



Report to Dorset Council

by K Ford

an Inspector appointed by the Secretary of State

Date 26 September 2024

Report on the Council's 5 Year Housing Land Supply Annual Position Statement 2024

Recommendation to Dorset Council (the Council)

1. The Council's draft Annual Position Statement (APS) dated 31 July 2024 can demonstrate a 5 year supply of deliverable housing sites, subject to the **removal of 537 dwellings** as follows:
 - a. P/RES/2021/04848 BRID1: Vearse Farm (Hallam Land), Bridport (**20 dwellings to be removed from the supply**).
 - b. WP/17/00270/OUT Portland Lodge Hotel, Easton Lane (**24 dwellings to be removed from the supply**).
 - c. P/OUT/2022/00852 Land at Newtons Road, Newtons Road, Weymouth (Former QinetiQ Site, Bincelaves) (**59 dwellings to be removed from the supply**).
 - d. BRID3 Land east of Bredy Vets Centre, Bridport (**20 dwellings to be removed from the supply**).
 - e. 1/D/11/002012 & WD/D/16/002852 St Michaels Trading Estate, Bridport (BRID5) (**24 dwellings to be removed from the supply**).
 - f. CHIC2 Chickerell Urban Extension East (**18 dwellings to be removed from the supply**).
 - g. DOR8 Four Paddocks – land south of St Georges Road, Dorchester (**108 dwellings to be removed from the supply**).
 - h. FWP7 Land west of New Road, West Parley (Ferndown) (**107 dwellings to be removed from the supply**).
 - i. NP alloc 6 Clarkes Yard, Bath Road, Sturminster Newton (**30 dwellings to be removed from the supply**).
 - j. NP alloc 1 North of the Livestock Market, Sturminster Newton (**43 dwellings to be removed from the supply**).
 - k. LA/BLSM/003 Brewery Site (Lot 4), Blandford St Mary (**21 dwellings to be removed from the supply**).
 - l. LA/COLE/022 Furzehill – Previous Council Offices, Colehill (**35 dwellings to be removed from the supply**).
 - m. Corfe Castle CLT (**22 dwellings to be removed from the supply**).
 - n. 2/2019/1338/FUL Gains Cross Farm, Gains Cross Lane, Shillingstone (**6 dwellings to be removed from the supply**).

2. The total deliverable supply is 8,999 dwellings against a requirement of 8,965 dwellings. This results in a **housing land supply of 5.02 years**.
3. The Council is now entitled to rely on the supply as shown in the draft APS and subject to the above revisions until 31 October 2025.

Context to the Recommendation

4. Paragraph 75 of the National Planning Policy Framework (NPPF) allows a Council to establish that it has a 5 year supply of deliverable housing sites through an Annual Position Statement (APS). The Planning Practice Guidance (PPG) sets out the process that Councils should follow if they wish to confirm their housing land supply through an APS. The Council advised the Planning Inspectorate of its intention to do so by 1 April 2024, as is required.
5. The PPG says that when considering an APS the Planning Inspectorate will carry out a 2 stage assessment. The first stage considers whether the correct process has been followed and the second stage considers whether the supporting evidence is sufficient.
6. The submitted APS has been considered solely on its merits. I have not considered any other material other than the written evidence that has been submitted by the Council. This includes the supporting evidence relating to stakeholder engagement.

Stage 1 Assessment

Whether Engagement with Stakeholders has been Satisfactory

7. The PPG identifies that Councils need to engage with stakeholders who have an impact on the delivery of sites. This is to enable delivery assumptions to be robustly challenged, and where possible consensus reached. The Council has produced a Statement of Engagement which explains the approach they have taken.
8. The Council undertook a 2 stage engagement process. In the first stage the Council contacted developers, agents and landowners for all sites with extant planning permission of 10 or more units, Local Plan allocations, Neighbourhood Plan allocations, large identified sites contained in the Brownfield Register and Strategic Housing Land Availability Assessment and rural exception sites. Information regarding matters that included the expected housing trajectory, build out rates and factors that could affect deliverability was requested. Initial contact was made between 19 and 26 April 2024 with a deadline for responses of 3 May 2024. Reminder emails were sent on 7 May and 15 May 2024 to non respondents.

9. The deliverability information provided informed the 5 year housing land supply contained in the draft annual position statement alongside discussions with development management case officers to get an up to date picture of the status and progress of individual sites.
10. In the second stage the Council consulted stakeholders on the draft APS for a 4 week period from 6 June to 4 July 2024. Groups notified to comment included developers, agents, private and public landowners, statutory consultees and public bodies, infrastructure providers and other bodies with an interest in a particular site. This broadly aligns with the list contained in the PPG. There is no evidence that anyone who wished to comment had been unable to do so.
11. 20 responses were received and were considered in finalising the annual position statement. Some sites were removed, some sites were added and in some cases amendments were made to the capacities of retained sites within the APS. The Council produced a schedule of disputed sites where no agreement between parties could be reached. They also produced a document setting out the general responses to the APS and the process involved in preparing it.
12. Overall, I am satisfied that the stakeholder engagement process carried out by the Council has been satisfactory.

Stage 2 Assessment

Is the Evidence Submitted Sufficient to Demonstrate a 5 Year Supply of Deliverable Housing Sites

Housing Requirement

13. On the base date the adopted Local Plans that cover the Dorset Council area were more than 5 years old. As such local housing need is calculated using the standard method, in line with paragraph 77 of the NPPF. The application of the 4 step method generates a Local Housing Need requirement at 1 April 2024 of 1,793 dwellings per annum for the Dorset Council area.
14. A new Purbeck Local Plan was adopted on 18 July 2024, after the base date for the APS. Policy H1 of the Purbeck Local Plan sets out a housing requirement for the Purbeck area of 2,976 dwellings for the period 2018-2034 which equates to an annual requirement of 186 dwellings.
15. The Council has undertaken a set of calculations to understand the implications of using the housing requirement figure from the Purbeck Local Plan. The Council used the standard method to calculate the local housing need for each of the former district Council areas excluding Purbeck and then added the newly adopted Purbeck Local Plan housing requirement to calculate the alternative Dorset wide total. The alternative approach generates a requirement of 1,787 dwellings per year, 6 less than the Dorset wide use of the standard method. This is a minimal difference.

