------|---------------|----------------|-----------------|----------|
| Home Mead Cottage , 8, North Street, Fontmell Magna, Shaftesbury , Dorset , SP7 0NS | 2/2015/0459/FUL | 29/01/2016 | 1 | | | Started |
| Middle Farm , Lurmer Street, Fontmell Magna, SP7 0NT | 2/2017/1856/FUL | 14/08/2018 | 3 | | | Started |
| Buildings At Lower Hartgrove Farm Green Lane Stour Row Dorset | 2/2020/1025/FUL | 27/01/2021 | 4 | | | Started |
| Land south of Home Farm (site 20) | 2/2020/0577/FUL | 07/01/2022 | 30 | | | Started |
| Land at Blandfords Farm Barn (site 22) | - | - | 0 | 10 | | NP alloc |
| Fontmell Magna sub-totals | | | 38 | 10 | 0 | |
| | | | | | | |
| Gillingham | | | | | | |
| Churchbury House , Queen Street, Gillingham, SP8 4DZ | 2/2018/0887/FUL P/FUL/2021/04280 | 24/09/2018 20/09/2022 | 8 | | | |
| Buildings At, Huntingford Farm, Huntingford Road, Huntingford, Dorset | 2/2018/1257/FUL | 30/10/2018 | 2 | | | Started |
| Land South Of Victoria House, Le Neubourg Way, Gillingham, Dorset | 2/2018/1533/FUL | 21/12/2018 | 1 | | | Started |
| Agricultural Building, Sandpits Lane, Gillingham, Dorset | 2/2019/0686/FUL | 22/08/2019 | 4 | | | |
| Forge Garage , Back Lane, Milton On Stour, SP8 5PZ | 2/2019/0559/FUL | 03/02/2020 | 4 | | | |
| Bowridge Hill Farm, Bowridge Hill, Gillingham, Dorset, SP8 5QS | 2/2019/1820/FUL | 27/02/2020 | 1 | | | |
| Deer Leap Farm, Bowridge Hill, Gillingham, Dorset, SP8 5QR | 2/2020/0027/AGDWPA | 28/02/2020 | 2 | | | |
| Horkesley Hall Farm , Common Mead Lane, Gillingham, SP8 4RE | 2/2019/1426/FUL | 09/03/2020 | 4 | | | |
| Ham Cottage , Cole Street Lane, East Stour, SP8 5JQ | 2/2020/0199/OUT P/RES/2020/00218 | 30/07/2020 24/05/2021 | 2 | | | |
| Barn At Langham Lane Gillingham, Dorset | 2/2020/0332/FUL | 25/08/2020 | 1 | | | |
| Quarry Farm, Bleet Lane, Gillingham, Dorset SP8 5RF | 2/2020/1225/AGDWPA | 06/11/2020 | 1 | | | |
| St Marys Corner Office, St Marys Place, Gillingham, SP8 4AT | 2/2020/0850/FUL | 01/12/2020 | 1 | | | |

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| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|--|--------------------------------------|--------------------------|---------------|----------------|-----------------|--|
| Lockwood Farm Shaftesbury Road Gillingham, Dorset, SP8 4LP | P/FUL/2020/00107 | 12/03/2021 | 1 | | | |
| Colesbrook Farm Purns Mill Lane Colesbrook SP8 4HJ | 2/2020/1212/FUL | 18/03/2021 | 1 | | | |
| Pound House Pound Lane Gillingham SP8 4NP | P/FUL/2020/00118 | 28/02/2022 | -1 | | | |
| Gillingham Tyre Service Queen Street Gillingham Dorset SP8 4DY | P/FUL/2020/00492 | 19/07/2021 | 4 | | | |
| Springfield Access To Greenacres Gillingham SP8 4HD | P/FUL/2021/01993 | 07/02/2022 | 1 | | | |
| Foyers Lodge Shaftesbury Road Gillingham SP8 5JG | P/FUL/2021/02285 | 12/11/2021 | 1 | | | |
| Copper Coin Shaftesbury Road Gillingham SP8 4LP | P/FUL/2021/03132 | 24/08/2021 | 1 | | | |
| Gillingham extra care facility, St Martins | 2/2018/1437/FUL | 27/05/2021 | 37 | | | Started |
| Land E of Barnaby Mead | 2/2019/1649/REM | 29/06/2020 | 31 | | | Started |
| Ham Farm and Newhouse Farm | 2/2018/0036/OUT | 09/09/2021 | 0 | 300 | 600 | Outline consent for 961 dwellings. RM apps submitted for the first phases in 2022. |
| Park Farm | 2/2018/0077/OUT | 24/11/2021 | 0 | 300 | 300 | Outline consent for 634 dwellings |
| Lodden Lakes - Phase 1 | 2/2018/0483/REM | 27/02/2019 | 84 | 0 | 0 | Started |
| Lodden Lakes - Phase 2 | P/OUT/2020/00495 P/RES/2022/00263 | 06/01/2022 14/07/2022 | 115 | 0 | 0 | RM app submitted Jan 2022 |
| Land at Common Mead Lane | P/OUT/2021/04019 | 29/06/2022 | 0 | 80 | 0 | Approved subject to S106 in Feb 2022 |
| Land south of Bay Lane | P/OUT/2021/02187 | - | 0 | 20 | 0 | App submitted June 2021 |
| Station Road Regeneration Area | - | | 0 | 200 | 0 | LP/NP alloc |
| Gillingham sub-totals | | | 306 | 900 | 900 | |
| Hazelbury Bryan | | | | | | |
| Moores Farm, West Lane, Hazelbury Bryan, Dorset, DT10 2BQ | 2/2018/1494/AGDWPA | 21/12/2018 | 1 | | | Started |

