

Appeal Re: APP/D1265/W/23/3336518

Address: Land to the south of Ringwood Road, Alderholt, Dorset

Post Round table note on housing land supply: AGREED

Neighbourhood Plan

Wimborne St Giles NP 2021 - 2036 (Submission version April 2024): 23 - 25 homes

Alderholt NP 2022 – 2034 (Submission Version April 2024): about 50 - 55 homes

Numbers from the adopted Core Strategy (remaining 369 homes)

Those that didn't feature in the Reg 18:

- Stone Lane Wimborne (90 homes)
- North of Corfe Mullen (138 homes)
- Total 228 homes

Note: Dorset Council does not agree that these should be removed from the longer-term supply, because the Dorset Plan has still to be published.

Howe Road

The further evidence produced by Dorset Council is attached: email dated December 2023; condition discharge notice (partial discharge of 5,6,9) dated December 2021; and s106 payment acknowledgement dated July 2022.

- The Appellant does not consider that these demonstrates any movement towards the discharge of the outstanding conditions for the remaining 28 plots, or any commitment to seek to move forward with delivery of the site at the current time.
- Dorset Council maintains that the site is deliverable and should be included in the HLS.

Seeking to confirm whether there was a Deed of Variation to separate the s106 payment for the single plot.

West Parley

- 1) Dorset Council considers that the delivery is 296 in total (74dpa)
- 2) The Appellant considers that the delivery is 200 (50 dpa)
- 3) Dorset Council disagrees that small sites with planning permission are windfall sites, they separate pools, and can be accounted for separately.
- 4) The Appellant considers that the small sites and windfalls are from the same pool of sites.
- 5) Dorset Council does not agree to the removal of Howe Lane
- 6) The Appellant consider that Howe Lane should be removed

The Table reflects the following, **as requested by the Inspector:**

- A delivery rate of 60dpa over 4-years at West Parley
- A delivery rate of 78dpa on windfalls (small sites all – minor with pp and minor without pp)
- The removal of 28 homes at Howe Lane

	HLS Report	Adjusted	Difference	Resultant HLS	HLS
Capped Requirement	2290.4				
Dorset HLS	1854.3				
Howe Lane removed	29	1	28		
Reduced delivery at West Parley (60 dpa)	296	240	56		
Windfalls at 78.6 dpa	487*	393	94		
Total			178	1676.3	3.66

*(306 minor sites with planning permission + 181 minor sites without planning permission)