



Dorset Council

Annual position statement – 5 year housing land supply

Summary of disputed sites and the Council's responses

SD05

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Summary of Disputed Sites

Paragraph 15 of the PPG requires that any disputed sites where consensus on delivery has not been reached are specifically identified. The tables below set out the sites disputed as a result of the engagement on the draft APS. As required by the PPG, it includes information in support of each site from the Council with reference to sufficient evidence, and information on opposition to the site, including who is contesting the site, the number of dwellings contested and the reason for this.

Note that representations regarding sites were received from three major agents. These were:

- **Emery Planning** on behalf of Wyatt* and Nightingale Land
- **Chapman Lily Planning** on behalf of Aster, Bellway, Betterment Properties, MB & P&D Crocker, and WH White
- **Tor&co** on behalf of Dudson Homes

For conciseness, the tables below refer to these three agents who submitted the comments, rather than the organisations they represent.

*Please note that responses were received from the developer Wyatt Homes during the Council's site specific developer engagement in April, regarding sites they are developing. These responses differ to the response submitted to the engagement in June on Wyatt's behalf by Emery Planning.

The total number of dwellings disputed is 3,286. This would equate to a reduction of 1.83 years and a resulting housing land supply of 3.51 years, should the Council remove all the disputed dwellings. Having considered the responses and reviewed the latest evidence on each of the disputed sites, Dorset Council has removed 553 dwellings from the 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. However, the Council has also added 376 dwellings as a result of updated evidence since the consultation on the Draft APS. There is therefore a net reduction of 178 dwellings which equates to a reduction of 0.1 years, resulting in a final housing land supply of 5.24 years.

Summary table

	Total	Equivalent in years' housing supply	Resulting housing land supply (years)
Dwellings disputed	3,286	1.83	3.51
Net reduction of dwellings by Dorset Council	178 (554 dwellings removed minus 376 dwellings added)	0.1	5.24