16. Given the Purbeck Local Plan was not adopted at the base date I agree with the Council that the annual requirement of 1,793 should be used for the purposes of calculating supply in the APS. The requirement over the 5 year period 2024-2029 is therefore 8,965.

Appropriate Buffer

17. The housing buffer is housing brought forward from later in the trajectory to increase choice and competition in the market for land and is required where there has been a significant under delivery of housing within an area over the previous 3 years. The NPPF identifies that where delivery falls below 85% of the requirement over the previous 3 years an authority should add a buffer of 20% to their identified supply of specific deliverable sites.
18. In December 2023 the Government published HDT results for 2022 which are measured over the years 2019/20, 2020/21 and 2021/22. The figures for the authorities that now comprise Dorset Council range from 75% (North Dorset) to 113% (West Dorset and Portland). North Dorset was the only authority falling below the 85% threshold.
19. The Council has looked to calculate a figure for the new combined Dorset Council area. The HDT result is 97%, so well above the 85%. However, this includes Christchurch which worked with the former East Dorset Council to produce a joint Local Plan. Christchurch does not form part of the Dorset Council area. When deducting Christchurch from the HDT results Dorset Council identifies that the HDT for Dorset would be 102% for 2022 and 106% for 2023 and so notably above the 85% threshold.
20. Whilst the figure for North Dorset falls below the 85% threshold, overall the figure for Dorset Council with and without Christchurch is well above the Government's 85% threshold. No buffer is therefore required and so the requirement is 8,965 2024-2029.

The Housing Supply

21. The Council considers that it has a supply of deliverable sites for 9,536 dwellings (including land NE of Blandford Bypass). This would equate to a 5.32 year supply.
22. The National Planning Policy Framework identifies 2 main categories of site:
 - a. Category A: Small sites with planning permission and all sites with detailed planning permission unless there is clear evidence that homes will not be delivered within the 5 year period.
 - b. Category B: Major developments (10 or more dwellings or a site area of 0.5 hectares or more) with outline planning permission, allocations in a

development plan, grants of a permission in principle or developments identified in a Brownfield Register are considered deliverable where there is clear evidence that there will be housing completions on site within 5 years.

Whether a 5 Year Supply of Deliverable Housing Sites has been Demonstrated

23. The draft APS divides supply into a number of categories. I consider these below with reference to the written evidence where delivery is disputed.

Major Sites with Planning Permission

P/RES/2021/04848 BRID1: Vearse Farm (Hallam Land), Bridport (420 dwellings)

24. A reserved matters planning application for 760 dwellings and infrastructure was granted planning permission in June 2023. Development commenced on site in April 2024 but a discharge of highways conditions is required before housing development can commence. The Council say this is imminent although there is little evidence before me to support this. The site is being delivered by 2 separate national housebuilders. They expect 420 dwellings to be delivered over the 5 years. Given the absence of information regarding the discharge of the highways condition I cannot be satisfied that the predicted delivery of 20 dwellings in 2024/25 will occur and so 20 dwellings should be deducted from the supply. This reduces delivery to 400 dwellings within the 5 year period.

P/RES/2022/03505 & 3/17/3609/OUT Land East of New Road, West Parley (FWP6) - Phase 1 (Ferndown) (238 dwellings)

25. This site is a Local Plan allocation. Outline planning permission was granted in February 2021 and reserved matters in May 2023. There appears to be some confusion about the phasing of delivery but the Council has clarified that the site is coming forward through 2 different sales outlets operating in parallel with a mixture of houses and flats. The Council confirms that the foundations of the 238 units have been laid with 22 completions and 57 significantly above footings at the time of their statement. I am satisfied that there is clear evidence of delivery within the 5 year timeframe.

P/RES/2021/01645 West of Frome Valley Road, Crossways (140 dwellings)

26. The Delivery of the site appears to be dependent on the Council approving a non-material amendment application and variation of conditions. The Council identifies that the amendment was approved in July 2024. The issue of phosphorus neutrality on the site has been overcome. The site is category A within the National Planning Policy Framework definition of deliverable and there is no clear evidence that the site will not be delivered within the 5 years, with first completions starting in 2025/26.

3/19/0019/RM Land south of Howe Lane, Verwood (29 dwellings)

27. A reserved matters planning permission was granted on the site in July 2019. A non-material amendment was approved to allow plot 1 to come forward ahead of the discharge of pre-commencement conditions. This was approved and construction has commenced on site. There are outstanding matters to resolve prior to the rest of the site coming forward, including matters related to the existing trees on the site. However, the outstanding matters are resolvable and there is no clear evidence that the development will not be delivered within the 5 years.

WP/19/00693/RES Curtis Fields Phases 2A, 3A, 3B, Weymouth (214 dwellings)

28. The site forms part of a larger phased development with 3 phases having already been completed. An application to reduce the level of affordable housing has been refused and has led to interested parties suggesting that the site is not deliverable and will not come forward during the 5 years. However, the site is under construction and the developer has confirmed their intention to bring the development forward within the 5 year timeframe. Their response to the Council's consultation on the housing trajectory does not identify any financial constraints or issues that may affect delivery. There is no clear evidence to indicate that the identified 214 dwellings will not be delivered by 2028/29.

WP/19/00635/RES Curtis Fields (Phase 4), Weymouth (39 dwellings)

29. The site at Curtis Fields is phase 4 of a wider site development. Phase 4 accommodates 68 dwellings, 39 of which are anticipated to come forward within the 5 year period. This site has also been subject to an application to reduce the affordable housing provision on site. Refusal of that permission has not prevented the development of the 20 dwellings under construction as of April 2024. The developer has not indicated that viability issues will make the remaining part of the site undeliverable. The site is expected to be completed in 2025. There is no clear evidence that this will not happen.