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| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|--------------------|-----------------|---------------|----------------|-----------------|---|
| Crossroads Farm, Access Road To Crossroads Farm, Woodrow, Dorset, DT10 2BH | P/FUL/2020/00257 | 03/04/2021 | 1 | | | |
| Broad Oaks Farm, The Common, Hazelbury Bryan, DT10 2AU | 2/2019/0474/FUL | 17/07/2019 | 1 | | | |
| Broad Oaks Farm, The Common, Hazelbury Bryan, DT10 2AU | P/FUL/2021/02292 | 10/03/2022 | 1 | | | |
| Land At E 374447 N 109231, The Causeway, Hazelbury Bryan, Dorset | 2/2018/1814/REM | 19/08/2019 | 2 | | | Started |
| Sunny View, Pleck Hill, Pleck, Hazelbury Bryan, Sturminster Newton, Dorset, DT10 2EG | 2/2019/1123/AGDWPA | 03/10/2019 | 1 | | | |
| Land north of Barn at E 37549 N110386 Priest Thorn Cottages to Sturt Lane Hazelbury Bryan | P/FUL/2021/03149 | 09/12/2021 | 1 | | | |
| Handley Cross Farm, Pidney Hill, Hazelbury Bryan | 2/2019/1407/FUL | 23/11/2020 | 21 | | | Started |
| Site 12: Land East Of King Stag Mill | 2/2019/0599/OUT | 11/02/2020 | 1 | | | NP alloc; RM app submitted Jan 2023 |
| Site 13: Land adj the Retreat | 2/2019/1339/FUL | 21/04/2020 | 1 | | | NP alloc |
| Site 11: Martin Richard's Tractors site | 2/2019/0879/OUT | - | 0 | 13 | | NP alloc. Outline app submitted June 2019 |
| Site 7: Former Frank Martin's Agri Depot | - | - | 0 | 11 | | NP alloc |
| Hazelbury Bryan sub-totals | | | 31 | 24 | 0 | |
| | | | | | | |
| Iwerne Minster | | | | | | |
| Thatchways , Blandford Road, Iwerne Minster, DT11 8QN | P/FUL/2020/00473 | 15/11/2021 | 4 | | | |
| Iwerne Minster sub-totals | | | 4 | 0 | 0 | |
| | | | | | | |
| Marnhull | | | | | | |
| Longonot, Crown Road, Marnhull, Sturminster Newton, Dorset, DT10 1LN | 2/2012/0771/PLNG | 05/09/2012 | 1 | | | Started |
| Land Adjacent Joyces New Street Marnhull Dorset | 2/2015/0522/REM | 15/09/2015 | 2 | | | Started |
| Land Adjacent Joyces , New Street, Marnhull, DT10 1NP | 2/2018/1391/OUT | 28/02/2019 | 7 | | | |

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| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|-------------------------------------|-----------------|---------------|----------------|-----------------|--|
| | P/RES/2021/05447 | 06/06/2022 | | | | |
| Barn At, Ashley Down Farm, Great Down Lane, Marnhull, Dorset | 2/2019/0722/FUL | 12/08/2019 | 1 | | | Started |
| Land At E 377595 N 118361, Goddards, Marnhull, Dorset | 2/2019/0623/FUL | 14/01/2020 | 1 | | | Started |
| Land North Of, Kentisworth Road, Marnhull, Dorset | 2/2020/0042/REM | 27/04/2020 | 9 | | | Started |
| Greenfields , Sodom Lane, Marnhull, DT10 1HR | 2/2020/0610/OUT | 10/11/2020 | 3 | | | |
| Land At E 378925 N 119315, Sodom Lane, Marnhull | P/FUL/2020/00251 | 04/03/2021 | 2 | | | |
| Strangways Farm, Hains Lane, Marnhull, DT10 1JU | P/PAAC/2021/00061 | 12/03/2021 | 4 | | | |
| The Old Brewery Carraway Lane Marnhull DT10 1NJ | P/FUL/2021/00107 | 21/09/2021 | 1 | | | |
| Land adjacent Hazelwood Kentisworth Road Marnhull DT10 1NS | P/RES/2022/01585 | 06/06/2022 | 4 | | | |
| Land North Of Burton Street, Marnhull | 2/2018/1808/OUT | 16/09/2020 | 0 | 61 | | |
| Land North Of Crown Road | 2/2018/1124/OUT | 01/07/2022 | 0 | 72 | | |
| Marnhull sub-totals | | | 35 | 133 | 0 | |
| | | | | | | |
| Milborne St Andrew | | | | | | |
| Goulds Farm, Little England, MILBORNE ST ANDREW | 2/2009/0206/PLNG | 12/08/2010 | 0 | 5 | | Site potentially affected by the Poole Harbour nutrient neutrality issue |
| Land At Goulds Farm, Fox View, Milborne St Andrew, Dorset | 2/2017/0277/FUL | 16/06/2017 | 0 | 7 | | Site potentially affected by the Poole Harbour nutrient neutrality issue |
| Straitford House , Blandford Hill, Milborne St Andrew, DT11 0JA | 2/2018/1296/FUL | 12/11/2018 | 1 | | | Started |
| Huntley Down, Milborne St Andrew | 2/2018/1240/FUL | 09/10/2019 | 3 | | | Started |
| Former Camelco Site, Blandford Hill | 2/2019/0403/OUT P/RES/2021/05662 | 16/08/2021 - | 0 | 58 | | NP alloc. RM app submitted Dec 2021. Site potentially affected by the Poole Harbour nutrient neutrality issue |
| Milborne St Andrew sub-totals | | | 4 | 70 | 0 | |

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| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|-------------------------------------|--------------------------|---------------|----------------|-----------------|--------------------------------------|
| Milton Abbas | | | | | | |
| Fishmore Hill Farm Long Close To Milborne Road - Pond Head - Lane Milton Abbas DT11 0DL | P/FUL/2021/00111 | 01/09/2021 | 1 | | | Started |
| 1 Catherines Well Milton Abbas Blandford Forum DT11 0AT | P/FUL/2021/00489 | 09/03/2022 | 1 | | | Started |
| Land at Langham Farm (north of community gardens) | - | - | 0 | 6 | | NP alloc |
| Land at Catherines Well (west of community gardens) | - | - | 0 | 15 | | NP alloc |
| Land at Catherines Well (east of Hill House bungalows) | - | - | 0 | 1 | | NP alloc |
| Milton Abbas sub-totals | | | 2 | 22 | | |
| Motcombe | | | | | | |
| Dar Es Salaam, Shorts Green Lane, Motcombe, Shaftesbury, Dorset, SP7 9PA | 2/2011/0195/PLNG | 19/04/2011 | 0 | 1 | | Started |
| Hawkers Hill Farm, The Barn , Shaftesbury Road, Motcombe, SP7 9NP | 2/2018/1224/FUL | 24/10/2018 | 1 | | | |
| Tomenda , The Street, Motcombe, SP7 9PF | 2/2018/1701/FUL | 06/02/2019 | 1 | | | |
| Land South Of Lake Mead, Frog Lane, Motcombe,Dorset | 2/2019/0331/OUT 2/2019/1310/REM | 05/07/2019 15/04/2020 | 1 | | | Started |
| Highfields, Elm Hill, Motcombe, Dorset,SP7 9HR | 2/2019/0742/AGDWPA | 11/07/2019 | 1 | | | Started |
| Land At Wessex Farm, Calves Lane, Motcombe Dorset | 2/2019/0905/FUL | 07/08/2019 | 1 | | | |
| The White House Shorts Green Lane Motcombe SP7 9PA | P/FUL/2021/00993 | 22/10/2021 | 1 | | | Started |
| Frog Lane Farm, Barn At Corner Lane Motcombe SP7 9HS | P/FUL/2021/02526 | 10/12/2021 | 1 | | | |
| Church Farm , Turnpike Road, Motcombe, SP7 9NT | 2/2020/1196/FUL | 26/02/2021 | 8 | | | Started |
| Site 19: Sunset Ridge, Elm Close | 2/2020/0935/OUT P/RES/2021/01124 | 18/09/2020 20/01/2022 | 2 | | | NP Alloc |
| Site 4: Land at Bittles Green | 2/2019/1603/OUT | 01/03/2022 | 0 | 12 | | NP Alloc |
| Site 25: The Nursery, The Street | - | - | 0 | 3 | | NP Alloc |
| Site 18: Land west of Little Elms / South of Knapp Hill | - | - | 0 | 6 | | NP Alloc for 100% affordable housing |