Table 1: Major sites with planning permission

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reasons for opposition and	Council's evidence	No. in final APS (impact of change)
P/RES/2021/04848	BRID1: Vearse Farm (Hallam Land), Bridport	793	420	<p>Emery Planning: -100</p> <ul style="list-style-type: none"> Significant junction works required before delivery of housing – including construction of a new roundabout. Works are delayed on this, yet to be tendered, build programme of a year. <p>Chapman Lily Planning: -120</p> <ul style="list-style-type: none"> Granted June 2023 but no further dates of note available online. Outstanding conditions regarding highways and junction improvements to Trunk Road – until scheme is approved no development can commence. Until highways improvements are completed no part of the development shall be occupied. Improvement works have not been tendered – likely to cause considerable delays. Start date should be set back by a year, with further discount to be cautious and account for market uncertainties. Developer proforma lacks sufficient detailed evidence, which cannot be regarded as 'clear'. 	<p>This site will be delivered by two separate national housebuilders - Barratt David Wilson Homes and Countryside Partnerships. This is confirmed on the website for the development: www.foundrylea.co.uk/about/#whoisbuildingfoundrylea</p> <p>Given that two developers will be developing the site, the submitted trajectory, at an average of around 40 dwellings per developer, per year is considered reasonable. Therefore 420 units are included in the supply as set out by the developer in their completed proforma. It should be noted that development commenced on the site on 17 April 2024.</p> <p>The responses received refer to the need to discharge conditions in relation to highways and junction improvements, prior to the delivery of housing. The planning officer for the conditions applications has indicated that the discharge of these conditions is being considered with a decision being imminent. This is not therefore considered to be a barrier to the delivery of housing on the site.</p>	420 (no change)
P/RES/2022/03505 & 3/17/3609/OUT	Land East of New Road, West Parley (FWP6) - Phase 1 (Ferndown)	238	238	<p>Emery Planning: -96</p> <ul style="list-style-type: none"> The rate of delivery in the APS is too high and should be 28 dpa, with reference to the ongoing Alderholt 	<p>The email from Bellway Homes states 2 different sales outlets, not different developers. This site is developing mostly flats in one phase, and family units in another phase. Therefore there are two different</p>	238 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reasons for opposition and	Council's evidence	No. in final APS (impact of change)
				<p>Inquiry where appellant made a similar point.</p> <p>Tor&co: -136</p> <ul style="list-style-type: none"> • APS loads development in the first four years, represents a completion/ build out rate of 77 dpa. • Developer previously indicated a build out rate of 80 dpa based on two developers being active on site (two outlets). • In their view, it appears that circumstances have changed, and the single developer will build out in 2 consecutive/ sequential phases rather than in parallel. • Using Litchfield's report to suggest a build out rate of 35-60 dpa, suggest 50 dpa. On this basis remove 136 units. 	<p>housing offers, thereby allowing two different sales outlets and site phases being built in parallel. This is not unusual and has happened in Dorset before, particularly where national housebuilders are involved. For example, Bellway Homes, is also nearing completion of 350 homes at St Mary's Hill, Blandford (ref: 2/2019/1627/REM). This also has two sales outlets. The last two monitoring years have seen completion figures of 101 units and 132 units respectively. While Bellway predicted this high rate, it was criticised by others, but it has been borne out.</p> <p>Chapman Lily submitted representations on behalf of Bellway Homes, but does not comment on the delivery rates predicted for their site in the APS. Had the developer been concerned, this was their opportunity to provide clear evidence to guide the local authority on different delivery rates to those included in the APS.</p>	
P/RES/2021/01645	West of Frome Valley Road, Crossways	140	140	<p>Emery Planning: -40</p> <ul style="list-style-type: none"> • Conditions of the permission amended to allow a phased permission. • Issue with downstream sewer capacity – condition requires a scheme for improvement to be submitted and approved prior to development of any phase. <p>Tor&co: -40</p> <ul style="list-style-type: none"> • Reference to developer proforma which states phosphates mitigation 	<p>A response to the APS consultation was provided by the developers of the site (Nexus Planning on behalf of Cavanna Homes), which indicates an expectation that all 140 homes will delivered on the site within the 5 year supply period. This is subject to the Council approving subsequent NMA and variation of condition applications. The NMA application was approved on 15/07/2024, and the conditions application is in progress.</p> <p>Development of this site, while technically commenced, has been held in abeyance due to nutrient neutrality, however this matter is now resolved. Further to the Government's announcement on 24/05/24 that additional</p>	140 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reasons for opposition and	Council's evidence	No. in final APS (impact of change)
				<p>requirements as a constraint to delivery and viability concerns due to the cost of credits.</p> <ul style="list-style-type: none"> Reference to NMA application to amend phasing of the scheme, and further planning amendments which will delay deliverability. Allowing for site commencement and upfront infrastructure, site is unlikely to achieve first completions until 2026/27. 	<p>sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development.</p> <p>As set out in the Council's APS, the issue of phosphorus neutrality has been overcome. As such, given that permission has been implemented, and the developer has provided a clear statement of their intentions, the development of all 140 units within the 5 year period is to be expected. The site falls within category A of the NPPF's definition of deliverability, and there is no clear evidence to suggest the development won't be delivered within 5 years, starting in 2025/26.</p>	
3/19/0019/RM	Land south of Howe Lane, Verwood	29	29	<p>Emery Planning: -29</p> <ul style="list-style-type: none"> Condition 1 of the reserved matters makes clear that development should have commenced no later than July 2022. As development has not commenced, the permission has lapsed. It is a Category B site, and no clear evidence of deliverability. Remove from 5YHLS. <p>Tor&co: -28</p> <ul style="list-style-type: none"> Site is constrained by trees; refers to it as a tree belt. NMA granted to allow the commencement of 1 dwelling to keep the application alive. 	<p>This site has commenced and has not expired, with detail provided in the APS Evidence. In correspondence with the agent in December 2023, the case officer confirms that to discharge the outstanding conditions, the applicant needs to attend the site with a tree officer to discuss the measures needed to protect the on-site trees. This is considered a normal part of the development process, particularly if there are trees on site. Should the presence of trees be a fundamental issue, this scheme would not have been granted planning permission.</p> <p>Again, had the perceived 'tree belt' been an issue or prevented development, this site would not have been granted planning permission through appeal.</p>	29 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reasons for opposition and	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Partial conditions that need to be discharged for the remaining plots 5, 6 and 9 that relate to existing trees. No activity since 2019, the last correspondence relates to partial discharge of conditions in 2021. Since NMA, no progress has been made towards the discharge of pre-commencement conditions. <p>Chapman Lily Planning: -29</p> <ul style="list-style-type: none"> Reserved matters not implemented and thus expired. The owner will not be able to deliver housing by 26/27. No developer correspondence in APS. Remove 29 units from 5YHLS period. 	<p>It is worthwhile pointing out that correspondence is now with a housebuilder rather than the applicant (landowner).</p> <p>There is no clear evidence to suggest that this site comprising 29 units will not come forward within the 5YHLS, given that the site is currently under construction.</p>	
WP/19/00693/RES	Curtis Fields Phases 2A, 3A, 3B, Weymouth	298	214	<p>Emery Planning: -214</p> <ul style="list-style-type: none"> Application to reduce affordable housing from 30% to 26.24% for viability reasons - refused at committee. Applicant states it is not viable to provide 30% affordable housing. Site is considered not viable at the base date and therefore should be removed. <p>Tor&co: -214</p> <ul style="list-style-type: none"> Application to reduce affordable housing from 30% to 26.24% for viability reasons - refused at committee. 	<p>This site is part of a larger phased development for which 3 phases are already complete. The phases comprising this site have permission for 298 dwellings in total, and the site is under construction.</p> <p>It is correct that the developer has applied to reduce the number of affordable housing units provided on the site, and that this application was refused. However, this site has dwellings under construction, with significant groundworks and infrastructure works having taken place. The Council does not therefore consider that development of the site will stop, and it maintains the view, as set out in the developer's evidence, that 214 dwellings will be completed on the site within the 5 year period.</p>	214 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reasons for opposition and	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> No updated delivery information has been provided. Highlights issues with viability – deliverability is in doubt according to the clear evidence. 	<p>It should be noted that the developers of the site (Betterment Homes) have themselves submitted a response to the APS engagement and have not sought to remove any dwellings from this site from the 5 year supply. This is further clear evidence to support the inclusion of the remaining 214 units in the supply.</p>	