WP/18/00298/FUL, P/FUL/2023/04876 Brewers Quay, Hope Street, Weymouth (52 dwellings)

30. The site has full planning permission to deliver 52 units via alterations and a conversion of the Brewers Quay Building and Coopers Building within a former retail and cultural complex. A revised planning application for 49 dwellings within Brewers Quay was granted planning permission in July 2024. 3 dwellings within the Coopers building will continue to be brought forward from the first permission referenced. Questions raised by interested parties appear to stem from an incorrectly referenced planning application by the Council which has

now been corrected. There is no clear evidence to suggest that the 52 dwellings will not be delivered within 5 years.

P/FUL/2021/01697 South of Louviers Road, Weymouth (65 dwellings)

31. The site has detailed planning permission for 65 dwellings. Conditions have not yet been discharged but there is no clear evidence to suggest that this category A site will not deliver the 65 dwellings within the 5 years. The Council incorrectly referred to the wrong planning application which may account for the comments raised by interested parties.

WD/D/17/001480 Crown Gate, Sectors 3.46/47/48, Northern Quadrant, Poundbury (76 dwellings)

32. The site has planning permission for 76 dwellings. The developer has identified that they intend to submit a planning application for a revised scheme during 2024 with an expectation to commence works on site in May 2025. Delivery of the first units is expected in early 2026. The infrastructure to deliver the dwellings for the amended scheme is in place. Even if there are delays to the developers predicted timescales there is sufficient time to deliver the units given the scale of the development proposed. There is also the fallback of the extant permission as there is nothing before me to indicate that it could not come forward should the revised scheme not be granted planning permission.

WP/19/01025/RES WEY12: Land at Wey Valley, Weymouth (200 dwellings)

33. This site is part of a phased development on an allocated site. The most recent full planning permission is for 340 dwellings. The Council is anticipating an annual delivery rate of 40 dwellings per year, in line with that identified by the developer who has confirmed that 40 dwellings per year is their typical delivery rate. This is higher than have been achieved in recent years where the number of completions were 20 and 34. However, as of April 2024 there were 65 under construction for the current monitoring year. It is a category A site and there is no clear evidence that the dwellings will not be delivered within 5 years.

P/RES/2021/04983 LITT1: Littlemoor Urban Extension, Weymouth (364 dwellings)

34. This site is a large strategic allocation with detailed planning permission for 500 dwellings which is being constructed by a national housebuilder. Following planning permission for reserved matters in 2022 work commenced in April 2023. The first dwellings were completed and occupied in April/ May 2024. Whilst 37 properties were completed in 2023/24, 100 dwellings were under construction as of April 2024. In this context the suggested trajectory of 88 completions for 2024/25 and 69 dwellings a year in 2025/26 and 2028/29 identified by the developer is not unreasonable.

35. There is limited capacity within the electricity network with existing capacity capped at 150 dwellings prior to works being undertaken. A reinforcement payment has been made and National Grid works are due to be completed in November 2026. There is no evidence to indicate that there will be a delay in the completion of this work. Whilst it has been noted that the rate of construction could be slowed if sales values dropped there is nothing before me to indicate that this is likely.
36. There is no evidence that the site will not be delivered within the 5 years.

P/FUL/2021/01338 ATS Euromaster site, New Road, Shaftesbury (24 dwellings)

37. This brownfield site is adjacent to Shaftesbury town centre. The site was granted planning permission in March 2023 for 24 dwellings. Interested parties have indicated that it is doubtful that the approval will be implemented. Whilst the site is currently for sale it does not mean the scheme will not come forward. The viability of the development has been questioned by interested parties but this has not been substantiated. The site is a category A site and there is no clear evidence that the development will not be delivered. The Council has included the site within year 5 of the housing trajectory. There is still sufficient time to sell the site and complete the 24 dwellings before 2028/2029.

3/17/3058/FUL, 3/19/1927/FUL 20-23 East Street, Wimborne Minster (15 dwellings)

38. The site has planning permission for 15 units comprising 8 apartments and 7 houses which was granted planning permission in March 2020. The site is under construction. In May 2024 the developer confirmed an intention to complete all of the dwellings within 2 years. Even if there was any delay in anticipated delivery of this category A site there is no clear evidence that the homes would not be deliverable within the 5 years.

Sites with Outline Planning Permission

WD/D/19/000613 Land to the north and west of Cockroad Lane, Beaminster (58 dwellings)

39. The site is a Local Plan allocation for residential development. Outline planning permission was granted in April 2020 followed by the submission of a reserved matters application on 19 July 2022. Re-consultation on proposals took place in March 2024 and the developer is currently preparing amended plans and documents to submit to the Council. The developer has referenced viability issues as a result of planning delays but there is a lack of information about what specifically those issues are and what the implications are for the development. Nonetheless, there is no indication that it would question the delivery of the site given that the developer has suggested anticipated delivery rates of 20 dwellings in 2025/26 and 38 dwellings in 2026/27. I consider this delivery rate to be optimistic given there is a need to resolve outstanding

matters and to discharge conditions. It would be more realistic to push back delivery to 2027/28 and 2028/29. Nevertheless, delivery can still be anticipated within the 5 year timeframe.

2/2017/1919/OUT Lower Bryanston Farm, Blandford St Mary (75 dwellings)

40. Permission for reserved matters was granted on this site in July 2024, following outline planning permission in March 2022. This overcomes issues raised by interested parties prior to the recent determination of the application. The site is to be developed by a major housebuilder, commencing immediately. Work on creating a new access point for the site has already been undertaken. I am satisfied that there is every expectation that the site will be delivered within the 5 year period.

