



Dorset Council

**SD03 Statement of Engagement for the
Annual position statement**

July 2024

www.dorsetcouncil.gov.uk

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1. Introduction

- 1.1** This Statement of Engagement accompanies the Dorset Council Annual Position Statement (July 2024) for housing land supply for the monitoring period 1 April 2023 to 31 March 2024. It provides a record of the engagement process which has informed the preparation of the Annual Position Statement (APS) in accordance with the December 2023 National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance (PPG), including the Housing Supply and Delivery PPG published in July 2019 and updated in February 2024.
- 1.2** Paragraph 15 of the Housing Supply and Delivery PPG¹, states that a statement of engagement can be produced including a number of elements. Table 1 sets out the requirements identified in paragraph 15 and where this information is provided by Dorset Council for ease of reference.

Table 1: Location of information provided as required by PPG

Requirements of paragraph 15 of Housing Supply and Delivery PPG	Where this information is provided
An overview of the process of engagement with site owners/applicants, developers and other stakeholders.	An overview is given below in this statement of engagement. Note that further detail and information received from developers is available separately (SD07 Evidence for Major Sites).
Specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply.	SD05 Disputed Sites provides this information.
The conclusions which have been reached on each site by the local planning authority in light of stakeholder engagement.	SD05 Disputed Sites provides this information.
The conclusions which have been reached about the overall 5-year housing land supply position	Summarised below in this statement of engagement. See also Annual Position Statement (SD01).

¹ Paragraph reference ID: 68-015-20190722

2. The Annual Position Statement

- 2.1 Where an authority's local plan is more than five years old, paragraph 78 of the NPPF states that 'a local planning authority may confirm the existence of a five year supply of deliverable housing sites (with a 20% buffer if applicable) through an annual position statement, which:
 - a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
 - b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.
- 2.2 The associated Housing Land Supply and Delivery PPG sets out the Government's advice on the production of the APS, including the process of engagement, for a local authority to confirm its five year housing land supply position through submission to the Planning Inspectorate.
- 2.3 For previous base dates (i.e. 1st April 2023 and earlier), Dorset Council produced separate housing land supply reports for the Council area's four legacy local plan areas (East Dorset, North Dorset, Purbeck, and West Dorset, Weymouth & Portland). There are currently therefore four 5-year housing land supply figures.
- 2.4 Dorset Council has opted to produce an Annual Position Statement given that it is now five years old. This is therefore the first Dorset Council-wide housing land supply annual position statement. The Council notified the Planning Inspectorate of its intention to produce an annual position statement on 27/03/24.

3. Engagement and consultation

- 3.1 A webpage was created for the APS: [Annual Position Statement - Five Year Housing Land Supply - Dorset Council](#) to keep stakeholders informed on its production and allow people to comment. This has been and will continue to be kept up to date, providing information on the APS process, its timetable for production, draft documents for engagement, submission to PINS, and updates thereafter.
- 3.2 The engagement and consultation process undertaken is detailed below.
- 3.3 The document entitled SDS07 Major Sites Evidence sets out a summary of each major site, including responses from the developers/agents/landowners and the Council's decision on site deliverability.

Early engagement on deliverability

- 3.4 Between 19 and 26 April 2024, an email was sent to developers/agents/landowners for all sites with extant planning permission (of 10 or more units), Local Plan allocations, Neighbourhood Plan allocations, large identified sites (identified via the Brownfield Register and SHLAA) and rural exception sites. This included a request for information on a number of matters, including the expected housing trajectory, build-out rates and factors that could affect deliverability. The email included an initial deadline of 3 May 2024 for replies.
- 3.5 A copy of the template email is attached at appendix 1.

- 3.6** Reminder emails were sent on 7 May 2024 and 15 May 2024 to those who had not replied.
- 3.7** This provided developers/agents/landowners an opportunity to provide an up-to-date picture of the sites' progress. Responses fed into the trajectories and included in the site-based data set out in the Major Sites Evidence document (SD07). Where a response had not been received, the Council used the most up to date data available, such as previous deliverability responses.
- 3.8** This deliverability information informed the 5-year housing land supply put forward in the draft annual position statement.