WP/19/00635/RES	Curtis Fields (Phase 4), Weymouth	68	39	<p>Tor&co: -39</p> <ul style="list-style-type: none"> 29 total completions out of 68 with RM approval. Application to reduce affordable housing from 30% to 26.24% for viability reasons - refused at committee. No updated delivery information has been provided. Highlights issues with viability – deliverability is in doubt according to the clear evidence. 	<p>This site is part of a larger phased development for which 3 phases are already complete. Phase 4 comprises 68 dwellings in total.</p> <p>It is correct that the developer has applied to reduce the number of affordable housing units provided on the site, and that this application was refused. However, this site has dwellings already completed, and around 20 dwellings under construction (as of April 2024). Significant groundworks and infrastructure works have already taken place. The Council does not therefore consider that development of the site will stop, and it maintains the view, as set out in the developer's evidence, that the remaining 39 dwellings will be completed on the site within the 5 year period.</p> <p>It should be noted that the developers of the site (Betterment Homes) have themselves submitted a response to the APS engagement and have not sought to remove any dwellings from this site from the 5 year supply. This is further clear evidence to support the inclusion of the remaining 39 units in the supply.</p>	39 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reasons for opposition and	Council's evidence	No. in final APS (impact of change)
WP/18/00298/FUL, P/FUL/2023/04876	Brewers Quay, Hope Street, Weymouth	47	47	<p>Tor&co: -8</p> <ul style="list-style-type: none"> Full planning permission approved in 2016 for 39 dwellings - APS includes 47, which is incorrect if referenced to this planning application. 	<p>This site, including the Brewers Quay building (fronting Hope Square) and the Coopers Building (to the rear), has full planning permission to deliver 52 units (references WP/18/00298/FUL and P/FUL/2023/04876) through the alterations and conversion of a former retail and cultural complex. P/FUL/2023/04876 is a revised application granted on 12th July 2024 for 49 dwellings within Brewers Quay, and the Planning Officer has indicated that 3 dwellings are being built out within the Coopers building under the earlier planning permission, having commenced in 2023. The site falls within category A of the NPPF definition of deliverable and there is no clear evidence to suggest all dwellings won't be delivered within 5 years.</p> <p>Please note, the Council incorrectly referred to a historic planning application reference in the site tables, and this has been rectified.</p>	52 (additional 5 homes)
P/FUL/2021/01697	South of Louviers Road, Weymouth	65	65	<p>Chapman Lily Planning: -28</p> <ul style="list-style-type: none"> RM application reference used by LPA shows application withdrawn. Full application granted in 2023 but no conditions appear discharged. Suggest that a start date of 26/27 is more realistic, resulting in deduction of 28 units that would be delivered beyond the 5 year period. <p>Tor&co: -65</p> <ul style="list-style-type: none"> Suggests reserved matters application was withdrawn with no 	<p>This site has detailed planning permission for 65 dwellings on a greenfield site. The site falls within category A of the NPPF definition of deliverability and there is no clear evidence to suggest that all units cannot be delivered on the site within 5 years.</p> <p>Whilst it is noted that conditions are yet to be discharged for the permission this is not considered to amount to clear evidence that the site isn't deliverable or that all dwellings on the site cannot be delivered. Only 17 months have passed since the decision date and there remains adequate time for the development to be implemented and for 65 dwellings to be delivered within 5 years.</p>	65 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reasons for opposition and	Council's evidence	No. in final APS (impact of change)
				<p>new reserved matters application lodged.</p> <ul style="list-style-type: none"> Site therefore does not meet the definition of deliverable. Lack of proforma from developer. 	Please note the Council incorrectly referred to a historic planning application reference in the site tables, and this has been rectified.	
WD/D/17/001480	Crown Gate, Sectors 3.46/47/48, Northern Quadrant, Poundbury	76	76	<p>Tor&co: -76</p> <ul style="list-style-type: none"> Developer proforma states a revised scheme is being worked on, but hopeful to commence works on site in May 2025, with first units delivered around February 2026. It is clear that the developer has no intention to deliver the permitted scheme. Uncertainties around securing alternative planning permission and phosphate mitigation. 	The Council notes that the developer is planning an alternative scheme for this site, however the existing permission remains extant, and the trajectory provided by the developer for an amended scheme is accepted. This is a limited number of dwellings on a very large development site, for which dwellings have been constructed since the 1990s. Amendments such as this have been very common within the Poundbury development, and the Landowners (The Duchy) work closely with developers to ensure that schemes such as this are delivered. The infrastructure is in place to deliver these homes quickly once any permission for an amended scheme is issued. There is no clear evidence to suggest 76 homes will not be delivered on the site within the 5 year period.	76 (no change)
WP/19/01025/RES	WEY12: Land at Wey Valley, Weymouth	340	200	<p>Chapman Lily Planning: -30</p> <ul style="list-style-type: none"> Queries delivery rates – completions over the past two years have been 20 and 34 – less than the predicted 40 per annum. More cautious approach should be taken of 34 units per year. Lack of developer correspondence and so delivery rates lack clear evidence given market conditions. 	This is a phased development with the most recent detailed permission comprising 340 homes on an allocated site. Officers' monitoring of the site in 2023/24 records that 54 homes have been completed over two years, with 65 units under construction in April 2024. Considering the number of homes under construction, and the upward trajectory of homes being completed in the last two years, the Council considers it realistic to estimate delivery of 40 homes per year. The developer CG Fry is a prominent	200 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reasons for opposition and	Council's evidence	No. in final APS (impact of change)
					housebuilder in the area and has achieved similar completion rates on other sites. Correspondence from the developer received in November 2023 confirms that 40 dwellings per year is a typical delivery rate. As such 200 homes are included in the 5 year supply for this site. There is no clear evidence to suggest that this cannot be achieved.	
P/RES/2021/04983	LITT1: Littlemoor Urban Extension, Weymouth	500	364	<p>Chapman Lily Planning: -139</p> <ul style="list-style-type: none"> • Queries delivery rates – only 37 completions in the past year, so suggested rates over the next 5 years appear over optimistic given only 1 outlet, market conditions and sales rates. • Suggest maximum of 45 dwellings per annum would be more appropriate. • Developer proforma indicates financial constraints. • Highlights developer comments on risks regarding electricity capacity. 	<p>This development site is very active, with officers' monitoring records detailing 37 completions in 2023/24, and around 100 homes under construction as of 1st April 2024. This is a large strategic allocation with detailed permission for 500 dwellings, being developed by a national scale builder (Lovell Homes). Given the number of homes already under construction and the evident activity on the site, and as the site falls within category A of the NPPF definition of deliverability the Council sees no clear evidence to suggest 364 units cannot be delivered on the site within 5 years, as suggested by the site's developer.</p> <p>Whilst the developer highlights some potential concerns over grid capacity, there is no evidence at this time to suggest the grid improvements won't be completed as stated and thus are not considered to impact delivery of the site. This is not an exceptional situation and is normally addressed through the development process and through engagement with utilities companies.</p>	364 (no change)
P/FUL/2021/01338	ATS Euromaster site, New Road, Shaftesbury	24	24	Chapman Lily Planning: -24	The site was granted full planning permission on 9/3/2023 – only just over a year before the base date (1/4/2024). It therefore falls into	24 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reasons for opposition and	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> • Granted full pp in March 2023 but no sign of any conditions discharge. Pre-commencement conditions include archaeology and biodiversity. • Site has a long planning history – it is challenging and it is doubtful whether the current approval will be implemented. • No proforma on deliverability has been provided. <p>Tor&co: -24</p> <ul style="list-style-type: none"> • Site is for sale through Savills since May 2024. • Therefore it is clear that the current owners do not intend to build themselves. • Uncertainty regarding owner/developer and also viability provides clear evidence that the site will not be delivered when anticipated. 	<p>limb (a) of the definition of 'deliverable'. This means it should be considered deliverable unless there is clear evidence that homes will not be delivered within five years. While it might be true that there are conditions that have not been discharged, and that the site is be actively marketed, those facts in themselves are not clear evidence that homes will not be delivered within five years. Unless more compelling evidence can be provided – for example, the owner confirming that a buyer cannot be found – then this site should be given the benefit of the doubt and included in the 5-year supply.</p>	
3/17/3058/FUL, 3/19/1927/FUL	20-23 East Street, Wimborne Minster	15	15	<p>Tor&co: -8</p> <ul style="list-style-type: none"> • Planning permission was granted in May 2018 for 7 homes. • P/VOC/2022/02982, P/VOC/2022/04526 and P/NMA/2022/01389 do not permit 15 units. • Therefore reduce from 15 to 7units. 	<p>There is lots of planning history associated with the development of this site. The planning application previously mentioned, was one of many. Planning permission on this site for 15 units was granted on 02/03/2020 (ref: 3/19/1927/FUL, change of use of existing building to 8 apartments, and erection 7 houses). The site is under construction and has full detailed planning permission, and this is detailed in the APS evidence. There is no evidence to suggest that this site will not be delivered within the 5YHLS period.</p>	15 (no change)