P/RES/2022/04960 Ham Farm - Phase 1b, Gillingham (108 dwellings)

41. The site is allocated for 1,800 dwellings in the North Dorset Local Plan. Outline planning permission was granted for this phase in September 2021 and a reserved matters application was granted planning permission in July 2024. In doing so it addresses matters raised by interested parties regarding delays in determining the application and outstanding objections to the proposal by consultees. Pre-commencement conditions have been discharged.
42. First completions are expected in 2025/26 with further completions in 2026/27 and 2027/28 and follow on from completions in phase 1a. No proforma has been supplied by the national housebuilder bringing forward the site but the Council has stated that in correspondence with them in July 2024 they have confirmed a September 2024 start. This is a category A site and there is no evidence to indicate that the site will not be delivered within the 5 years.

P/RES/2022/07898 Ham Farm - Phase 2, Gillingham (280 dwellings)

43. This site is the second of 3 sites included in the housing statement that form part of a North Dorset Local Plan allocation for 1,800 dwellings. Outline planning permission for this phase was granted in September 2021. Reserved matters were granted planning permission in June 2024. Delivery of the site relies on a road connection from the site brought forward under phase 1b. As identified, construction is expected to start on this site in September 2024. The site is being delivered by Places For People. Given the high affordable housing need in Dorset I agree with the Council that the delivery rate information provided by Places For People is reasonable.

P/RES/2023/05868 Ham Farm - Phase 3, Gillingham (68 dwellings)

44. This is the third of the 3 sites included in the housing statement that form part of the North Dorset Local Plan allocation for 1,800 dwellings. Outline planning

permission for this phase was granted in September 2021 and a reserved matters application was submitted in October 2023 although this is yet to be determined. The Council expect the application to go to Planning Committee in September/ October 2024. The Council has applied a modest delivery rate commencing in year 4 with 18 dwellings and 50 dwellings in year 5. This would allow time for outstanding matters identified by those objecting to the inclusion of the site to be addressed. It would also mean that no more than 50 market dwellings would be anticipated in any one year across the 3 sites. This is reasonable.

2/2019/0403/OUT and P/RES/2021/05662 Land south of Milborne Business Centre, Blandford Hill, Milborne St Andrew (58 dwellings)

45. The site was granted outline planning permission in August 2021 and a reserved matters application was received in December 2021. It was however held in abeyance due to the issue of nutrient neutrality in Poole Harbour. Natural England has confirmed that phosphorus mitigation is no longer required for new residential development although nitrogen mitigation is still required. As such the applicant needs to complete a nutrient budget calculation to enable the level of mitigation required to be identified. As the budget calculation is yet to be submitted to the Council the nutrient neutrality credits are unknown although there is no evidence before me to suggest that it would render the development unviable. The developer has demonstrated an intention to develop the site. However, I share the Council's more cautious estimates of delivery over those proposed by the developer. This will enable the nutrient neutrality matter to be resolved along with any other outstanding matters. 58 dwellings are deliverable within the 5 year period.

WP/17/00270/OUT Portland Lodge Hotel, Easton Lane (24 dwellings)

46. Outline planning permission was granted in December 2017 for this site and a reserved matters application was validated in December 2020 but is yet to be determined. There are ongoing negotiations with Natural England regarding Habitat Regulation Assessment and the loss of Special Areas of Conservation land. There is little evidence before me to demonstrate that the matter will be resolved in the short term and there is insufficient evidence that this category B site is deliverable within the 5 year period. In the circumstances, 24 dwellings should be removed from the supply.

2/2018/1773/OUT and P/RES/2023/05407 Land south of A30, Shaftesbury (45 dwellings)

47. This former employment land allocation was granted outline planning permission on appeal in February 2022 for 115 dwellings and so the principle of residential development has been accepted. A reserved matters application was submitted in 2023. No decision has yet been made with outstanding objections from consultees relating to design, biodiversity net gain and the form

of affordable housing delivery. The Council identifies that the issues are resolvable and that a planning decision is expected imminently. The site is being brought forward by a national housebuilder who has not identified any impediments to delivery. I agree that the delivery of 45 of the 115 dwellings is achievable within the 5 year period.

2/2019/1799/OUT and P/RES/2023/05768 Land South of Station Road, Stalbridge (40 dwellings)

48. Outline planning permission was granted on this site in June 2022. A reserved matters application was submitted in October 2023 but has yet to be determined with outstanding matters including landscaping and surface water treatment. The Council say these are resolvable through the submission of additional information and design revisions. The developer expects to deliver all 130 dwellings within the 5 years. This seems over optimistic in the circumstances. I agree that the Council's projection of 40 dwellings within year 2028/29 is a more realistic expectation.

2/2017/1912/OUT, P/RES/2024/01326 and P/RES/2024/02595 Land at the Bull, Common Lane, Sturminster Newton (17 dwellings)

49. Outline planning permission was granted in July 2021 and an initial reserved matters application was submitted in March 2024 although later withdrawn and a revised reserved matters application was submitted in May 2024. Outstanding highways matters are resolvable through amendments to highways design and issues associated with the proposed surface water strategy can be addressed through the submission of additional information to substantiate the proposal. Only minor amendments are required to the house types. Given the size of the scheme I am satisfied that delivery will be achieved within the 5 years.

P/OUT/2022/00852 Land at Newtons Road, Newtons Road, Weymouth (Former QinetiQ Site, Bincelaves) (59 dwellings)

50. An outline application was granted planning permission in 2024 for 141 dwellings and a 60 bed care home with matters of access, scale and layout approved in detail and matters of appearance and landscaping reserved for future consideration. This superseded a full planning permission on the site for 195 supported living units and a 60 bed care home which had commenced. The developer is in discussion with the Council regarding the reserved matters associated with the 2024 outline permission but no application has been submitted.
51. A phasing plan that has been agreed with the Council identifies that the first phase of residential development comprising 51 flats and 8 houses alongside an access road will take place after development of on site sea defences and cliff stabilisation works. A second phase of residential development will include

apartment blocks comprising 82 flats. The developer anticipates completing 51 dwellings in 2025/26 and 80 dwellings in 2026/27. The Council has a more cautious estimate of 59 dwellings by the end of the 5 year period. However, given the current status of the outline application and the site works required prior to commencement there is a lack of clear evidence to support the view that there will be completions within the 5 year period. As such 59 dwellings should be deducted from the supply.