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|--|--------------------|-----------------|---------------|----------------|-----------------|---------|
| Motcombe sub-totals | | | 17 | 22 | 0 | |
| | | | | | | |
| Okeford Fitzpaine | | | | | | |
| Lowbrook Farm, Lowbrook Farm Lane, Belchalwell | 2/2016/0407/AGDWPA | 26/04/2016 | 1 | | | Started |
| Okehill , Higher Street, Okeford Fitzpaine, Dorset, DT11 0RQ | 2/2019/1186/VARIA | 29/10/2019 | 1 | | | Started |
| Froghole Farm, Higher Street, Okeford Fitzpaine, DT11 0EF | 2/2019/0438/FUL | 20/11/2019 | 1 | | | |
| Stresa House, Lower Street, Okeford Fitzpaine, DT11 0RN | 2/2019/1163/FUL | 06/12/2019 | 2 | | | |
| Hartcliff Farm, Higher Street To Belchalwell Street - Road, Okeford Fitzpaine, Blandford Forum, Dorset, DT11 0EF | 2/2019/1596/AGDWPA | 08/01/2020 | 1 | | | |
| Banbury Cross Boarding Kennels And Cattery, Angers Lane, Fiddleford, DT10 2BY | 2/2019/1524/FUL | 17/02/2020 | 2 | | | |
| Banbury Hill Dirty Gate Broad Oak Sturminster Newton DT10 2BY | P/FUL/2021/02358 | 08/02/2022 | 1 | | | |
| Pleydells Farm Higher Street Okeford Fitzpaine DT11 0RQ | 2/2019/1735/FUL | 08/12/2020 | 5 | | | Started |
| Land west of Castle Lane | 2/2020/0345/REM | 14/01/2021 | 27 | | | Started |
| Wessex Park Homes, Shillingstone Lane | 2/2020/0309/FUL | 17/12/2020 | 4 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/1012/LITRPA | 19/09/2019 | 1 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/1015/LITRPA | 19/09/2019 | 1 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/1016/LITRPA | 19/09/2019 | 1 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/1017/LITRPA | 19/09/2019 | 1 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/1006/LITRPA | 19/09/2019 | 2 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/1008/LITRPA | 19/09/2019 | 2 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/1010/LITRPA | 19/09/2019 | 2 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/0997/LITRPA | 19/09/2019 | 3 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/1000/LITRPA | 19/09/2019 | 3 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/1003/LITRPA | 19/09/2019 | 3 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/1007/LITRPA | 19/09/2019 | 3 | | | |