Table 2: Sites with outline planning permission

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
WD/D/19/000613	Land to the north and west of Cockroad Lane, Beaminster	58	58	<p>Emery Planning: -58</p> <ul style="list-style-type: none"> RM application still pending 2 years after submission. The Council's landscape architect has said there are outstanding issues. Town council has concerns The Council's urban design officer says there are issues with design quality. Developer evidence references viability issues due to planning delays. <p>Chapman Lily Planning: -32</p> <ul style="list-style-type: none"> Reserved matters application remains under consideration – there will be a requirement to discharge RM conditions. LLFA still requires additional details on conditions 7,8,9,18. Consider that suggested delivery timetable is optimistic, and more reasonable to assume commencement of meaningful delivery in 28/29. Highlights need to clear existing farm buildings and developer correspondence regarding viability issues due to planning delays. <p>Tor&co: -58</p> <ul style="list-style-type: none"> Highlights developer comment that there are viability issues and planning delays. 	<p>This site is part of a local plan allocation for residential development. A reserved matters application (ref. P/RES/2022/04434) is under consideration and negotiations are ongoing in order to work towards the granting of planning permission. Re-consultation has taken place on the proposals in March 2024, and the applicants are actively engaged in addressing the outstanding concerns through preparing amended plans and documents to be submitted to the Council imminently. The developer has provided an anticipated trajectory for the site, which indicates a willingness to develop the site quickly once planning permission is obtained. The Council considers the developer's trajectory for delivery of 58 dwellings in 2025/26 and 2026/27 is ambitious however we consider there is sufficient evidence to demonstrate that the full 58 homes will be delivered within the later years of the 5 year supply period, i.e. in 2027/28 and 2028/29.</p> <p>The Council notes the comments regarding outstanding conditions on the outline permission, and is awaiting submission of the details from the developer. It is not considered that this represents a significant barrier to the delivery of dwellings within 5 years.</p> <p>Regarding the comments in respect of viability issues, the detailed planning permission is well advanced and the issues are being addressed by the applicants. This</p>	58 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					is considered to be clear evidence that the site will be delivered within the 5 year period.	
2/2017/1919/OUT	Lower Bryanston Farm, Blandford St Mary	75	75	<p>Emery Planning: -75</p> <ul style="list-style-type: none"> • RM app still pending 2 years after validation. • The Council's ecology officer has said there are outstanding issues. • The Council's urban design officer is unable to support the scheme. • The Council's landscape officer has several concerns. • The LLFA has raised a number of technical issues. • Start of the site in July is not realistic given RM is still pending determination. <p>Chapman Lily Planning: -75</p> <ul style="list-style-type: none"> • RM app remain undetermined. • In a recent appeal the Inspector commented, "I, therefore, find that the site should not feature in the deliverable supply at all..." • No developer correspondence to support the inclusion of this site. 	<p>The reserved matters application (ref P/RES/2022/03733) for this site was validated in June 2022 and went to planning committee in July 2024. RM approval was granted on 17/7/2024.</p> <p>We acknowledge that there have been delays in determining this application, and some specialist officers have had reservations about aspects of the scheme, but planning decisions require a balanced judgement, weighing up all aspects. The site had outline permission, and therefore the principle had been established, and so the reasonable assumption on 1/4/2024 was that an acceptable scheme was possible. A major housebuilder (Taylor Wimpey) was very keen to secure reserved matters consent so they could begin work. The developer had commenced the development through works to the access. From our continued correspondence with them, their intentions were very clear in this respect.</p> <p>We believe there is a high degree of certainty that this site will be completed in 5 years. For comparison, the neighbouring site of Dorchester Hill was fully completed by Persimmon Homes in a single year (61 dwellings in the year 2018/19), demonstrating that major house builders can build these medium sized sites out quickly and that there is demand within the market locally.</p>	75 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					The technical issues relating to flood risk and drainage were addressed by the applicant and the LLFA have no outstanding concerns.	
P/RES/2022/04960	Ham Farm - Phase 1b, Gillingham	108	108	<p>Emery Planning: -108</p> <ul style="list-style-type: none"> Site does not have detailed consent. RM app validated in Aug 2022 – still pending determination. Landscape officer and urban design officer are unable to support the proposals. Gillingham Town Council has objected due to <i>inter alia</i> inadequate green areas, lack of landscaping, lack of BNG, lack of renewables, lack of parking. No proforma on deliverability has been provided. <p>Chapman Lily Planning: -50</p> <ul style="list-style-type: none"> RM resolved to grant subject to S106 not yet approved. Condition 5 requires a scheme of external lighting to be submitted and agreed. Start date appears optimistic. Query delivery rates and overlap with other phases – looks too ambitious. No proforma on deliverability has been provided. <p>Tor&co: 0</p>	<p>Firstly, it should be noted that all the phases of Ham Farm are part of the wider Gillingham Southern Extension, which was allocated for around 1,800 dwellings in the North Dorset Local Plan (2016). A consortium of landowners produced a masterplan framework for the various residential allocations. Dorset Council (and North Dorset District Council before it) has been heavily involved throughout. In particular, Dorset Council helped deliver the 'principal street' which was completed in 2023 using a loan of £6.31mn from the Housing Infrastructure Fund.¹ This was considered to be vital infrastructure which would unlock the Ham Farm site and provide greater highways capacity in Gillingham.</p> <p>The reserved matters application for Phase 1b (by Redrow Homes) was validated in August 2022 and granted 5/7/2024. The DM officer has also confirmed that pre-commencement conditions have been signed off. While we acknowledge this has taken time, it demonstrates Dorset Council's commitment to working with applicants to improve planning applications so we can approve them rather than refuse them. This point should be borne in mind for other sites where reserved matters applications are still pending a decision.</p>	108 (no change)

¹ <https://news.dorsetcouncil.gov.uk/2023/05/31/new-road-unlocks-land-for-homes-in-dorset/>

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Set timetable back by a year but no net change to 5-year supply 	<p>We understand that construction work commenced earlier this year on Phase 1a (34 dwellings), which was granted permission in November 2023. This is expected to be completed quickly with 10 completions expected in year 1 (2024-25). Phases 1a and 1b were originally a single phase; Redrow only split it into two so that they could get full consent for a small number of units in order to begin construction work at the earliest opportunity. Given this, it seems reasonable that they will now work on Phases 1a and 1b at the same time, and there will be completions on Phase 1b in year 2 as Phase 1a nears completion.</p> <p>In correspondence to the case officer in July 2024, Redrow have expressed an intention to commence work on phase 1b in September 2024 with completion anticipated in December 2026.</p>	
P/RES/2022/07898	Ham Farm - Phase 2, Gillingham	280	150	<p>Chapman Lily Planning: -30</p> <ul style="list-style-type: none"> RM granted June 2024 but assume conditions still need to be discharged. The appeal inspector for the site at Salisbury Street, Marnhull commented that phase 2 is dependent on phase 1b for a connection to the principal street. Appendix H of the draft APS contains no developer correspondence. There appears to be no certainty – suggest a deduction of 30 units to allow for slippage in delivery. 	<p>See comments above to Phase 1b of Ham Farm regarding the wider Gillingham Southern Extension and completion of the principal street.</p> <p>Places For People are developing this phase in order to deliver the affordable housing element of this wider Ham Farm allocation. The reserved matters application was validated in January 2023 and granted permission 4/6/2024.</p> <p>Apart from it not having consent, the main criticism of the deliverability of this phase appears to be that it relies on Phase 1b for a road connection. However, as noted above, Phase 1b now has planning permission, with</p>	280 (additional 130 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)										
					<p>an indication from Redrow to commence development in September, so we feel that concern is now addressed. Places For People is a registered provider of affordable housing, and as there is a high demand for AH in Dorset. Their agent previously estimated a delivery rate of 65dpa (email dated 11/8/2023). Places For People provided an updated trajectory on 15 July 2024 which places all 280 dwellings in the 5 year window as per this table:</p> <table border="1"> <thead> <tr> <th>2024 /25</th> <th>2025 /26</th> <th>2026 /27</th> <th>2027 /28</th> <th>2028 /29</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>59</td> <td>71</td> <td>78</td> <td>72</td> </tr> </tbody> </table>	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	0	59	71	78	72	
2024 /25	2025 /26	2026 /27	2027 /28	2028 /29												
0	59	71	78	72												
P/RES/2023/05868	Ham Farm - Phase 3, Gillingham	151	68	<p>Emery Planning: -68</p> <ul style="list-style-type: none"> • Site does not have detailed consent. • RM app validated in Nov 2023 – still pending determination. • Council's urban design officer has said that the proposals do not meet national or local design policies. • Environment Agency has said that the proposals lack information. • Active Travel England are currently not in a position to support the application. • LLFA has issued a holding objection. • No proforma on deliverability has been provided. <p>Chapman Lily Planning: -50</p> <ul style="list-style-type: none"> • RM remains under consideration and there are still matters to be resolved. 	<p>See comments above to Phase 1b of Ham Farm regarding the wider Gillingham Southern Extension and completion of the principal street.</p> <p>The reserved matters application submitted by Redrow Homes was validated in November 2023 (approximately the same time that Phase 1a was granted permission). Various concerns are raised which are similar to those concerns raised with the other phases discussed above. As such, there is no reason to conclude that these issues cannot be addressed, and in all likelihood in a more timely manner assuming that lessons are learnt from earlier phases.</p> <p>The DM case officer comments that there are limited remaining issues and the aim is to take this application to planning committee on 1st October.</p>	68 (no change)										