Site Allocations Within Local Plans

BRID3 Land east of Bredy Vets Centre, Bridport (20 dwellings)

52. This site is not subject to a planning application but is an allocation in the Local Plan for 70 dwellings. Topographical, arboricultural and ecological surveys on the site have been completed but pre-application discussions with the Council are at an early stage. There is evidence of intent by the developer but a lack of clear evidence that delivery on the site will be achieved within the 5 years. The 20 dwellings identified for delivery within the 5 year period should therefore be deducted from the supply.

1/D/11/002012 & WD/D/16/002852 St Michaels Trading Estate, Bridport (BRID5) (33 dwellings)

53. The Council acknowledge that this is a complex site with a long planning history with the evidence before me indicating a planning application dating back to 2012. In June 2023 there was a resolution to grant outline planning permission for 83 dwellings and a resolution to grant planning permission in full for 9 dwellings. The Council identify that a S106 is ready to be signed and the only outstanding matter is the need to produce an updated Flood Risk Assessment.
54. The developer has identified delivery of 12 dwellings in 2025/26, 24 a year in 2026/27 and 2027/28 and 32 in 2028/29. The Council suggest a revised delivery of 9 dwellings in 2027/28 and 24 units in 2028/29. Given the current status of the permissions and outstanding matters I consider these trajectories to be overly ambitious in the absence of clear evidence. I therefore reduce delivery to the 9 dwellings with full planning permission within the 5 year timescale and so 24 dwellings should be removed from the supply.

CHIC2 Chickerell Urban Extension East (138 dwellings)

55. The site is subject to a hybrid planning application with permission for 186 dwellings sought in full and 393 dwellings sought in outline by a national housebuilder. The application has not yet been determined with a number of outstanding matters to address including landscape, ecology and design. The Council consider the matters to be resolvable.

56. 138 dwellings have been identified as deliverable within the 5 year period starting in 2026/27 with 18 dwellings and 60 dwellings per year in years 4 and 5. This reflects the developer's anticipated delivery rate of 60 dwellings per year, as has been achieved on other sites. There is a lack of clear evidence to be satisfied that there will be any delivery in 2026/27 given the current status of the planning application. However, it is reasonable to anticipate that delivery will begin by 2027/28 with completions in that year and in 2028/29. 18 dwellings should consequently be deducted from the housing total.

CRS1 Land at Crossways (99 dwellings)

57. This Local Plan allocation is subject to a hybrid application comprising a full application for 99 dwellings and an outline application for 409 dwellings. The application had been held in abeyance due to nutrient neutrality. However, Natural England has confirmed that there is no longer a requirement to provide phosphorus mitigation for new residential development in this location. Nitrogen mitigation is still required and the Council is still to undertake a revised Habitats Regulations Assessment. The length of time since the original application was submitted means that reassessments of ecology, flood risk and transport are also required. However, given a prior resolution to grant planning permission there is nothing before me to indicate that planning permission will not be granted. The Council identifies that planning permission is expected to be granted in 2024. On this basis delivery of the 99 dwellings within the 5 year period can be expected.

DOR8 Four Paddocks – land south of St Georges Road, Dorchester (108 dwellings)

58. This Local Plan allocation has been subject to a resolution to grant planning permission since July 2024. The Council anticipates delivery of the 108 dwellings within the 5 years, commencing in 2026/27. However, the application has been referred to the Secretary of State due to outstanding objections from statutory consultees, Network Rail and National Highways. Given the uncertainty associated with the outcome of this there is a lack of clear evidence of delivery. 108 dwellings should therefore be removed from the supply.

DOR6 Maltings and Maltings Mews, Dorchester (76 dwellings)

59. Part of a large Local Plan allocation, the site has been subject to multiple phases of development. It is subject to a full planning application for a change of use and extensions to form 43 flats and the erection of a 5 storey building to form 33 flats. It is expected to go to planning committee in 2024. Whilst matters related to conservation and phosphate mitigation requirements have been resolved, there remains outstanding matters on issues of neighbouring amenity. The Council is satisfied that a solution is possible to overcome the matter and I have no reason to take a different view. The site was added after stakeholder consultation, but I am satisfied on the evidence before me that even if planning

permission was not granted until 2025 on balance 76 dwellings are deliverable within the 5 years.

LIS F17 Land at Greenworlds, Ferndown (24 dwellings)

60. This site is allocated in the East Dorset Local Plan and so the principle of development is agreed. Ecological, topographical, arboricultural and drainage surveys have been undertaken and a planning application is expected to be submitted in 2025. The developer has confirmed an intent to deliver the site within a 5 year period, expecting the delivery of 15 dwellings in 2026/27 and 36 dwellings in 2027/28. Even if there is some delay in the delivery, I am satisfied that delivery of the 24 dwellings can be achieved by 2029.

LYMT2 East of Wareham Road, Lytchett Matravers (95 dwellings)

61. The site is allocated for 95 dwellings in the adopted Purbeck Local Plan. A full planning application has been submitted and determination is expected before the end of 2024. Site assessment work and masterplanning has been undertaken. The Council needs to undertake a revised Habitats Regulations Assessment and a nutrient budget calculation has been undertaken by the developer in order to identify the level of nitrogen mitigation needed. Even if the first completions are delayed to 2026/27 instead of 2025/26 as anticipated by the developer and Council, the development can still be delivered within the 5 years.

LYMT3 Land at Blaney's Corner, Lytchett Matravers (25 dwellings)

62. The Local Plan allocation is subject to a full planning application for 25 dwellings, submitted in February 2022. The application had been held in abeyance due to nutrient neutrality. Natural England have now confirmed that phosphorous mitigation is no longer required for new residential development in this location. The applicant has been asked to complete a nutrient budget calculation to enable the Council to identify the level of nitrogen mitigation required and the Council needs to undertake a revised Habitats Regulations Assessment but there is nothing to indicate that this will prevent development. The developer has submitted detailed site assessment work and masterplanning to support the application and the application is expected to be determined before the end of 2024. Given the small site size I am satisfied that the 25 dwellings will be delivered before the end of the 5 year period.