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| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|--|-------------------------------------|--------------------------|---------------|----------------|-----------------|------------------------------|
| Wessex Park Homes, Shillingstone Lane | 2/2019/1009/LITRPA | 19/09/2019 | 3 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/1025/LITRPA | 19/09/2019 | 3 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/0995/LITRPA | 19/09/2019 | 4 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/0996/LITRPA | 19/09/2019 | 4 | | | |
| Wessex Park Homes, Shillingstone Lane | 2/2019/1013/LITRPA | 19/09/2019 | 4 | | | |
| Buildings And Land At, Pleydells Farm, Lower Street | 2/2018/0125/OUT P/FUL/2021/01931 | 16/04/2019 07/03/2023 | 0 | 27 | | Full app submitted June 2021 |
| Shillingstone Poultry Farm | 2/2018/0458/OUT P/RES/2021/05461 | 6/12/2019 12/05/2022 | 45 | | | RM app submitted Dec 2021 |
| Okeford Fitzpaine sub-totals | | | 130 | 27 | 0 | |
| | | | | | | |
| Pimperne | | | | | | |
| Woodbury, 10, Chapel Lane, Pimperne, Blandford Forum, Dorset, DT11 8TZ | 2/2011/0969/PLNG | 26/10/2011 | 0 | 1 | | Started |
| Berkeley House, Church Road Pimperne, DT11 8UB | 2/2019/0125/FUL | 12/04/2019 | 1 | | | Started |
| Stable Court Down Road Pimperne Dorset | 2/2019/1828/FUL | 21/09/2020 | 2 | | | |
| Land At Rear Of The Long House, Yarde Farm Cottage And Yard Farm House, Salisbury Road, Pimperne, Dorset | 2/2020/0995/OUT | 19/10/2020 | 5 | | | |
| Land At 1 Wellow Cottages Salisbury Road Pimperne Dorset | 2/2020/0729/FUL | 03/11/2020 | 1 | | | Started |
| The Lodge Church Road Pimperne DT11 8UB | 2/2020/1024/FUL | 17/03/2021 | 2 | | | |
| Franwill House Down Road Pimperne DT11 8UP | P/FUL/2020/00415 | 17/12/2021 | 4 | | | |
| Site 1: Land east of Franwill Industrial Estate | P/FUL/2020/00411 | - | 0 | 15 | | NP alloc |
| Site 2: Land north of Manor Farm Close | 2/2019/1494/FUL | 22/12/2020 | 14 | | | NP alloc |
| Site 3: Land at the top of Berkeley Rise | - | - | 0 | 15 | | NP alloc |
| Pimperne sub-totals | | | 29 | 31 | 0 | |
| | | | | | | |
| Shaftesbury | | | | | | |
| Land adj 101 St James | 2/2002/0425 | 11/02/2003 | 0 | 2 | | Started |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|--|-------------------------------------|--------------------------|---------------|----------------|-----------------|---|
| Land rear of 17, Bell Street, Shaftesbury, Dorset, SP7 8AR | 2/2013/1338/PLNG | 21/03/2014 | 0 | 1 | | Started |
| Former Workshop, Mustons Lane, Shaftesbury, Dorset | 2/2019/0512/FUL | 25/06/2019 | 1 | | | Started |
| 28 Crookhays, Shaftesbury, Dorset, SP7 8DX | 2/2019/0349/FUL | 23/09/2019 | 1 | | | Started |
| Store Rear Of, 25 High Street, Shaftesbury, Dorset | 2/2019/0342/FUL | 24/09/2019 | 1 | | | |
| 1 Yeatmans Close, Shaftesbury, SP7 8LU | 2/2019/1132/FUL | 07/10/2019 | 2 | | | |
| Land On The North West Side Of 6 , Paddock Close, Shaftesbury, SP7 8DD | 2/2019/0072/FUL | 09/10/2019 | 6 | | | Started |
| Butts Mead House, Lower Blandford Road Shaftesbury, Dorset | 2/2020/0207/FUL | 23/04/2020 | 1 | | | |
| Land North Of 12B Well Lane Shaftesbury Dorset | 2/2020/0585/FUL | 15/07/2020 | 1 | | | Started |
| Bimport House, 15 Bimport Shaftesbury SP7 8AT | 2/2020/0955/FUL | 09/09/2020 | 1 | | | |
| Land At Raspberry Lane, Raspberry Lane, Shaftesbury | 2/2020/0572/FUL | 30/03/2021 | 1 | | | Started |
| Land Adjacent To Breach Lane Shaftesbury SP7 8LD | 2/2020/0899/FUL | 18/05/2021 | 1 | | | |
| Southcombe Glove Factory Wincombe Lane Shaftesbury SP7 8PJ | 2/2020/0625/FUL | 22/04/2021 | 5 | | | Started |
| 9-9A Salisbury Street Shaftesbury SP7 8EL | P/FUL/2020/00454 | 21/07/2021 | 1 | | | |
| 12 Nettlecombe Shaftesbury SP7 8PR | P/FUL/2021/02131 | 05/11/2021 | 1 | | | |
| A T S Euromaster site, New Road | 2/2019/0680/FUL P/FUL/2021/01338 | 19/01/2022 09/03/2023 | 24 | | | Consents granted for 28 dwellings, 18 dwellings, and 24 dwellings |
| Land West of Littledown | 2/2018/1418/REM | 10/06/2019 | 83 | | | Started |
| Greatfield bungalow, Littledown | 2/2019/1816/FUL | 26/11/2020 | 8 | | | Started |
| Adj Wincombe Business Park | P/FUL/2021/01429 | 28/02/2022 | 162 | | | Started |
| Land SE of Wincombe Lane | - | - | 0 | 0 | 60 | LP alloc |
| Higher Blandford Road, Shaftesbury | 2/2018/0602/OUT P/RES/2021/01690 | 13/12/2019 21/02/2022 | 55 | | | Started; Partly in Cann parish |
| Land North Of Enmore Court And Off New Road | 2/2020/0677/OUT | 09/09/2021 | 0 | 23 | | 100% AH |
| Land south of A30 | 2/2018/1773/OUT | 09/02/2022 | 0 | 135 | | Mixed use development; partly in Cann parish |
| Shaftesbury sub-totals | | | 355 | 158 | 60 | |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|--|--------------------|-----------------|---------------|----------------|-----------------|--|
| Shillingstone | | | | | | |
| Former Westleigh , Blandford Road, Shillingstone, DT11 0SF | 2/2017/0848/FUL | 31/07/2018 | 4 | | | Started |
| Mount View , Lanchard s, Shillingstone, Dorset, DT11 0QT | 2/2018/1096/AGDWPA | 06/09/2018 | 2 | | | Started |
| 21 Wessex Avenue, Shillingstone, Dorset, DT11 0TG | 2/2019/0369/FUL | 16/07/2019 | 1 | | | Started |
| Gains Cross Farm, Gains Cross Lane, Shillingstone, Dorset | 2/2019/1338/FUL | 06/03/2020 | 6 | | | |
| 16 Wessex Avenue Shillingstone DT11 0TG | P/FUL/2020/00098 | 09/04/2021 | 1 | | | |
| 4 Wessex Avenue Shillingstone DT11 0TG | P/FUL/2021/03289 | 07/02/2022 | 1 | | | Started |
| Hine Town Lane South of Ox (Site HTL-S) | 2/2019/1722/FUL | 28/02/2020 | 3 | | | NP alloc, Started |
| White Pit Farm Buildings (Site WPF-B) | 2/2019/1429/FUL | - | 0 | 19 | | NP alloc; Hybrid app for 6 (full) and 13 (outline) submitted Dec 2019. |
| Antells Haulage Yard (Site AH) | - | - | 0 | 6 | | NP alloc |
| Land off Candy's Lane (Site CAN) | - | - | 0 | 1 | | NP alloc |
| Land adj the Cobbles (Site COB) | - | - | 0 | 3 | | NP alloc |
| Hine Town Lane north of Ox (Site HTL-N) | - | - | 0 | 12 | | NP alloc |
| Shillingstone sub-totals | | | 18 | 41 | | |
| Stalbridge | | | | | | |
| Stalbridge Barns, Former C C Moore And Co Ltd, Church Hill, Stalbridge, Dorset, DT10 2RL | 2/2017/2021/FUL | 17/01/2019 | 8 | | | Started |
| 19 And 19A High Street, Stalbridge, Sturminster Newton, Dorset, DT10 2LH | 2/2019/0296/FUL | 02/05/2019 | 1 | | | |
| Land West Of Grove House, Park Grove, Stalbridge, Dorset | 2/2020/0488/OUT | 08/06/2020 | 1 | | | |
| Land At E373160 N117864 Pond Walk Stalbridge Dorset | 2/2018/0372/OUT | 09/07/2020 | 9 | | | |
| Crown Inn , High Street, Stalbridge, DT10 2LL | 2/2020/0268/FUL | 22/08/2020 | 3 | | | Started |
| Land At Stapleford Court Stalbridge Dorset | P/FUL/2021/01458 | 16/12/2021 | 2 | | | |
| Stalbridge Pharmacy High Street Stalbridge | P/FUL/2020/00191 | 03/03/2021 | 1 | | | |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|-------------------------------------|--------------------------|---------------|----------------|-----------------|---------|
| Barn Laburnum House Ring Street Stalbridge Sturminster Newton DT10 2LZ | P/FUL/2021/01541 | 26/10/2021 | 1 | | | |
| Land N of Lower Road, Stalbridge | 2/2019/0162/REM | 29/08/2019 | 60 | | | Started |
| Thornhill Road, Stalbridge | 2/2019/1710/REM | 16/09/2020 | 40 | | | |
| Land South of Lower Road | 2/2020/0406/OUT | 12/11/2021 | 0 | 114 | | |
| Land South of Station Road | 2/2019/1799/OUT | 20/06/2022 | 0 | 130 | | |
| Stalbridge sub-totals | | | 126 | 244 | 0 | |
| | | | | | | |
| Stourpaine | | | | | | |
| Norton View , Shaston Road, Stourpaine, DT11 8TA | 2/2020/0351/OUT P/RES/2021/02745 | 24/06/2020 23/02/2022 | 5 | | | |
| 2 Hod View Stourpaine DT11 8TN | 2/2020/1294/FUL | 18/05/2021 | 1 | | | |
| Land at Bottom Road, Stourpaine, Blandford Forum DT11 8TF | P/FUL/2021/01074 | 10/11/2021 | 1 | | | |
| 6 Hod View Stourpaine Blandford Forum DT11 8TN | P/PIP/2020/00317 | 11/01/2021 | 1 | | | |
| Stourpaine sub-totals | | | 8 | 0 | 0 | |
| | | | | | | |
| Sturminster Newton | | | | | | |
| Part Garden Of 9 And 10, Alder Close, Sturminster Newton, Dorset, DT10 1AJ | 2/2011/0905/PLNG | 27/09/2011 | 0 | 2 | | Started |
| Streeters Carpets And Beds Ltd, Station Road, Sturminster Newton, Dorset, DT10 1BD | 2/2016/1093/FUL | 11/10/2016 | 0 | 9 | | Started |
| 37 Bridge Street, Sturminster Newton, DT10 1BZ | 2/2017/1426/FUL | 14/11/2017 | 2 | | | Started |
| Oaks Farm, Stalbridge Lane, Sturminster Newton, Dorset, DT10 2JQ | 2/2019/0413/AGDWPA | 02/05/2019 | 2 | | | |
| Toll House, A357 - Twofords Bridge To Woodlands Farm Access, Bagber Dorset DT10 2HS | 2/2019/0977/LITRPA | 19/09/2019 | 1 | | | |
| Land At E 379420 N 114290, Bull Ground Lane, Sturminster Newton, Dorset | 2/2019/1480/FUL | 11/02/2020 | 1 | | | |
| Spiders Farm Rivers Corner Sturminster Newton DT10 2AB | P/PAAC/2021/00040 | 05/03/2021 | 2 | | | Started |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|---|-------------------------------------|--------------------------|---------------|----------------|-----------------|----------------------------------|
| Belle-Monte , Manston Road, Sturminster Newton, DT10 1AG | 2/2020/1296/FUL | 16/03/2021 | 2 | | | |
| Unit 3 Hole House Lane Glue Hill DT10 2AA | P/FUL/2020/00207 | 01/04/2021 | 1 | | | |
| Lancefield Bath Road Sturminster Newton DT10 1EB | P/FUL/2021/01695 | 13/09/2021 | 1 | | | |
| Bagber House Farm Pentridge Lane Bagber DT10 2EX | P/FUL/2021/03362 | 13/01/2022 | 1 | | | |
| Barrow View Farm Common Lane To Gipsys Drove - Track Broad Oak DT10 2HG | P/FUL/2021/05617 | 11/02/2022 | 2 | | | |
| Site 1: North of the Livestock Market | - | - | 0 | 80 | | NP alloc |
| Site 2: Station Road Regeneration Area | - | - | 0 | 40 | | NP alloc |
| Site 3: Land north of Northfields / Honeymead Field | 2/2018/1749/OUT P/RES/2021/02896 | 25/04/2020 12/04/2022 | 114 | 0 | | RM app submitted Aug 2021 |
| Site 4: Elm Close / Bull Ground Lane | 2/2019/1801/FUL | 04/08/2021 | 98 | 0 | | |
| Site 5: Old Market Site, Station Road | 2/2006/0987 | 30/11/2006 | 0 | 28 | | NP alloc |
| Site 6: Clarkes Yard, Bath Road | 2/2016/0788/OUT P/RES/2021/00696 | 04/08/2017 11/11/2021 | 29 | 0 | | |
| Site 7: Hammonds Builders Yard | P/FUL/2022/01241 | 15/06/2022 | 6 | 0 | | NP alloc; app submitted Feb 2022 |
| Site 9: William Barnes School | - | - | 0 | 20 | | NP alloc |
| Site 10: Land at Yewstock, Bath Road | - | - | 0 | 8 | | NP alloc |
| Site 11: Land north of Manston Road | - | - | 0 | 30 | | NP alloc |
| Site 12: Land adj Barton Farmhouse, Newton | P/FUL/2021/00824 | 12/11/2021 | 8 | 0 | | |
| Land At The Bull, Common Lane | 2/2017/1912/OUT | 28/07/2021 | 0 | 17 | | |
| Sturminster Newton sub-totals | | | 270 | 234 | 0 | |
| | | | | | | |
| Winterborne Kingston, Stickland and Whitechurch | | | | | | |
| Thorpe Farm Marsh Lane Winterborne Kingston DT11 9BN | P/PAAC/2020/00340 | 15/01/2021 | 4 | | | |
| Royal British Legion Clubhouse, Legion Lane, Winterborne Stickland, Blandford Forum, Dorset, DT11 0NQ | 2/2019/0532/FUL | 06/03/2020 | 1 | | | Started |