Consultation on the Draft APS

- 3.9** Dorset Council consulted stakeholders on the draft APS for a 4 week period, from 6 June to 4 July 2024. To be accommodating, the Council accepted three representations submitted on 5 July, the day after the engagement ended. These accepted late submissions were from Intelligent Land on behalf of Dudsbury Homes (LM) and Dudsbury Homes (Ferndown) Limited, and Bidwells on behalf of the North of Dorchester Consortium.
- 3.10** A further late representation was received on 19 July, when the APS was being finalised. This late representation was reviewed but there was insufficient time to fully consider the points made. This review has been set out in the 'Responses' section below.
- 3.11** The draft APS was available in a fully accessible electronic format on the Council's website via its Citizen Space consultation portal as an online survey so that stakeholders could make and submit their comments. [Dorset Council draft Annual Position Statement - 5 year housing land supply - stakeholder engagement - Dorset Council - Citizen Space](#)

Consultees

- 3.12** The following groups were notified by email and invited to comment on the draft APS:
- Developers
 - Agents
 - Private and public landowners
 - Statutory consultees and public bodies (Natural England, Historic England, Environment Agency, Homes England)
 - Infrastructure providers (including utility providers, highways etc)
 - Other bodies with an interest in a particular site
- 3.13** The list of developers/landowners/agents was put together from the Council's Local Plan database and a list of agents wishing to be kept informed on development management matters. A full list of organisations notified is attached at appendix 2.
- 3.14** As there were no adjoining or cross-boundary sites it was not felt necessary to consult neighbouring planning authorities.
- 3.15** A copy of the email sent to these organisations is attached at appendix 3.
- 3.16** A reminder was also sent out to the consultees on 20 June in order to maximise opportunities for consultees to respond to this stakeholder engagement.

Responses

3.17 A total of 20 responses were received. The responses were reviewed and considered in finalising the annual position statement. The 20 responses can be broadly categorised as follows:

- 14 responses disputed the APS and sites included in the supply
- 1 response supported the APS
- 3 responses suggested the inclusion of additional sites
- 1 response provided additional information on an included site
- 1 response provided general comments from a transport planning perspective

Table 2: Respondents to consultation on the Draft APS

Reference	Client	Agent	Date received
APS01	Dudsbury Homes (Southern)	T O'Rourke	4/7/24
APS02	Paul Newman		6/6/24
APS03	Nightingale Land	Emery Planning	3/7/24
APS04	Wyatt Homes	Emery Planning	3/2/24
APS05	Landstrom		4/7/24
APS06	North Dorchester Consortium	Bidwells LLP	5/7/24
APS07	Dudsbury Homes (LM)	Intelligent Land	5/7/24
APS08	Dudsbury Homes (Ferndown)	Intelligent Land	5/2/24
APS09	Prime UK Developments Ltd		6/6/24
APS10	Wates Developments		18/6/24
APS11	Formerly David Shaw Partnership		21/6/24
APS12	Cala Homes		26/6/24
APS13	A.E. Adams Estates Ltd		27/6/24
APS14	Aster Homes	Chapman Lily	3/7/24
APS15	Bellway Homes	Chapman Lily	3/7/24
APS16	Betterment Properties	Chapman Lily	3/7/24
APS17	M. B. Crocker & P&D Crocker	Chapman Lily	3/7/24
APS18	WH White Ltd	Chapman Lily	3/7/24
APS19	Nexus Planning	Cavanna Homes	4/7/24
APS20	Dorset Council Transport Planning		10/7/24

3.18 A summary of the representations received, including the Council's response and action taken are provided separately in SD04: Summary of General Representations Received. Note SD04 summarises and responds to all general comments made on the APS. All site-specific comments are summarised and responded to in SD05: Summary of Disputed Sites. All representations are set out in full in SD06.