LYMT4 East of Flowers Drove, Lytchett Matravers (28 dwellings)

63. The site is allocated for 30 dwellings in the Purbeck Local Plan. Master planning and initial assessment work has been undertaken to support the inclusion of the site in the Local Plan. The developer has identified an intention to submit a planning application in quarter 3 of 2024, demonstrating intent.

Impediments to bringing the site forward have been resolved following adoption of the Local Plan and confirmation by Natural England that phosphorus mitigation is no longer required for new residential development in this location. Whilst nitrogen mitigation is still necessary and there is a requirement for the Council to undertake a standard Habitats Regulations Assessment I have no reason to believe that either will prevent development within the 5 year timeframe.

FWP7 Land west of New Road, West Parley (Ferndown) (107 dwellings)

64. The site was allocated in the East Dorset and Christchurch Local Plan, adopted in 2014. Pre-application discussions have taken place but a planning application is not expected to be submitted until summer/ autumn 2025. Some site assessment work has been undertaken but it is now dated and needs renewing. The Council has stated that the landowner has identified some viability challenges. There is a lack of information about what they are or evidence to substantiate the Council's view that they can be overcome. Overall, there is a lack of clear evidence of deliverability within the 5 years. 107 dwellings should therefore be removed from the supply.

6/2019/0717 Land at Policeman's Lane (Phase 2), Upton (92 dwellings)

65. The site was allocated for around 90 dwellings in the Purbeck Local Plan, adopted in July 2024. It is currently subject to a full planning application for 92 dwellings, which was originally submitted in 2021. The application had been held in abeyance due to nutrient neutrality but Natural England has confirmed that phosphorus mitigation is no longer required for new residential development in this location. The applicant is to produce a nutrient budget calculation to identify the level of nitrogen mitigation required with other site assessment work and master planning work having been completed. A decision by the Council's planning committee is expected by the end of 2024. On the evidence before me I am satisfied that 92 dwellings are deliverable within the 5 year period.

WEY7 Council Office, North Quay, Weymouth (75 dwellings)

66. Demolition of the former Council offices on this Local Plan allocation site was completed in April 2024 and funding has been secured from Government to support bringing the site forward. There are timescales attached to the receipt of funding and as such Dorset Council, as landowner, expect to appoint a development partner in 2024. Whilst it is a long standing allocation there has been movement which is being driven by the funding conditions. In this context there is an expectation that the site can be delivered in the final 2 years of the 5 year period.

WOOL3 North of Railway Line, Wool (35 dwellings)

67. This Local Plan allocation is subject to a planning application for 35 dwellings. The application had been held in abeyance due to nutrient neutrality but Natural England have confirmed that phosphorus mitigation is no longer required for new residential development in this location. Following completion of a nutrient budget calculation to identify the level of nitrogen mitigation required and the completion of a revised Habitats Regulations Assessment by the Council the application was expected to be determined by September 2024. With no other identified impediments, I am satisfied that the site can be delivered within the 5 years.

Sites Allocated in Neighbourhood Plans

NP PV1 Austral Farm, Alton Pancras (9 dwellings)

68. The site is allocated for 10 dwellings and is subject to a planning application for 9 dwellings as part of a mixed use development that includes the removal of modern agricultural buildings, the conversion of traditional buildings into offices and a café and the creation of 2 B2 workshop buildings. An application was submitted in 2021 but held in abeyance due to nutrient neutrality. However, Natural England has now confirmed that phosphorus mitigation is no longer required for residential development in this location. The Council has identified that landscape issues associated with the site have been overcome through amendments to the application. The applicant is to produce a nutrient budget calculation to identify the level of nitrogen mitigation required and the Council is to undertake a revised Habitats Regulations Assessment. These requirements are not expected to delay delivery beyond the 5 year period. Given the small site size the 9 dwellings associated with this site can be delivered before the end of 2028/29.

NP BR01 Back Lane, Bere Regis (51 dwellings)

69. The site is allocated within the Bere Regis Neighbourhood Plan with a planning application expected to be submitted before the end of 2024. This follows public consultation which took place in the summer of 2023 along with pre-application discussions with the Council. There is a requirement for the provision of Suitable Alternative Natural Greenspace as part of the development but provision has been made for this through Policy BR2 of the Neighbourhood Plan. Given the preparatory work that has been undertaken and the commitment demonstrated by the developer who expects the delivery of 18 dwellings in 2026/27 and 33 dwellings in 2027/28 I am satisfied that 51 dwellings can be delivered by year 5.

NP BR02 North Street, Bere Regis (15 dwellings)

70. This Neighbourhood Plan allocation has been subject to public consultation and pre application discussions in 2023. The allocation has a Suitable Alternative Natural Greenspace requirement but provision has been made for this in Policy BR2 of the Plan. There is no evidence that a planning application has been submitted but it is expected before the end of the year. Even if there is some delay, given the small size of the site it can be expected that 15 dwellings will be delivered before the end of the 5 year period.

Policy BR7 Former School Site, Bere Regis (21 dwellings)

71. This Council owned site is allocated in the Bere Regis Neighbourhood Plan. A registered provider and funding is in place to bring forward a scheme of 21 affordable dwellings. The submission of a planning application has been delayed by nutrient neutrality issues but these have now been resolved. No details have been provided to identify that an application has been submitted. In the developer consultation it is identified that the 21 dwellings will be delivered within 2025/26. In the absence of a planning application and in the context of a need to demolish the existing school on site this is overly optimistic. Nevertheless, the presence of funding and a developer demonstrates progress on the site and intent and so it is reasonable to expect delivery of the 21 dwellings by 2028/29 given the relatively small number of units involved.