Appendix 1

| Address | Planning Ref | Date pp granted | 0-5 yr supply | 6-10 yr supply | 11-15 yr supply | Notes |
|--|-----------------|-----------------|---------------|----------------|-----------------|-------|
| Land At Charlotte Gardens, Blandford Hill, Winterborne Whitechurch | 2/2020/0544/FUL | 07/07/2020 | 1 | | | |
| Winterbornes sub-totals | | | 6 | 0 | 0 | |

Countryside / smaller settlements

| Parish | Address | Planning Ref | Date pp granted | 0-5 yr supply | Notes |
|--------------------|---|--------------------|-----------------|---------------|--------------|
| Bryanston | Annexe 52 New Road Lower Bryanston Blandford Forum Dorset DT11 0DR | 2/2019/0757/FUL | 09/09/2019 | 1 | |
| Buckhorn Weston | Land At Os 7727 Oak Farm Templecombe Lane Buckhorn Weston Dorset | 2/2020/0514/FUL | 26/06/2020 | 1 | |
| Buckhorn Weston | Hartmoor Hill Farm Hartmoor Hill Buckhorn Weston Dorset SP8 5HE | 2/2020/0179/FUL | 11/08/2020 | 1 | |
| Buckhorn Weston | New Barn Farm Tunnel Head Sandley Gillingham Dorset SP8 5DZ | 2/2019/0659/AGDWPA | 08/07/2019 | 1 | |
| Buckhorn Weston | Littlebrook Farm Hartmoor Hill Buckhorn Weston SP8 5HE | P/FUL/2021/05128 | 08/03/2022 | 1 | Temp consent |
| Buckhorn Weston | Bramble Barn Templecombe Lane Buckhorn Weston SP8 5SS | P/RES/2021/02901 | 20/01/2022 | 1 | Started |
| Cann | Mayo Farm Higher Blandford Road Cann SP7 0EF | 2/2018/1766/FUL | 31/05/2019 | 1 | |
| Cann | Beech House Thornicombe Hill To Charisworth - Access Road Charisworth Dorset DT11 9AL | P/FUL/2021/01141 | 03/08/2021 | 1 | |
| Cann | The Barn Coles Lane Cann Dorset | 2/2020/1206/AGDWPA | 20/10/2020 | 1 | |
| Durweston | The Pottery Water Lane Durweston Blandford Forum Dorset DT11 0QB | 2/2019/1688/FUL | 03/03/2020 | 1 | |
| East Orchard | Lakesbrook Farm Barn Church Lane East Orchard Shaftesbury SP7 0LP | P/FUL/2021/01006 | 15/03/2022 | 1 | Started |
| East Orchard | Lakesbrook Farm Village Road East Orchard Dorset SP7 0LH | P/PAAC/2022/00681 | 15/03/2022 | 4 | |
| Glanvilles Wootton | Land At E 368266 N 107477 Haywood Park Farm Park Lane Glanvilles Wootton Dorset | 2/2019/0581/FUL | 29/11/2019 | 1 | Started |