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Delivery rate will be impacted if Phase 1b is delayed, suggesting caution should be applied. No proforma on deliverability has been provided. <p>Tor&co: -50</p> <ul style="list-style-type: none"> Due to Phase 1b being delayed by a year, this will delay Phase 3, and so 50 units will be moved beyond the 5-year supply. 	<p>It should be stressed that this is not a one-off windfall site, but part of a much larger allocated site (from the 2016 local plan) which has an overarching masterplan. Key strategic infrastructure, such as the principal street, are now in place. Outline permission has been granted. Any issues raised at this stage can be addressed by the applicant through supplying further information and in amendments to the design.</p> <p>From a commercial point of view, it would make sense for Redrow to commence work on this phase as Phases 1a and 1b near completion. Given the scale of the wider Gillingham Southern Extension (1800 homes), we have only planned for a modest number (68 dwellings) of Phase 3 to come forward in years 4 and 5 – so that Redrow complete no more than 50dpa overall at Ham Farm, Gillingham. Construction work will naturally commence as Phase 1b nears completion, which we anticipate will be in year 4. This allows for plenty of time for outstanding issues with the reserved matters application to be addressed.</p>	
2/2019/0403/OUT and P/RES/2021/05662	Land south of Milborne Business Centre, Blandford Hill, Milborne St Andrew	58	58	<p>Emery Planning: -58</p> <ul style="list-style-type: none"> Site does not have detailed consent. RM app validated in Jan 2022 – still pending determination. Council's urban design officer is unable to support the proposals. Council's landscape officer raised concerns that less tree planting is proposed than shown at the outline stage. 	<p>The application was held in abeyance due to nutrient neutrality, however this matter is now resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary and the Council needs to undertake a revised Habitats Regulations Assessment to</p>	58 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Proforma has been partially completed. Approval of the RM app stalled due to nutrient neutrality issue. The cost of achieving nutrient neutrality is currently unknown. <p>Chapman Lily Planning: -18</p> <ul style="list-style-type: none"> RM app is still pending – no guaranteed outcome of this application. Delivery of development is complex and so development commencing 25/26 is optimistic. Start date 27/28 is more realistic and therefore the delivery of the final 18 units would be achieved beyond the 5 year period. <p>Tor&co: -58</p> <ul style="list-style-type: none"> RM remains undetermined. Uncertainty regarding the nutrient neutrality issue and the cost of credits – developer is updating nutrient budgets. 	<p>progress the application. The applicant has been asked to complete a nutrient budget calculation in order for the Council to identify the level of nitrogen mitigation needed, which can then be secured either by the developer or by working with Dorset Council.</p> <p>Natural England will be selling nutrient mitigation credits for the Poole Harbour catchment from 31 July 2024² And other nutrient mitigation projects are likely to become available in the short to medium term.</p> <p>The agent for this scheme wrote to Dorset Council on 12/6/2024 to confirm that they are updating the nutrient budget and will submit it is as soon as possible.</p> <p>The principle of this site is established through the outline permission. In addition, it was allocated for development in the neighbourhood plan, confirming the community's support for development on this site. 58 dwellings is a modest number, and even allowing for a further delay in order for all outstanding issues to be addressed, it seems reasonable that the dwellings can be completed within years 4 and 5.</p>	
WP/17/00270/OUT	Portland Lodge Hotel, Easton Lane	24	24	<p>Emery Planning: -24</p> <ul style="list-style-type: none"> Site does not have detailed consent. RM application validated in December 2020 is still pending determination. 	<p>This site has shown progression towards gaining detailed planning permission through ongoing negotiations around HRA issues, which are moving towards being acceptable in planning terms. The remaining issues are not considered to be insurmountable. The</p>	24 (no change)

² <https://www.gov.uk/government/publications/natural-englands-nutrient-mitigation-scheme-for-developers/poole-harbour-catchment-how-to-apply-for-nutrient-mitigation-credits-from-natural-england>