Policy BR7 White Lovington, Bere Regis (17 dwellings)

72. This Neighbourhood Plan allocation is subject to a full planning application to erect 17 properties. The Council resolved to grant planning permission in April 2021 subject to a legal agreement being concluded by October 2021. The application has been held in abeyance due to nutrient neutrality but Natural England has now confirmed that phosphorus mitigation is no longer required for residential development in this location. Nitrogen mitigation is still required and the Council needs to undertake a revised Habitats Regulations Assessment but there is nothing to indicate that this will delay delivery with an extension for determination agreed to the end of September 2024.
73. The developer refers to the possible need for a requirement for a site specific Heathland Infrastructure Project to be delivered in the short term which may impact on delivery. I have very little information about this but there is nothing before me to indicate that it would prevent delivery of the site. Even if the site does not deliver its first completions in 2025/26 as currently forecast, completion of the 17 dwellings is still achievable within the 5 year period.

NP alloc 6 Clarkes Yard, Bath Road, Sturminster Newton (30 dwellings)

74. This site is allocated in a Neighbourhood Plan and was subject to a full planning application that expired in November 2023. There is a lack of information to explain why it was not developed. The site is identified as having abnormal development costs as a result of being a former railway cutting. The specific consequence and implications of this are not clear from the information provided. The Council acknowledges that there are viability issues on the site and had made concessions in the affordable housing requirement attached to the expired planning permission.
75. The agent has identified an intention to submit a full planning application in the summer of 2025 and suggests that 12 dwellings will be completed in 2025/26 and 18 dwellings will be completed in 2026/27. This is unlikely to be achievable, particularly given that it has been identified that site clearance will take 6 months following the grant of planning permission. On the information before me there is insufficient evidence that this category B site will deliver within the period in question. In the circumstances 30 dwellings should be removed from the supply.

NP alloc 1 North of the Livestock Market, Sturminster Newton (86 dwellings)

76. This is a longstanding Local Plan allocation dating back to 2003. It is also a Neighbourhood Plan allocation. The Council states that the site has not come forward historically due to a strategic decision of the landowner. A housebuilder submitted a full planning application for the site in December 2023. Whilst it has been suggested via the stakeholder engagement process that road infrastructure requirements will cause delays in delivery, this is not supported by evidence on the matter submitted by the Council. There however remain outstanding matters to be resolved on the planning application and there has been no information supplied by the Council on the timescales for determination of the application and no submission from the landowner/ developer on delivery. Whilst there has been progress in the last 8-9 months some uncertainties remain. I have therefore pushed back delivery to 2028/29 and as such 43 dwellings should be removed from the supply.

H5 Westminster Road Industrial Estate, Wareham (9 dwellings)

77. The site is allocated for 'about 30 dwellings' in the Wareham Neighbourhood Plan, adopted in 2021. An outline planning application to demolish the existing industrial unit and erect 9 residential dwellings was submitted in March 2022 with all matters reserved. The application was held in abeyance due to nutrient neutrality issues but Natural England has now confirmed that phosphorus mitigation is no longer required for new residential development in this location. Nitrogen mitigation is still necessary and the Council needs to undertake a revised Habitats Regulations Assessment. The applicant has completed a nutrient budget calculation to enable the Council to identify the level of nitrogen mitigation required.

78. Whilst the stakeholder engagement process identified objections to the level of affordable housing provision proposed, the Council has confirmed that there is no affordable housing requirement on the site. The application is expected to be determined by the end of September 2024. There has been progress on the site but a reserved matters application is still required. I am therefore in agreement with the Council that only 9 dwellings should be counted in the 5 year supply.

P/FUL/2023/02553 Swanhills, Cerne Abbas (18 dwellings)

79. The site is identified as an allocation in the Cerne Abbas Neighbourhood Plan which was made in January 2015. An application was validated in May 2023 but held in abeyance due to nutrient neutrality issues. Full planning permission has since been granted in July 2024. Whilst the site was added after the stakeholder engagement consultation due to the change in circumstances of the site, on the evidence before me I am satisfied that it is deliverable within the 5 year period.

Specific Large Sites

6/2019/0639 Land North of West Lane, Stoborough (15 dwellings)

80. An outline application for up to 15 dwellings with all matters reserved except for vehicular access was submitted in 2021. A S106 was signed in 2022 but the application had been held in abeyance due to nutrient neutrality issues. The Council have identified that this has been resolved as Natural England have confirmed that phosphorus mitigation is no longer required for new residential development in this area. The applicant has completed a nutrient budget calculation to enable the Council to identify the level of nitrogen mitigation needed and an appropriate assessment is due to be completed.
81. The applicant states that a development partner has been identified and a delivery rate of 8 dwellings in 2026/27 and 7 dwellings in 2027/28 is expected. This was on the basis of planning permission being granted by 1 June 2024. I am not aware that this has happened. Nevertheless, even if the start date is pushed back to 2027/28, 15 dwellings are deliverable within the 5 years.

P/FUL/2022/07955 West Lane, Land at Steppingstones Fields, Stoborough (9 dwellings)

82. The site was subject to a pending planning application for 12 dwellings which has subsequently been revised downwards to 9 dwellings. The application has been held in abeyance due to nutrient neutrality issues but Natural England has now confirmed that phosphorus mitigation is no longer required for new residential development in this location. The applicant has completed a nutrient budget calculation to enable the Council to identify the level of nitrogen

mitigation needed and an appropriate assessment is due to be completed. The Council expects to determine the application by end of September 2024 and the applicant now expects delivery of 9 dwellings within 2025/26. Even if this target is missed, delivery can still be expected within the 5 year timeframe.

P/FUL/2024/00233 Brewery Site (Lot 2), Blandford St Mary (41 dwellings)

83. The Brewery site at Blandford is identified as a regeneration site in Policy 16 of the North Dorset Local Plan, adopted in 2016. Lots 1 and 3 of the redundant parts of the brewery have been developed for 63 houses and 45 retirement apartments. Lot 2 is the subject of a planning application by Homes England and a construction company for the conversion of an existing building to 24 dwellings and the erection of 17 new dwellings. The planning application was submitted in January 2024.
84. There are a number of outstanding objections from consultees that include the absence of a bat survey, surface water discharge and trees but these are possible to resolve through additional information and design revisions. The Council expect to take the application to committee in October 2024. No evidence has been submitted by the developer with regards delivery but the Council has indicated delivery of the 41 dwellings in 2027/28. Given the progress on the site and the involvement of Homes England there is evidence to suggest delivery within the 5 years.