Appendix 1

| Parish | Address | Planning Ref | Date pp granted | 0-5 yr supply | Notes |
|----------------------------|---|--------------------|-----------------|---------------|---|
| Glanvilles Wootton | The Manor House Stock Hill Lane Glanvilles Wootton DT9 5QF | P/PAAC/2021/03091 | 13/10/2021 | 1 | |
| Hanford | Little Hanford Chisel Dairy To Little Hanford - Access Road Hanford Dorset DT11 8HH | 2/2019/0189/FUL | 17/04/2019 | 1 | Started |
| Hilton | Lower Farm, Village Road - Hilton - Via Milton Abbey To Pond Head - Road Part In Milton Abbas, Hilton, DT11 0DQ | 2/2020/0473/FUL | 19/06/2020 | 2 | In Poole Harbour catchment but work started |
| Iwerne Courtney or Shroton | Church Farm, Main Street, IWERNE COURTNEY | 2/2016/0240/COU | 27/07/2016 | 1 | Started |
| Iwerne Courtney or Shroton | Barn At Farrington Bridge To Farrington Village Farrington Dorset | 2/2020/0172/FUL | 18/05/2020 | 1 | Started |
| Iwerne Courtney or Shroton | Hambledon Hill Farm, New Field Lane, Shroton, Dorset | 2/2020/0326/FUL | 01/06/2020 | 1 | |
| Iwerne Courtney or Shroton | Former Church Of St John The Baptist Farrington Bridge To Farrington Village Farrington DT11 8RA | P/FUL/2021/04971 | 18/02/2022 | 1 | |
| Kington Magna | Vallance Lodge Common Lane Kington Magna Dorset SP8 5EX | 2/2020/0056/AGDWPA | 11/03/2020 | 1 | |
| Kington Magna | Land at Chapel Hill Chapel Hill Kington Magna Dorset SP8 5ER | P/FUL/2021/02193 | 26/11/2021 | 1 | |
| Lydlinch | Plumber Farm Haydon Downs Farm To Salkeld Bridge - Road Plumber DT10 2AG | 2/2019/0188/FUL | 10/05/2019 | 7 | Started |
| Lydlinch | Plumber Farm Haydon Downs Farm To Salkeld Bridge - Road Plumber DT10 2AG | 2/2019/0190/FUL | 10/05/2019 | 2 | Started |
| Lydlinch | Musketts Barn Lydlinch Common Sturminster Newton Dorset DT10 2JD | P/FUL/2021/02117 | 11/11/2021 | 1 | Started |
| Manston | Foxfield, Lower Road, Manston, Dorset, DT10 1EX | P/FUL/2021/01813 | 18/02/2022 | 1 | |
| Mappowder | Fir Tree Farm Hazelbury Road Mappowder DT10 2EQ | 2/2017/1495/FUL | 09/08/2018 | 2 | Started |
| Mappowder | Styles Farm Hammond Street Mappowder DT10 2EH | 2/2018/0957/FUL | 18/04/2019 | 2 | Started |

Appendix 1

| Parish | Address | Planning Ref | Date pp granted | 0-5 yr supply | Notes |
|--------------------|--|--------------------|-----------------|---------------|----------------------------|
| Melbury Abbas | Stable Yard School Lane Melbury Abbas Dorset SP7 0DZ | 2/2019/1254/CPL | 02/12/2019 | 1 | |
| Melbury Abbas | Manor Farm School Lane Melbury Abbas Shaftesbury SP7 0DZ | P/FUL/2020/00494 | 27/01/2022 | 1 | |
| Spetisbury | The Outlook High Street Spetisbury Dorset DT11 9DT | 2/2015/0415/FUL | 14/12/2015 | 1 | Started |
| Spetisbury | The Woodpecker High Street Spetisbury DT11 9DJ | P/FUL/2020/00369 | 29/10/2021 | 4 | |
| Stour Provost | All Saints Church Green Lane Stour Row Dorset SP7 0QW | 2/2018/1353/FUL | 04/12/2019 | 1 | |
| Stour Provost | Tile House Farm Duncliffe Hall Lane Stour Row Dorset SP7 0QB | 2/2019/1713/AGDWPA | 14/01/2020 | 1 | |
| Stour Provost | The Winchester Scotchey Hill East Stour Dorset SP8 5LR | 2/2020/0588/AGDWPA | 18/06/2020 | 1 | |
| Stourton Caundle | Bridge Yard Stokes Lane Stourton Caundle Dorset DT10 2JH | 2/2020/0370/LITRPA | 07/05/2020 | 1 | |
| Tarrant Crawford | Tarrant Crawford Barn Access To Tarrant Abbey Tarrant Crawford DT11 9HY | 2/2019/0340/FUL | 20/11/2020 | 1 | |
| Tarrant Gunville | Barn At N 392228 E 113224 Valley Road Tarrant Gunville Dorset | 2/2017/1985/FUL | 13/04/2018 | 1 | Variation granted Oct 2019 |
| Tarrant Launceston | Land South Of Easter Cottage Launceston Farm Valley Road Tarrant Launceston Dorset | 2/2017/1514/FUL | 11/12/2017 | 1 | Started |
| Tarrant Rushton | Tarrant Rushton House Rawston Road Tarrant Rushton DT11 8SD | P/FUL/2021/03114 | 10/03/2022 | 1 | |
| Todber | Former Redlands Garage Red Lane Todber Sturminster Newton Dorset DT10 1HT | 2/2018/0555/FUL | 12/07/2018 | 1 | Started |
| Todber | Hambledon Business Centre, Hunts Hill, Todber | P/FUL/2021/00597 | 17/11/2021 | 3 | |
| Todber | 20 Shredlands Red Lane, Todber, Dorset,DT10 1HT | P/PAAC/2020/00114 | 22/12/2020 | 1 | Started |
| Turnworth | Home Farm Access To Walnut Tree Cottage Turnworth Dorset | 2/2019/0210/REM | 03/05/2019 | 1 | |
| West Stour | Church Farm, Church Street, West Stour, SP8 5RL | 2/2018/0253/FUL | 31/07/2019 | 1 | Started |
| West Stour | Stour Hill Barn Stour Hill West Stour Gillingham Dorset SP8 5SE | 2/2020/0046/AGDWPA | 11/03/2020 | 1 | |