3.19 The Council received a late representation from Grassroots Planning on behalf of South-West Strategic Developments on Friday 19 July 2024. The representation was received 2 weeks after the engagement closed, and just over one week before the deadline for submission of the APS to PINS. This has left no time for consideration of

the comments in detail. However, a high-level review of the sites disputed within the response showed that the majority of the points raised on specific sites disputed have already been disputed in other responses and therefore already considered by the Council in SD05.²

- 3.20** In their covering email Grassroots Planning stated that they weren't aware of the consultation, however the Council notified three team members of Grassroots Planning on 6 June when the consultation went live, and included the same three contacts in the reminder email sent on 20 June (see the list of organisations notified in Appendix 2). These contacts included the specific responder's direct email.
- 3.21** A copy of this late response has been included in SD06 - Responses received from Stakeholder Engagement and marked as a 'late response'.

4. Disputed sites

- 4.1** Paragraph 15 of the PPG³ requires that the statement of engagement should include: *'Specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply'*
- 4.2** As set out above, during April and May 2024 the Council first sought the views of developers/landowners/agents regarding the estimated delivery trajectory of the sites they were developing. This enabled preparation of the draft APS.
- 4.3** Consultation on the draft APS from June to July 2024 sought the views of landowners and developers to confirm the delivery projections for their sites. This also gave an opportunity to the developers and agents to review and challenge the Council's and developers/landowners' assumptions regarding the sites and the overall approach to deriving the housing land supply in the APS.
- 4.4** All developers and landowners with sites in the supply, and a wide range of other consultees, were consulted on the draft APS and had the opportunity to review the Council's trajectory. All representations received on the draft APS were considered by the Council.
- 4.5** A number of sites were disputed. The Council carefully considered the representations made in relation to these sites and reviewed the evidence on deliverability. The disputed sites, reasons why they were disputed, the Council's response and the Council's conclusion on the number of dwellings to include in the housing land supply for each disputed site is set out in SD05 Summary of Disputed Sites.
- 4.6** The Council made a number of changes to the sites included in the supply as a result:
- 13 sites were removed from the supply completely
 - For four sites, the number of dwellings included in the supply was reduced
 - For six sites, the number of dwellings in the supply was increased
- 4.7** Tables 3 to 5 list these sites.

² Only a single additional specific site was disputed in the late response, proposing a reduction of 25 dwellings at North West Quadrant Phases 3 + 4. For this deliverable site the developer has provided an anticipated trajectory and the Council sees no reason to deviate from this.

³ Ref ID: 68-015-20190722

Table 3: Sites removed from the supply

Site reference	Site name	Number of dwellings removed
WP/19/00993/OUT	Land at Beverley Road, Weymouth	17
BRID1	Vearse Farm (South East), Bridport	20
WD/D/17/000800	South of Fullers, Broadwindsor	22
P/FUL/2023/06544	Lakeside Superbowl, Weymouth	65
CRS2	Redbridge Pit, Moreton	35
WOOL1	West of Chalk Pit/Oakdene Road, Wool	120
WOOL1	North East of Burton Cross Roundabout, Wool	50
WOOL1	North West of Burton Cross Roundabout, Wool	30
LA/SIXP/005	Land off The Orchard, Sixpenny Handley	30
LA/SIXP/004	Land off Dean Lane, Sixpenny Handley	35
	Orchards Close garages, Bridport	5
	Pageants Close garages, Bridport	5
	Brymer Road garages, Puddletown	4
	Total:	438

Table 4: Sites where the number of dwellings included in the supply was reduced

Site reference	Site name	Reduction
1/D/11/002012 WD/D/16/002852	St Michael's Trading Estate, Bridport	27
CHIC2	Chickerell Urban Extension East	10
P/OUT/2022/00852	Land at Newtons Road, Weymouth	72
H5	Westminster Road Industrial Estate, Wareham	6
	Total:	115

Table 5: Sites where the number of dwellings included in the supply was increased