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> • Previous objection from Natural England. • The Council's Landscape Officer has said there are design issues, and landscaping issues. • No proforma on deliverability has been provided. <p>Tor&co: -24</p> <ul style="list-style-type: none"> • Live RM application under consideration – validated in December 2020. • Ongoing objection from Natural England, with letter from April 2024 confirming the position. • Issue of loss of SAC land with no strategy to compensate for the loss at the present time. Lack of certainty that the issue will be resolved. • Lack of clear evidence from the developer. 	Council considers that the existence of the reserved matters application and the progress towards gaining planning permission constitutes sufficient evidence to justify inclusion within the 5 year supply, with delivery expected in the final year (2028/29), to allow adequate time for determination of the current application and discharge of any pre-commencement conditions.	
2/2018/1773/OUT and P/RES/2023/05407	Land south of A30, Shaftesbury	115	45	<p>Emery Planning: -45</p> <ul style="list-style-type: none"> • Site does not have detailed consent. • RM application validated in October 2023 is still pending determination. • Dorset Police has concerns about the proposals. • Council's natural environment officer has stated that BNG trading rules are not met. • Council's housing enabling team is concerned that the affordable housing is too heavily weighted towards flatted accommodation. 	This site was originally allocated in the Local Plan for employment uses. The principle of the site for residential development (plus a range of other commercial and employment uses) was established through the outline permission, which Persimmon secured in February 2022. Persimmon submitted an RM application last year. While issues have been raised by consultees, these are all relatively minor and can be addressed, either by supplying further information and in amendments to the design.	45 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> No proforma on deliverability has been provided. <p>Chapman Lily Planning: -45</p> <ul style="list-style-type: none"> RM app is still pending – no guaranteed outcome of this application. Initial delivery of 40 units in 28/29 is optimistic. Development will not deliver any dwellings during the 5-year period, hence deduct 45 units. 	<p>The DM case officer comments that a delegated decision is expected to be taken by 31 August.</p> <p>The suggestion that RM consent might not be secured seems unlikely given that Persimmon Homes own the site and it is relatively unconstrained (having previously been considered suitable for employment / industrial uses). Persimmon are currently nearing the completion of the adjacent site (land at Higher Blandford Road). The estimate of 45 units is likely to be on the conservative side for what a major house builder can achieve on this site in the next 5 years (as noted elsewhere, Persimmon completed 61 dwellings on a site at Blandford in a single monitoring year)</p>	
2/2019/1799/OUT and P/RES/2023/05768	Land South of Station Road, Stalbridge	130	40	<p>Emery Planning: -40</p> <ul style="list-style-type: none"> Site does not have detailed consent. RM application validated in October 2023 is still pending determination. Council's landscape officer is unable to support the proposals. LLFA has issued a holding objection. Highways Authority has several issues with the proposal. No proforma on deliverability has been provided. <p>Tor&co: -40</p> <ul style="list-style-type: none"> RM app is subject to significant objections from landscape and urban design officers. 	<p>The principle of the site has been established through the outline consent, and a local housing builder (Hampshire Homes) submitted an RM application last year. While issues have been raised by consultees, these can all be addressed through the applicant supplying further information and design revisions. For example, the landscape officer has recommended that the application is referred to the Design Review Panel for further consideration – this will hopefully find solutions to overcome the officer's concerns. The LLFA objection relates to not being satisfied that all alternative objections to pumping surface water have been exhausted – therefore this objection may fall away with the provision of further information. The comments from Dorset Council Highways include an annotated copy of the submitted plan, and offers the applicant a meeting to</p>	40 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Objection from LLFA which has not been addressed. 	<p>discuss their issues in more detail – a further example of Dorset Council working constructively with applicants.</p> <p>The agent wrote to us on 28 June 2024 with a trajectory that places all 130 units within the 5-year supply (completions in years 3, 4 and 5). As this places 81 completions in year 4, our view is that this is over-optimistic, and so for this APS we will retain our initial estimate of 40 dwellings in the 5-year supply.</p>	
2/2017/1912/OUT, P/RES/2024/01326 and P/RES/2024/02595	Land at the Bull, Common Lane, Sturminster Newton	17	17	<p>Emery Planning: -17</p> <ul style="list-style-type: none"> Site does not have detailed consent. RM application validated in May 2024 is still pending determination. Highways Authority has said there are a number of amendments that need to be made. LLFA has issued a holding objection. Council's housing enabling team has said that the proposed affordable housing mix does not comply with LP policies. No proforma on deliverability has been provided other than an email. 	<p>The principle of the site has been established through the outline consent. Note that one RM app was submitted in March 2024 (before the base date) and withdrawn in April. A second RM app was then submitted in May, and as noted, is under consideration. The RM applications demonstrate a commitment to develop the site.</p> <p>In terms of the comments from Dorset Council Highways, they are very constructive. They annotate the submitted plan to highlight where amendments are needed, and offer to have a meeting with the applicant to discuss these items in more detail. This illustrates Dorset Council's commitment to working with applicants in order to improve schemes.</p> <p>With regards to comments from the LLFA, it should be noted that they are satisfied with many aspects of the scheme, but at this stage they would like to see a fully substantiated surface water strategy. Essentially, the applicant needs to supply more information.</p>	17 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					<p>The view of development management is that overall the design is good, but minor amendments are required to a few of the house types.</p> <p>17 dwelling completions is, in our view, modest and can easily be completed within a year once RM consent has been obtained.</p>	
WP/19/00993/OUT	Land at Beverley Road, Weymouth	17	17	<p>Emery Planning: -17</p> <ul style="list-style-type: none"> No reserved matters application submitted. No justification provided for inclusion in the 5 year supply. <p>Chapman Lily Planning: -17</p> <ul style="list-style-type: none"> No reserved matters application submitted – needs to be this year (within 3 years of outline permission) Developer would wish to review the viability of the scheme in light of market conditions and S106 requirements. LPA estimate is overly optimistic. Lack of evidence to support delivery. <p>Tor&co: -17</p> <ul style="list-style-type: none"> No reserved matters application - deadline is December 2024. Lack of clear evidence or developer delivery intentions. Site is currently for sale as a development opportunity. 	<p>As no reserved matters application has been forthcoming, and no evidence from the developer has been received, the Council accepts the removal of this site from the 5 year supply.</p>	0 (reduction of 17 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
P/OUT/2022/00852	Land at Newtons Road, Newtons Road, Weymouth (Former QinetiQ Site, Bincelaves)	164	131	<p>Emery Planning: -131</p> <ul style="list-style-type: none"> A complex brownfield site with significant constraints – need for new seawall defences and cliff stabilisation works, along with flood risk and viability considerations. No reserved matters application submitted. Proforma on deliverability is lacking detail and does not provide clear evidence. <p>Tor&co: -131</p> <ul style="list-style-type: none"> Lack of reserved matters applications, but phasing plan approved in April 2024 indicating need for sea wall upgraded and cliff stabilisation works. Allowing for submission of RM and abnormal on site work, trajectory pushes forwards outside of the 5 year period. Lack of evidence to support the developer's trajectory. 	<p>This site has recently gained outline permission for 141 dwellings and a 60 bed care home (02/05/2024), with matters of access, scale and layout approved in detail and matters of appearance and landscaping reserved for future consideration. There was a previous full planning permission on the site for 195 supported living units and a 60 bed care home which was technically commenced.</p> <p>The developers of the site have provided an anticipated trajectory which is ambitious and signals their intent. The developer has been engaged in a series of pre-application discussions in advance of submitting a reserved matters application.</p> <p>The Phasing Plan approved under Planning Condition 2 (see document SD08 – Additional evidence) identifies sea defences (Phase 1A) and cliff stabilisation works (Phase 1B) as the first phase of works followed by development Phases 1C, 2, 3A and 3B. Based on the illustrative housing mix, 59 dwellings are proposed within Phase 1C and 82 dwellings are proposed within Phase 2, as follows:</p> <ul style="list-style-type: none"> Phase 1C: Access Road, Apartment Block 2A and 2B (51 flats) and Townhouses (8 houses) Phase 2: Apartment Blocks 1A, 1B and 1C (82 flats) <p>The Council believes that with a reserved matters application needing to be made and determined, and the issue of flood defences upgrades to be addressed, it is appropriate to</p>	59 (reduction of 72 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					<p>push the trajectory back to the final year of the 5 year period. Given the clear evidence available there is considered to be a realistic prospect that 59 dwellings, informed by Phase 1C of the phasing plan, will be delivered on the site within the 5 year supply period.</p>	