Appendix 1

| Parish | Address | Planning Ref | Date pp granted | 0-5 yr supply | Notes |
|---------------------|---|--------------------|-----------------|---------------|-------|
| West Stour | Manor Farm Sherborne Road West Stour Dorset SP8 5RP | 2/2020/1145/AGDWPA | 26/10/2020 | 5 | |
| West Stour | Riverside Petrol Station Sherborne Road West Stour SP8 5RJ | 2/2020/1097/FUL | 09/11/2020 | 1 | |
| Winterborne Zelston | Rectory Farm Winterborne Lane Winterborne Zelston Dorset DT11 9EX | 2/2020/0583/FUL | 19/01/2021 | 1 | |
| Winterborne Zelston | Land adjoining Ravensholt The Street Winterborne Zelston DT11 9EU | P/FUL/2021/05275 | 17/03/2022 | 1 | |
| Woolland | Dairy House Farm, Blandford Forum Woolland DT11 0EY | P/FUL/2021/03178 | 31/12/2021 | 1 | |
| | Countryside sub-total | | | 73 | |

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

| Settlement / Source | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Plan period | 5-year supply Totals | | | |
|--|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------------|---------|---------|---------|---------|---------|---------|---------|---------|-------------------|----------------------|--|--|--|
| | Completed | | | | | | | | | | | 5-year supply | | | | | | | | | | | | | |
| Blandford Forum and St Mary | | | | | | | | | | | | | | | | | | | | | | | | | |
| Former Council Offices, Salisbury Road | | | | | | | | | | | 22 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 18 | | | |
| Brewery site, BSM | | | | | | | | | | | 10 | 25 | 28 | 0 | 0 | 45 | 38 | 0 | 0 | 0 | 146 | 98 | | | |
| St Mary's Hill, BSM | | | | | | | | | | 10 | 31 | 50 | 50 | 50 | 50 | 50 | 50 | 9 | 0 | 0 | 350 | 250 | | | |
| Land N of Ward's Drove, BSM | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 100 | 0 | | | |
| Lower Bryanston Farm, BSM | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 40 | 0 | 0 | 75 | 0 | | | |
| Land N and E of Blandford Forum | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 50 | 200 | 0 | | | |
| Other completions / permissions | 103 | 35 | 71 | 22 | 45 | 33 | 7 | 67 | 10 | 6 | 15 | 11 | 4 | 14 | 1 | 0 | 4 | 0 | 0 | 0 | 448 | 30 | | | |
| Blandford sub-total | 103 | 35 | 71 | 22 | 45 | 33 | 7 | 67 | 10 | 16 | 78 | 104 | 82 | 64 | 51 | 95 | 177 | 99 | 100 | 100 | 1359 | 396 | | | |
| Gillingham | | | | | | | | | | | | | | | | | | | | | | | | | |
| Extra care facility, St Martins | | | | | | | | | | | 0 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 37 | | | |
| Station Road Regeneration area | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 50 | 200 | 0 | | | |
| Land E of Barnaby Mead | | | | | | | | | | | 19 | 25 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 31 | | | |
| Land S of Bay Lane | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 20 | 0 | | | |
| Park Farm | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 70 | 40 | 40 | 190 | 0 | | | |
| Lodden Lakes (Phases 1 & 2) | | | | | | | | | | | 6 | 40 | 40 | 39 | 40 | 40 | 0 | 0 | 0 | 0 | 205 | 199 | | | |
| Ham Farm and Newhouse Farm | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 70 | 70 | 70 | 240 | 0 | | | |
| Common Mead Lane | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 40 | 0 | 0 | 80 | 0 | | | |
| Other completions / permissions | 15 | 9 | 7 | 6 | 9 | 6 | 6 | 21 | 8 | 14 | 5 | 3 | 13 | 15 | 8 | 0 | 0 | 0 | 0 | 0 | 145 | 39 | | | |
| Gillingham sub-total | 15 | 9 | 7 | 6 | 9 | 6 | 6 | 21 | 8 | 14 | 30 | 68 | 96 | 54 | 48 | 40 | 180 | 230 | 160 | 160 | 1167 | 306 | | | |
| Shaftesbury | | | | | | | | | | | | | | | | | | | | | | | | | |
| A T S Euromaster site, New Road | | | | | | | | | | | 0 | 0 | 0 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 24 | 24 | | | |
| Land SE of Wincombe Lane | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 20 | 60 | 0 | | | |
| Adj Wincombe Business Park | | | | | | | | | | | 0 | 0 | 40 | 41 | 41 | 40 | 0 | 0 | 0 | 0 | 162 | 162 | | | |
| Land W of Littledown | | | | | | | | | | 47 | 40 | 40 | 40 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 178 | 91 | | | |
| Land at Higher Blandford Road | | | | | | | | | | | 0 | 25 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 55 | 55 | | | |
| Land south of A30 | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 45 | 45 | 0 | 135 | 0 | | | |
| Land N Of Enmore Court | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 0 | 0 | 0 | 23 | 0 | | | |
| Other completions / permissions | 220 | 62 | 119 | 122 | 85 | 36 | 55 | 69 | 30 | 4 | 6 | 7 | 11 | 5 | 0 | 0 | 3 | 0 | 0 | -3 | 831 | 23 | | | |
| Shaftesbury sub-total | 220 | 62 | 119 | 122 | 85 | 36 | 55 | 69 | 30 | 51 | 46 | 72 | 121 | 69 | 53 | 40 | 71 | 45 | 85 | 17 | 1468 | 355 | | | |
| Sturminster Newton | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site 5: Old Market Site, Station Road | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 0 | 28 | 0 | | | |
| Site 6: Clarkes Yard, Bath Road | | | | | | | | | | | 0 | 0 | 0 | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 29 | 29 | | | |
| Site 2: Station Road regen area | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 0 | 0 | 40 | 0 | | | |
| Site 9: William Barnes School | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 20 | 0 | | | |
| Site 7: Hammonds Builders Yard | | | | | | | | | | | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 6 | 6 | | | |
| Site 10: Land at Yewstock, Bath Road | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 8 | 0 | | | |
| Site 12: Land adj Barton Farmhouse | | | | | | | | | | | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 8 | | | |
| Site 1: North of the Livestock Market | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 40 | 80 | 0 | | | |
| Site 3: Northfields / Honeymead Field | | | | | | | | | | | 0 | 0 | 38 | 38 | 38 | 0 | 0 | 0 | 0 | 0 | 114 | 114 | | | |
| Site 4: Elm Close / Bull Ground Lane | | | | | | | | | | | 0 | 20 | 40 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 98 | 98 | | | |
| WF: Land At The Bull, Common Lane | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 0 | 17 | 0 | | | |
| Site 11: Land North of Manston Road | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 30 | 0 | | | |
| Other completions / permissions | 11 | 5 | 1 | 1 | 1 | 10 | 1 | 2 | 7 | 24.6 | 7 | 6 | 4 | 5 | 0 | 0 | 11 | 0 | 0 | 0 | 96.6 | 15 | | | |
| Sturminster Newton sub-total | 11 | 5 | 1 | 1 | 1 | 10 | 1 | 2 | 7 | 24.6 | 7 | 26 | 82 | 89 | 73 | 0 | 84 | 20 | 60 | 70 | 574.6 | 270 | | | |