Site reference	Site name	Increase
P/FUL/2023/02553	Swanhills, Cerne Abbas	18
P/RES/2022/03505 3/17/3609/OUT	West of New Road, West Parley	107
DOR6	Maltings and Maltings Mews, Dorchester	76
WP/18/00298/FUL, P/FUL/2023/04876	Brewer's Quay, Weymouth	5
P/RES/2022/04960	Ham Farm – Phase 2, Gillingham	130
DOR8	Four Paddocks Land, Dorchester	40
	Total:	376

4.8 As shown in Table 2, following the Council's consideration of the disputed sites, 376 dwellings were added to the housing land supply and 553 dwellings (438+115) were removed from the housing land supply. One additional dwelling was removed from the supply from the Minor Sites with Planning Permission category after a calculation error

was discovered by the Council, equating to an overall net reduction of 178 dwellings in the housing land supply in the final APS compared to the draft APS that was consulted on.

- 4.9** Full details of the sites that were amended in the housing land supply as a result of the consultation, and full reasoning, are included in SD05 Summary of Disputed Sites.

5. Council information gathering

- 5.1** In addition to continuing engagement with landowners, developers and applicants, the Council has also reviewed the progression of the planning application process and had discussions with development management case officers to get an up-to-date picture of their progress and status.
- 5.2** Any information gathered internally has been included in a section in the site-based data set out in SD07 Major Sites Evidence.

6. Conclusion

- 6.1** The consultation and engagement undertaken has informed the final Dorset Council annual position statement, for the period 31 March – 1 April 2024 (document SD01).
- 6.2** As a result of the consultation and consideration of disputed sites, 376 dwellings were added to the housing land supply and 553 dwellings were removed from the housing land supply. One additional dwelling was removed from the supply from the Minor Sites with Planning Permission category after a calculation error was discovered by the Council, equating to an overall net reduction of 178 dwellings in the housing land supply in the final APS compared to the draft APS that was consulted on. This equates to 0.1 years supply. The housing land supply was therefore reduced from 5.34 years to 5.24 years.
- 6.3** Dorset Council concludes that it can demonstrate a deliverable housing land supply as at 1 April 2024 of 5.24 years (9,394 dwellings for the 2024 – 2029 period) as set out in the final Dorset Council Annual Position Statement submitted to PINS.

7. Appendix 1 – Initial Housing Trajectory/Deliverability Email to Developers

From: planningpolicy
Sent: Friday, April 19, 2024 2:44 PM
To:
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): _____

Site location: _____

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle)	

identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		

Are there any other issues that are delaying the delivery of your site?		
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Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



8. Appendix 2 – List of consultees for Draft APS

Statutory Consultees

National Highways
Homes England
Natural England
Environment Agency
Historic England

Utilities companies

SGN
National Grid
SSE / SSEN
Wessex Water
South West Water

Internal consultees

Transport Planning
Development Management

Developers, landowners and agents

A2A Consulting
Achieve Planning
Adams Hendry
AECOM
Alder King
Anderson Planning
Avison Young
Asbri Planning
Aster
Bargate Homes
Barratt Homes
Barratt Developments
Bellway
Berkeley Group
Bloor Homes
Blackbox Planning
Bidwells
Boon Brown
Boyer Planning
Brimble Lea
Carter Jonas
Cawdor Construction Developments

Chapman Lily Planning
Chichesters
Ian Williams
Collier Planning
Crest Nicholson
CT Planning
D2 Planning
Dandara
Dalton Aram Planning
Dean Roper
DevComms
Drew Smith
Dorset Surveys
Dorset Planning
Dowsett Mayhew
ECA Architecture & Planning
Egdon Resources
Foreman Homes
Fowler Fortescue
Gillings Planning
Gladman
MJ Gleeson
Grassroots Planning
Greenslade Taylor Hunt
GVD Group
Greystoke Land
Habinteg Housing Association
Hallam Land
Harlequin Homes
HBC Alderholt
Heynes Planning
Home Builders Federation
Highwood Group
HLF Planning
Inspired Villages
Intelligent Land
Impact Planning Services
B2 Architects
J Pittard
Ken Parke Planning
LVA
Lichfields
Lionel Gregory
Lucy White Planning
Markides Associates
McLoughlin Planning
MDA Planning
Metis Homes

