

**Appeal:** APP/D1265/W/23/3336518  
**Site:** Land to the South of Ringwood Road, Alderholt, Dorset  
**LPA:** Dorset Council  
**Appellant:** Dudson Homes (Southern) Ltd  
**Date:** 16<sup>th</sup> August 2024

**Agreed update note on the implications of the Government’s proposed changes to the standard method for housing land supply in the context of the appeal proposal**

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**Context**

It is agreed that the relevant development plan (EDCLP2014) (CDD.001) is over 5 years old and that the housing requirement is out of date. For housing land supply purposes the housing requirement is therefore calculated using the standard method.

**NPPF December 2023: Current Standard Method**

Dorset Council’s most recent published housing land supply position and the evidence presented during the inquiry was based upon the current NPPF (December 2023) applicable to the East Dorset area.

The core document CDK.013 Joint HLS note following Round Table set out the agreed position of the two main parties. The table reproduced below as Table 1 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

*Table 1: Housing Land Supply Position following Roundtable*

	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 (60dpa)	296	240	56		
Windfalls at 78.6dpa	487*	393	94		
<b>Total</b>			<b>178</b>	<b>1676.3</b>	<b>3.66</b>

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

Allowing for the adjustments results in a housing land supply of 3.66 years for the East Dorset area.

### **Consultation NPPF July 2024: Proposed Standard Method**

The consultation NPPF published 30 July 2024 proposes changes to the standard method, replacing the current four-step approach that uses 2014 based household projections as a baseline with a two-step approach based on a percentage increase in the existing housing stock and an affordability uplift. The outcome of the proposed standard method has been published alongside the consultation with a figure for Dorset as a whole. There is no separate East Dorset figure. The implications of the change for the Dorset area are set in Table 2.

*Table 2: Comparison of Current and Proposed Standard Method for Dorset Council Area*

	<b>Current Standard Method</b>		<b>Proposed Standard Method</b>	
Annual Requirement	1793		3230	
Buffer (%)	0		5	
Requirement plus Buffer	1793		3391.5	
	<b>Dorset Council</b>	<b>Appellant</b>	<b>Dorset Council</b>	<b>Appellant</b>
Deliverable Supply	9394	7349*	9394	7349*
Number of Years' Supply	5.24	4.09	2.77	2.16

\*The Appellant's supply figures are derived from its consultation response to Dorset Council's draft Annual Position Statement.

It is agreed that applying the proposed standard method will result in a significant reduction in Dorset Council's five year housing land supply position to between 2.16 and 2.77 years. This results in a shortfall of supply of between 7,563.5 and 9,608.5 dwellings.