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

| Settlement / Source | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total Plan period | 5-year supply Totals | | |
|--|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------------|---------|---------|---------|---------|---------|---------|---------|---------|-------------------|----------------------|--|--|
| | Completed | | | | | | | | | | | 5-year supply | | | | | | | | | | | | |
| Stalbridge | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Thornhill Road, Stalbridge</i> | | | | | | | | | | | 20 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 40 | | |
| <i>Land N of Lower Road, Stalbridge</i> | | | | | | | | | | 24 | 36 | 35 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 120 | 60 | | |
| <i>Land S of Lower Road</i> | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 30 | 30 | 24 | 114 | 0 | | |
| <i>Other completions / permissions</i> | 4 | 0 | 3 | 1 | 0 | 2 | 5 | 4 | 1 | 6 | 13 | 4 | 9 | 2 | 11 | 0 | 0 | 0 | 0 | 0 | 65 | 26 | | |
| Stalbridge sub-total | 4 | 0 | 3 | 1 | 0 | 2 | 5 | 4 | 1 | 30 | 69 | 79 | 34 | 2 | 11 | 0 | 30 | 30 | 30 | 24 | 359 | 126 | | |
| 18 Larger Villages | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Bourton</i> | 2 | 0 | 0 | 2 | 0 | 1 | 17 | 2 | 4 | 8 | 8 | 7 | 7 | 5 | 5 | 4 | 10 | 0 | 0 | 0 | 82 | 28 | | |
| <i>Charlton Marshall</i> | 0 | 0 | 0 | 1 | 27 | 7 | 1 | 2 | 1 | 0 | 14 | 2 | 22 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 97 | 44 | | |
| <i>Child Okeford</i> | 3 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 6 | 2 | 0 | 0 | 0 | 26 | 0 | 0 | 0 | 41 | 8 | | |
| <i>East Stour</i> | 0 | 1 | 1 | 0 | 3 | 1 | 0 | 5 | 3 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 18 | 2 | | |
| <i>Fontmell Magna</i> | 1 | 1 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 5 | 1 | 19 | 18 | 0 | 1 | 0 | 0 | 10 | 0 | 0 | 59 | 38 | | |
| <i>Hazelbury Bryan</i> | 2 | 1 | 1 | 3 | 0 | 2 | 1 | 1 | 1 | 7 | 1 | 28 | 1 | 2 | 0 | 0 | 24 | 0 | 0 | 0 | 75 | 31 | | |
| <i>Iwerne Minster</i> | 1 | 1 | 0 | 2 | 4 | 0 | 3 | 0 | 2 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 4 | | |
| <i>Marnhull</i> | 1 | 3 | 6 | 1 | 2 | 1 | 9 | 15 | 9 | 8 | 1 | 14 | 8 | 13 | 0 | 0 | 66 | 67 | 39 | 0 | 263 | 35 | | |
| <i>Milborne St Andrew</i> | 0 | 7 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 23 | 4 | 0 | 0 | 0 | 0 | 5 | 7 | 29 | 29 | 108 | 4 | | |
| <i>Milton Abbas</i> | 1 | 1 | 7 | 3 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 6 | 1 | 15 | 0 | 38 | 2 | | |
| <i>Motcombe</i> | 2 | 1 | 1 | -1 | 3 | 1 | 1 | 1 | 1 | 11 | 3 | 12 | 2 | 1 | 2 | 0 | 16 | 0 | 0 | 6 | 63 | 17 | | |
| <i>Okeford Fitzpaine</i> | 1 | 1 | 2 | 0 | 14 | 22 | 5 | 2 | 2 | 1 | 1 | 34 | 49 | 22 | 25 | 0 | 27 | 0 | 0 | 0 | 208 | 130 | | |
| <i>Pimperne</i> | 0 | 0 | 0 | 0 | 0 | 1 | 7 | 1 | 0 | 0 | 3 | 23 | 2 | 4 | 0 | 0 | 16 | 0 | 15 | 0 | 72 | 29 | | |
| <i>Shillingstone</i> | 0 | 0 | 1 | 2 | 0 | 3 | 5 | 2 | 3 | 2 | 0 | 8 | 4 | 6 | 0 | 0 | 12 | 14 | 3 | 12 | 77 | 18 | | |
| <i>Stourpaine</i> | 0 | 2 | 1 | 0 | 0 | 4 | 4 | 7 | 0 | 0 | 1 | 5 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 8 | | |
| <i>Winterborne Kingston</i> | 1 | 0 | 2 | 0 | 11 | 1 | 18 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 4 | | |
| <i>Winterborne Stickland</i> | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 1 | | |
| <i>Winterborne Whitechurch</i> | 1 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 1 | | |
| 18 larger villages sub-total | 17 | 19 | 22 | 17 | 73 | 44 | 72 | 40 | 28 | 51 | 58 | 167 | 125 | 75 | 33 | 4 | 209 | 99 | 101 | 47 | 1301 | 404 | | |
| Countryside | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Countryside completions / permissions</i> | 5 | 14 | 4 | 9 | 7 | 11 | 13 | 20 | 12 | 11 | 10 | 23 | 20 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 189 | 73 | | |
| Total, excluding windfall adjustments | 375 | 144 | 227 | 178 | 220 | 142 | 159 | 223 | 96 | 197.6 | 298 | 539 | 560 | 383 | 269 | 179 | 751 | 523 | 536 | 418 | 6417.6 | 1930 | | |
| Windfall adjustments | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Occupational dwellings</i> | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 4 | 4 | 16 | 0 | | |
| <i>Office to residential</i> | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 3 | 3 | 3 | 3 | 12 | 0 | | |
| <i>Agricultural to residential</i> | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 12 | 12 | 12 | 12 | 48 | 0 | | |
| <i>Brownfield sites</i> | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 51 | 51 | 51 | 51 | 204 | 0 | | |
| Adjustments sub-total | | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 70 | 70 | 70 | 70 | 280 | 0 | | |
| Total, including windfall adjustments | 375 | 144 | 227 | 178 | 220 | 142 | 159 | 223 | 96 | 197.6 | 298 | 539 | 560 | 383 | 269 | 179 | 821 | 593 | 606 | 488 | 6697.6 | 1930 | | |
| Cumulative total completions | 375 | 519 | 746 | 924 | 1144 | 1286 | 1445 | 1668 | 1764 | 1961.6 | 2260 | 2799 | 3359 | 3742 | 4011 | 4190 | 5011 | 5604 | 6210 | 6698 | | | | |