The Planning Bureau
 Mohsin Cooper
 Morgan Carey
 Morgan Design Studio
 Nexus Planning
 Nigel Thorns
 Obsidian Strategic
 Origin 3
 Pegasus Group
 Peter G May
 Andrea Pellegram
 Pennon Group
 Pennyfarthing Homes
 Persimmon Homes
 Planning Prospects
 Planware
 Prime plc
 Pro Vision
 Proctor Watts Cole Rutter
 Quarryplan
 Rapleys
 Raw Planning
 Richborough
 Richborough Estates
 Rural Solutions
 Roach Planning
 Peach Tree Services
 Sanderson Weatherall
 Savills
 Sibbett Gregory
 South Coast Land
 Southern Planning
 Sol Planning Design
 Squires Planning
 SSA Planning
 Stephen Hinsley Planning
 Symonds and Sampson
 Tanner and Tilley
 Tetra Tech
 Tom Whiteley
 Tor & Co
 Tetlow King
 Charborough
 Testament Land Company
 Turley
 Turner Associates
 Turnberry
 Vail Williams
 Valstera Property
 Walsh & Co
 Walsingham Planning
 Weatherbury
 Western Design
 Williams Lester
 WSP
 Wyatt Homes
 Alan Cosgrove
 Alford Martin
 Kirstin Rayner
 Martin Hanham
 Nick Thorne
 Earlsfield Town Planning
 Genesis Town Planning
 Planning Developments
 DCS Caistor
 Campbell Jackson Achitects
 Taylor Wilkinson
 Tony Huggett
 First Plan
 Robbie Roskell Architectural & Building
 Consultants
 Paul Dance Ltd
 Ken Pollock
 Steve Keen
 Btwigg Planning
 A Lambert
 Abri
 Paris Smith
 Master Land & Planning
 Richard Ashton
 Fowler Fortescue
 Places for people
 Chesters Harcourt
 Countryside Partnerships
 Adama Consulting
 Vistry Group
 Asteer Planning
 SF Planning
 Elivia Homes
 Woolley & Wallis
 Pennyfarthing Homes
 Chapman Lily Planning
 David Crosland
 Magna
 The Comer Group
 Lomand Homes

Redtale Group
Landmark Estates
Evans and Traves
MJB Technical
WWA Studios
Ken Parke Planning
Betterment
Pearce Planning
Allen Planning
CZWG Architects
The Duchy of Cornwall
Morgan Carey
C G Fry
Reed Watts
LRM Planning
Jessopp
PCL Planning
Western Design
Trewin Design
Parsons and Joyce
Hurst & Hurst Estates
Planning Base
Taylor Wimpey
Hampshire Homes Group
Grassroots Planning
AssetSphere
Assura
SLR Consulting
Bracken Group
Country Design
Bindon Engineering
Dorset Council
Renew Planning
Luken Beck
Tor & Co
Pure Town Planning
Watts Holt
Anders Roberts
Wyatt Homes
DCP Ltd
AR Property
Chapman Lily Planning
Urban House
Turley
Stanborough Construction
Tor & Co
Mission Town Planning
East Boro Housing Trust