Table 3: Sites allocated within Local Plans

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
BRID1	Vearse Farm (South East – Douglas Crammond), Bridport	80	20	<p>Emery Planning: -20</p> <ul style="list-style-type: none"> No planning permission or planning application pending determination. Proforma on deliverability is lacking detail and does not provide clear evidence. Access relies on wider site which has a 10+ year build programme – will be subject to negotiation between landowners/developers. <p>Chapman Lily Planning: -20</p> <ul style="list-style-type: none"> Lack of evidence to support delivery of 20 units in year 5. Development of the site will be reliant on access from the development of the adjoining Vearse Farm allocation which has a long term build programme. Delivery of this site will not be until later phases – i.e. very likely after the five year period. Developer proforma lacks detail, and dates for delivery are speculative – not representing 'clear evidence'. <p>Tor&co: -20</p> <ul style="list-style-type: none"> Outline application lapsed with now RM submitted. Lack of information in agent email regarding work towards application, site investigations, planning 	The Council takes on board the comments received regarding this site. The developer has been asked to provide further detailed evidence of progression towards gaining planning permission for the site, and hasn't done so. Therefore, the Council accepts the removal of the site from the 5 year supply.	0 (reduction of 20 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<p>application timeline, delivery intentions.</p> <ul style="list-style-type: none"> Lack of clear evidence of deliverability. 		
BRID3	Land east of Bredy Vets Centre, Bridport	70	20	<p>Emery Planning: -20</p> <ul style="list-style-type: none"> No planning permission or planning application pending determination. Lengthy delays can be expected at all stages of the planning application process. Proforma on deliverability is lacking detail and does not provide clear evidence. <p>Chapman Lily Planning: -20</p> <ul style="list-style-type: none"> Lack of evidence to support delivery of 20 units in year 5. Developer proforma is vague and doesn't constitute clear evidence. <p>Tor&co: -20</p> <ul style="list-style-type: none"> Pre-application not yet requested. Proforma does not constitute clear evidence of deliverability. 	<p>The developers of this site have provided a trajectory that signals their intent with the site, as well as outlining some details regarding work on ecology that has already taken place.</p> <p>Further correspondence from the developers indicates clear commitment towards development of the site in undertaking significant site assessment, including:</p> <ul style="list-style-type: none"> Tree surveys Ecological surveys with consultation with the Council's Ecologists Proposals for biodiversity net gain Topographical survey Preliminary designs. <p>They have also now formally confirmed that a pre-application will be submitted imminently and have set out the intention to submit a planning application as soon as possible after the pre-application discussions.</p> <p>Given this clear evidence of the developer's intentions and commitment to undertaking significant work in support of a future planning application, the Council considers that there is a realistic prospect of delivery of homes on this site within 5 years. However, this has been limited to 20 homes in the final year of the supply period given no planning application has been submitted at this stage.</p>	20 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
1/D/11/002012 & WD/D/16/002852	St Michaels Trading Estate, Bridport (BRID5)	92	60	<p>Emery Planning: -60</p> <ul style="list-style-type: none"> The site does not have planning permission – outline and full permissions are pending determination. Holding objection form the Environment agency. Issues raised in the developer's proforma – process delays, need for updated FRA, lack of meeting with EA. <p>Chapman Lily Planning: -24</p> <ul style="list-style-type: none"> A longstanding proposal – outline application validated in 2012. No decision recorded. EA concerns regarding the flood risk assessment. Highlights issues raised by developers regarding planning application delays. A number of pre-commencement conditions in the committee report – likely to cause further delays. See no immediate prospect of delivery of housing, on the site. LPA estimate of delivery is highly optimistic, lacking clear evidence. <p>Tor&co: -60</p> <ul style="list-style-type: none"> Live outline planning application, with only a resolution to grant. No decision notice issued. Holding objection from EA. 	<p>This is a complex site that has been in the planning system for some time. However, a significant landmark was reached in June 2023 when a resolution to grant outline planning permission for 83 dwellings, and full permission for 9 homes, across two applications was agreed.</p> <p>Whilst newly published evidence on flood risk in the area has resulted in a need to produce an updated FRA and reconsult with the Environment Agency, this is the only outstanding issue on the site, as the S106 is ready for signing. The developers have indicated an ambitious trajectory for the site. The Council feels that the progression towards gaining approval on the site represents sufficient evidence to justify including some units in the 5 year supply as deliverable.</p> <p>The Council notes the issues highlighted in the engagement and has therefore adjusted the estimated trajectory of the site to reflect this. Therefore 33 dwellings have been included in the 5 year supply from 2027/28 to 2028/29. Starting with 9 units, to reflect the full application and then 24 further units in the final year. Given the evidence, this is considered to be a reasonable estimate of delivery on the site.</p>	33 (reduction of 27 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
CHIC2	Chickerell Urban Extension East	579	148	<p>Emery Planning: -148</p> <ul style="list-style-type: none"> Hybrid planning application was validated over 3.5 years ago and is still under consideration. Issues raised by the Council's Urban Design Officer. The Council's Landscape Officer does not support the proposal. Objection from Town Council due to lack of green space. No proforma has been provided by the Council. <p>Chapman Lily Planning: -130</p> <ul style="list-style-type: none"> Planning application remains undetermined, despite being validated in 2020. 26/27 start date appears ambitious given no permission. Some elements will be subject to RM application. Suitable access, highways agreements, and infrastructure would need to be provided before construction work on dwellings. No record of correspondence with the developer. Lack of clear evidence to support delivery. Suggest a start of actual delivery in 28/29 would be more reasonable. <p>Tor&co: -148</p>	<p>186 dwellings on this site are subject to the 'full' element of the live hybrid planning application by Persimmon Homes (ref WD/D/20/002569). It is clear that work has been done and is ongoing in amending details in order to overcome outstanding issues and work towards gaining permission. The outstanding issues are considered to be resolvable, and the developer is continuing to work with the Council on these. For example, the developers engaged in a meeting with the Council in July 2024 to discuss the outstanding issues. The Council is currently awaiting further amended details from the applicant, under a new planning performance agreement.</p> <p>The Council has noted the developer's intentions as set out in their email of May 2023. As no permission is yet in place the Council considers that given the clear evidence of moving towards gaining full planning permission on the site, there is a reasonable prospect that 138 dwellings can be delivered within the 5 year period, starting in 2026/27 with 18 dwellings, and 60 dwellings in the 2 years thereafter. A reduction of 10 units has been made following a review of the developer's previous delivery rates on other sites (for example at Dorchester Hill, Blandford), which suggested that delivery of 60 dwellings in a year is more realistic.</p>	138 (reduction of 10 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> • Live application under consideration since 2020 but with objections on landscape, ecology, and design. • Extensive local objections to the scheme. • No certainty that objections can be resolved. • Given uncertainties and lead in times to gain further necessary planning approval, there is no clear evidence of deliverability. 		
CRS1	Land at Crossways	500	99	<p>Emery Planning: -99</p> <ul style="list-style-type: none"> • Hybrid planning application was submitted over 8 years ago and remains undetermined. • Proforma has not been completed by the developer. • Lack of clear evidence that the site is deliverable. <p>Chapman Lily Planning: -54</p> <ul style="list-style-type: none"> • Application submitted in 2016, awaiting completion of S106 – last correspondence dated 2022. • Commencement in 2027 lacks certainty given lack of permission, which will be based on somewhat dated plans. • More reasonable to assume a first delivery year of 28/29. <p>Tor&co: -99</p>	<p>This site is subject to a live hybrid planning application (ref WD/D/16/000378) which was held in abeyance due to nutrient neutrality, however this matter is now resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary, and the Council needs to undertake a revised Habitats Regulations Assessment to progress the application. The applicant has been asked to complete a nutrient budget calculation in order for the Council to identify the level of nitrogen mitigation needed, which can then be secured either by the developer or by working with Dorset Council.</p> <p>The application has previously had a resolution to grant permission at planning committee. As the requirement for phosphates mitigation has now been</p>	99 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> • Subject to hybrid planning application lodged in 2016. • Committee report in 2019 indicated amendment to phasing. • Delivery timescales currently uncertain. • Resolution to grant in 2019 but decision notice not issued. • No recent activity regarding the live application. • No additional information provided by the developer. • Lack of evidence of deliverability. 	removed limited issues remain on the application which require further consideration and re-assessment given the passage of time since the previous resolution (inc. ecology, flood risk and transport). Subject to further submissions, consultation and consideration by planning committee, the Council expects that planning permission could be issued within 2024. Given the clear evidence available, of a live planning application with limited outstanding issues and a previous resolution to approve, it is considered that the 99 homes subject to the full application can reasonably be delivered in the latter two years of the 5 year supply period.	