LA/BLSM/003 Brewery Site (Lot 4), Blandford St Mary (21 dwellings)

85. Lot 4 is the final lot to come forward within the brewery site at Blandford. Pre-application discussions have taken place on the site and the agent predicts delivery of the 21 dwellings within 2025/26. However, this seems unlikely given that the purchase of the site is still under negotiation, no planning application has been submitted and there is no information before me on when this is likely. Given the lack of information and clear evidence of delivery within the 5 years 21 dwellings should be removed from the supply.

P/OUT/2021/05309 Land adjacent Broadmead, Broadmayne (80 dwellings)

86. An application for outline planning permission for 80 dwellings was submitted in 2021 and planning permission was granted in July 2024. Whilst the developer has suggested delivery in 2026/27 and 2027/28, I agree with the Council that 2027/28 and 2028/29 is more realistic given the need to submit reserved matters. Given progress on the site, the demonstrated intention of the developer and the absence of any financial constraints or abnormal development costs impacting on delivery I am satisfied that there will be delivery within the 5 years.

WD/D/20/001242 Tennis Courts, Trinity St Carpark, Dorchester (15 dwellings)

87. A full planning application for 15 dwellings was submitted in 2020. The application had been held in abeyance due to nutrient neutrality issues but Natural England has now confirmed that phosphorus mitigation is no longer required for new residential development in this location. Nitrogen mitigation is still required and the Council needed to undertake a revised Habitats Regulations Assessment ahead of the Council anticipating making a decision on the application in July 2024.
88. The development will require an easement with Dorset Council but there is nothing to indicate that this will have an impact on the timing of the delivery of the dwellings. The developer has identified that their build programme would not enable a start until at least 2026/27 and so I agree with the anticipated delivery rate of 15 dwellings in 2027/28.

LA/COLE/022 Furzehill – Previous Council Offices, Colehill (35 dwellings)

89. The site is allocated in the Christchurch and East Dorset Core Strategy and is owned by Dorset Council. Initial site assessment work has been undertaken and there has been a pre-application discussion but no planning application has been submitted and there are no details of when one may be expected. A potential purchaser of the site withdrew their interest in 2023 and the site has been remarketed but no replacement purchaser has been secured. On the information before me there is a lack of clear evidence of delivery within the 5 year timescales. 35 dwellings should consequently be removed from the supply.

Rural Exception Sites

Corfe Castle CLT (22 dwellings)

90. The site has been identified as a rural exception site by the Council's Housing Enabling Team, with the potential to deliver 22 affordable homes. A registered provider and funding is in place. However, there are no details of dates for bringing the site forward, including preparatory work or the date for the submission of a planning application. In the absence of clear evidence of delivery 22 dwellings should be removed from the supply.

Minor Sites with Planning Permission

6/2019/0656, P/VOC/2022/03258 Crack Lane, Langton Matravers, BH19 3EF (8 dwellings)

91. The site has outline planning permission for an affordable housing led rural exception scheme with 6 affordable dwellings and 2 market dwellings. The outline permission was granted on 3 November 2021 and so is due to expire at

the beginning of November. There is no evidence that a reserved matters application has been submitted and there is nothing to indicate that a registered provider has been secured to bring forward the site. However, there is nothing before me to indicate that the site is not viable or that there is no longer a demand for the dwellings. The site should stay in the 5 year supply list in the short term.

2/2019/1338/FUL Gains Cross Farm, Gains Cross Lane, Shillingstone (6 dwellings)

92. Full planning permission for 6 dwellings on this site was granted in March 2020. The Council has identified that development has commenced but there is very little details regarding this submitted. An alternative scheme for commercial uses on the site was validated in March 2024 and granted planning permission in April 2024. In the absence of further details about the construction of the dwellings and evidence of an alternative non residential development on the site there is clear evidence that there is an intent not to proceed with the residential development. On this basis 6 dwellings should be deducted from the supply.

Called in Application

Land NE of Blandford Bypass (142 dwellings)

93. A hybrid planning application for 490 dwellings, 150 of which were for full approval was validated in October 2020. This was followed by a resolution to approve subject to a S106 agreement by the Council's Planning Committee in October 2023. The planning application was returned to committee in April 2024 following publication of the revised NPPF in December 2023. The Planning Committee again approved the application, subject to a S106 agreement. Whilst the decision was called in the Council received confirmation from the Secretary of State that the application should be determined by the Council. The site had not been included in the original 5 year supply calculation due to the uncertainty associated with the call-in. However, at the time of the Annual Position Statement submission the Council identified that the formal decision granting planning permission was imminent. The developer has provided a trajectory identifying delivery of 42 dwellings in 2026/27, 50 dwellings in 2027/28 and 50 in 2028/29. On the evidence before me 142 dwellings can be included within the 5 year supply.

Windfall Allowance

94. The Council has undertaken analysis of minor site windfall developments over the past 5 years across the districts/ boroughs that now form Dorset Council. The evidence demonstrates that small windfall sites have been a consistent source of supply. A minor sites windfall allowance of 709 dwellings has been added to the 5 year supply which equates to 1.8 years' worth of the average past supply across the area over the last 5 years. I agree with this position.

Conclusions on Supply

95. For the reasons identified I am of the view that the Council can demonstrate a deliverable supply of 8,999 dwellings. The housing requirement is 8,965 dwellings and so there is a housing land supply of 5.02 years.

Overall Conclusions

96. The engagement process followed by the Council was satisfactory. The Council can demonstrate that a 5 year supply of deliverable sites can be achieved.

K Ford

INSPECTOR