Woolf Bond Planning
Cala Homes
Jerry Davies Planning Consultancy
Morrish Homes

**Agents on Development Management
Contact List**

Tozers Solicitors
MSA Architects
AB Design
Boon Brown
ACAA Design
ADH Designs
Etchingham Morris
Jordan Marks Estates
Mackenzie Wheeler
Spire Building Control Services
Studio Four Architects
WS Planning & Architecture
Assent Building Control
AG Design
A Jestyn Coke Chartered Surveyors
Alastair Dalziel
Pegasus Property Group
Alistair Ellen
AMA Consultancy
A R Design Studio
Ellis Belk
Jon Holt
Total Design Ltd
Murdoch Planning
Planning and Land
Rodney Melville & Partners
APSE Architects
Brooks Murray
AS Architectural
AS Architecture
WWCS Environmental Services
Attwood Planning
Acworth & Jarvis
Barry Coupe
Barry J Mills Ltd
Hollington Architects
NBDA Architects
BT Architect
By Design
CG Architectural
Kendall Kingscott

Space Industries
Case Designs
BrightSPACE Architects
CC Architecture
Centre Plan
PH Hardwill
Premier Group
Anders Roberts
HSR Design
Nouveau Architecture
Sibbett Gregory
Johnston Cave Associates
Clive Miller Associates
Coe Design
Bowman Riley
Cutler Associates
Wilkinson Helsby
Design Develop
Templeton Walker
PSE Associates
RGP
Kendall Kingscott
Neame Sutton
GVA
BAT Studio
Christmas and Brugge
David Braybon
David Green Architect
David Parkin
David Harness
D Webb Architectural
Nicolas James Group
W and P Surveyors
David Wren
David Mann Architect
Dean Roper
Debbie Pearson
Upton Tree Services
NBDA Architects
Taylor and Co Architects
Trinity Architecture
DHP Plans
Dimension 3 Design
DJM Design Services
DK Symes
North Shore Homes
Salisbury Anglican
Ecclestone Design

The Morton Partnership
EM Plans
St Anns Gate
Stride and Garrett
Alpha Planning
Arkiplan
Bell Associates
Bizzy Blue Design
Building Consents
Hoburne
L J Harvey
Marshway Contracts
MJ Waugh Surveyors
WT Doe Tree Surgeon
Carless and Adams
Stiltz Lifts
GMA Design
Scott Worsfold Associates
Architecton
Lacelles
Bennington Green
Barton Willmore
Morgan Building Design
Civic Planning
Clarke Banks
Henshaw Planning
DGG Planning
Ian Bower Architect
Larner Sing
XSpace
Rural Urban Planning
ACS Architect
Adam Slatter
Alan Young
Andrew Stone Architect
ARA Architecture
Aspire Architects
BE Willis
Building Control
Chichesters
Dolman Surveyors
Drummonds Architecture
Hawes Arborists
Kernon
Larkham Design
London Building Control
Martin Leay
Mears Group

MFA Building Control
M L Architecture
Modarc Architectural Designers
NDM Architects
Northfield Property
Planit Design
Planning Concepts and Solutions
Planning Developments
PT Building Standards
RA Dalton Waste Water Specialists
Robert Paley
Rosenthal Architectural Services
Sanders Design Services
School Buildings
Tandem Architects
Technical Arboriculture
Telebeam
Thames Building Control
The Design Board
Upton Tree Services
Western Design
Wilkinson Helsby
Maughan Architecture
Acorus Rural Property Services
RDA Architects
Restoration Design Studio
Simpson Hilder Associates
OB Architecture
Jhai
Bayview Developments
Cameron Cole
Savills
JC Architect
JEB Construction
John Lewis UK
JM Architecture
JHCA
Jod Designs
Hughes and Salvidge
Moorhouse Architecture
John Heenan
John Moseley Architects
Colony Architects
Harriplan
Needham Haddrell Surveyors
Pope Priestley
WCEC
John Stark

Regional Building Control
AQP
River Power
Planning Potential
Moxon Design
Taylor Wilkinson
Kee Design
Asplan
KWL Architects
Angel Architecture
Southern Planning
Bell Cornwell
Greenslade Taylor Hunt
MC Plan and Site Services
Western Design
Dalby Reeve
David Wright Design
Hurrell Architecture
Jonathan Hallett
Look Architecture
Mark Le Grand & Co
Moor Town Developments
Proctor Watts Cole Rutter
RLM Architects
Saunders Architects
Williams Lester
Blue Yonder
Malcolm Simmonds Architects
Alitex Glasshouses
A1 Plans
PKA Architects
Assent Building Control
Dua Studio
MBA UK Ltd
Seventy One Design
Matthew Summers
North East Plans
Calyx Environmental
Morris Richards
Pell Stevens Architects
The Drawing Office Design
GMX
Anglian Group
Dyer Arch
Theo Green Designs
Jenkins Architecture
Eden Developments
Wellington King

Chesters Commercial
AR Group
NPAS
NJ Cuddy
NJ Hoskins
NWM Design Studio
RB Studio
Chalbury Building Design
David James Architects
Dot Architecture
Fisher Associates
Liam Russell Architects
Lionel Gregory
Miles & Co
Portsmouth Demolition
Robbie Roskell
Ollie Bunce
Jago Bruford Design
East Close Farm
REA Ltd
Smith Coldham
Millbrook Healthcare
Paul Gale
Walshe Associates
Avon Project Services Ltd
Paul Horton Design
Paul Scott Architect
Wilson Hutton
PD Associates
Peninsula Design Solutions
Planning Precision
Goadsby
Draycotts
Evans and Traves
Footprint Architects
PE Architects
Phil Watts Planning
Tanner Tilley
CK Architectural
David Salisbury
Harlequin Group
Land Development and Planning
Consultants
PLS Design
PMH Household Services
Cassidy & Ashton
PV Projects
Advoco Planning

LF Webb Architectural Design
Davies Chartered Surveyors
ITL Associates
Murray Planning
R and S Consultants
Richard Harrington
RB Architect
Robert Govier
Samways Surveying
Elcock Associates
Image Interiors Ltd
Roger Davis Architect
Roger Wilkinson
Ruskin Construction
DMW Architects
Dan Wood
David Horton Contractors
Ellis Partners
HMF
Richard Thomas Conservatories
CW Architects
Stephen Graeser Planning
Shattock Associates
Simon Ellis Design
Singleton Design
Emerald Architects
Walsing Plan
EC Harris
Spudivor Design
Lewis & Hickey
SPASE
GRR Architects
SDA Planning
QP Architecture
ADP Architecture
Flaxton Engineering
SJM Surveyors
Steven Jones Plan Design
Columba
Concept Design & Planning
Liberty Design
TC Planning
The Plan Partnership
Thompson Architects
Tim Macbean
Empery
Woodfordes Scott
TF Architects

Concept Building Services
Boyle and Summers
Total Project Services Ltd
Town and Country Design
Olympic Sign Services
Stockley Builders
First Plan
VB Lewis Design
GPS Ltd
REA Ltd
Withey Design
Lacey Architectural
Tamlyns
Studio Moda
Bell Cornwell

9. Appendix 3 – Consultation email

From: planningpolicy

Sent: Thursday, June 6, 2024 3:55 PM

Subject: Draft Annual Position Statement - 5 year housing land supply - focused stakeholder engagement

Dear Sir/Madam

As you may be aware, Dorset Council is seeking to confirm its 5 year housing land supply position for the period of 1 April 2023 to 31 March 2024 by producing an Annual Position Statement (APS).

This APS must be submitted to the Planning Inspectorate in July 2024. The Inspectorate will then provide their recommendation in October 2024 with the housing land supply position then being confirmed until October 2025. The government's published Planning Practice Guidance [sets out the process for confirming the housing land supply](#).

As part of this process, planning officers are now undertaking targeted stakeholder engagement with the development industry and other key stakeholders on a draft annual position statement. The draft APS has been produced with input from developers and landowners of specific sites, and this input can be found in the appendices of the report.

You can access the draft APS and submit your response via <https://www.dorsetcouncil.gov.uk/annual-position-statement>. Please submit your response through the online response pages wherever possible.

The engagement is now open and will last 4 weeks. Please submit your comments before midnight on **Thursday 4 July 2024**.

Please get in touch by reply if you have any questions.

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

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