DOR8	Four Paddocks – land south of St Georges Road, Dorchester	108	68	<p>Emery Planning: -68</p> <ul style="list-style-type: none"> • Full application was validated nearly 3 years ago and remains undetermined. • Outstanding concerns from Historic England and National Trust. • Outstanding concerns from the Council's Environmental Health department, over noise. • Serious concerns from Network Rail over impact on a level crossing. • Objections from the Council's Tree Officer, Urban Design Officer. • Concerns from the Council's ecologist. • Lack of proforma completed regarding delivery, and no clear evidence provided. <p>Tor&co: -68</p>	<p>This site was allocated in the Local Plan and subsequently was subject to a full planning application, which, since the APS engagement took place, gained a resolution to grant planning permission at planning committee on 16th July 2024.</p> <p>The application was held in abeyance due to nutrient neutrality, however this matter is now resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary, and the applicant has satisfactorily addressed this hence a resolution to grant planning permission has been made.</p>	108 (addition of 40 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> • Full application remains under consideration. • Major objections from conservation, landscape, design – no evidence that these can be resolved. • No planning permission, and significant constraints. • Lack of information from the site promoter – no clear evidence of delivery. 	Whilst there is a need for the application to be referred to the Secretary of State due to outstanding objections from statutory consultees, the Council considers that there is clear evidence that this allocated site is deliverable within the 5 year supply period. 68 dwellings were originally included in the supply, however now there is a resolution to grant permission, the full 108 dwellings are now included across the years 2026/27, 2027/28 and 2028/29, which allows for the final decision from the Secretary of State in the intervening period.	
DOR6	Maltings and Maltings Mews, Dorchester	76	0	This site has been included in the disputed sites table to highlight that it was added to the 5 year supply after the stakeholder engagement.	This is an allocated site in the development plan, previously subject to outline permission, but with a live full application for 76 units. This is expected to be determined in 2024. The Brewery Square development is a large allocation for which multiple phases are complete, with Phase 3 very actively under construction. The redevelopment of the Maltings area would represent the final phase of the development. Issues regarding conservation impacts have been overcome on the application. Whilst the planning officer has indicated that there are currently issues with neighbouring amenity, opportunities to overcome these are being explored by the Council with the developer with resolution being imminent. It is expected that the application will go before planning committee in 2024. Given the clear evidence of progress towards gaining planning permission this site can reasonably be expected to deliver all 76 dwellings within the 5 year period.	76 (addition of 76 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
LIS_F17	Land at Green Worlds, Ferndown	50	24	<p>Emery Planning: -24</p> <ul style="list-style-type: none"> This site does not have planning permission or a planning application being determined. No clear evidence (including site assessment work). <p>Chapman Lily Planning: -24</p> <ul style="list-style-type: none"> No planning application has been submitted. The period required from pre-validation to delivery on site would not be within the 5YHLS period. No clear evidence submitted for site to be in the 5YHLS. <p>Tor&co: -24</p> <ul style="list-style-type: none"> Allocated in the East Dorset Local Plan in 2014. Email from agent provides no information on applications, site investigations, planning application timescale, or delivery intentions. Dorset Council HLS update 2019 states that the landowner had undertaken pre-app discussions but nothing came of this. HLS 2019 also suggests that the site is covered in trees which could prevent higher density development. Uncertainty with delivery and capacity of the site. 	<p>This is an allocated site and preapplication discussion was recently undertaken. The developer submitted an email in April 2024 confirming the site's delivery in the 5YHLS. They know the site better and understand their timeframes for delivery. A pre-application was undertaken for this site in 2023/2024.</p> <p>Although 50 units is a major scheme it would take c. 2 years from starting to assess the site to securing planning permission and starting delivery on the site. As pre-app has been undertaken, the applicants has undertaken lots of site survey work in 2023 including ecological surveys, topographical, arboricultural and drainage (currently underway). The agents intend to submit a planning application in 2025. With the principle of residential already being accepted on this site, the outstanding issues relate to design, access etc.. . With the evidence provided, there is no reason to suggest that the site will not come forward within the next 5 years. .</p>	24 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
LYMT2	East of Wareham Road, Lytchett Matravers	95	95	<p>Emery Planning: -95</p> <ul style="list-style-type: none"> Site is a proposed allocation in Purbeck Local Plan – whilst at an advanced stage it is not yet adopted. Site does not yet have planning permission – application remains undetermined after 3 years. Objections: CPRE due to it being premature and impact on Green Belt and valued open countryside. Limited detail provided by developer. Council not currently working on the application due to lack of resources. Absence of clear evidence of deliverability. <p>Tor&co: -35</p> <ul style="list-style-type: none"> No activity on application since Feb 2023. Allowing for S106 completion, discharge of pre-commencement conditions, site works etc trajectory is delayed. Last 35 homes should be pushed out of the 5YHLS. 	<p>The site is allocated for around 95 new homes in the Purbeck Local Plan, adopted 18 July 2024.</p> <p>The full planning application for 95 dwellings is under consideration (6/2021/0282).</p> <p>The application was held in abeyance due to nutrient neutrality, however this matter is now resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary and the Council needs to undertake a revised Habitats Regulations Assessment to progress the application. The applicant will be asked to complete a nutrient budget calculation in order for the Council to identify the level of nitrogen mitigation needed, which can then be secured either by the developer or by working with Dorset Council.</p> <p>Development management expect the application to go to committee by the end of 2024.</p> <p>In May 2024, the developer, Wyatt, responded to the APS information request and provided an expected trajectory, stating that determination of the application is pending adoption of the Purbeck Local Plan and resolution of nutrient neutrality requirements. Both matters are now resolved, as set out above.</p>	95 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					<p>Wyatt have then responded to the draft APS consultation stating that the site should be removed due to absence of clear evidence, as set out in this table however the reasons cited in this response relate to issues that have either been resolved or are capable of being resolves quickly.</p> <p>The applicant has submitted detailed site assessment work and masterplanning in support of the application, following on their submissions to support the inclusion of the site in the Purbeck Local Plan and the emerging Dorset Local Plan.</p> <p>The Council is actively considering this application with a likely decision at planning committee before the end of 2024. The Council is content that progress is being made on the application and there is clear evidence that 95 dwellings should remain in the 5YHLS on this allocated site, given the developer's response in May 2024 and the evidence and assessment work already undertaken to support the allocation.</p>	
LYMT3	Land at Blaney's Corner, Lytchett Matravers	25	25	<p>Emery Planning: -25</p> <ul style="list-style-type: none"> • Site is a proposed allocation in Purbeck Local Plan – whilst at an advanced stage it is not yet adopted. • Site does not yet have planning permission – application remains undetermined after 2 years. • Objections: Parish Council due to it being inappropriate development in Green Belt; landscape due to adverse effect on openness of Green Belt. 	<p>The site is allocated for around 25 homes in the Purbeck Local Plan, adopted 18 July 2024.</p> <p>The full planning application for 25 dwellings is under consideration (P/FUL/2022/01095).</p> <p>The application was held in abeyance due to nutrient neutrality, however this matter is now resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour</p>	25 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Limited detail provided by developer. Council not currently working on the application due to lack of resources. Absence of clear evidence of deliverability. 	<p>catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary and the Council needs to undertake a revised Habitats Regulations Assessment to progress the application. The applicant will be asked to complete a nutrient budget calculation in order for the Council to identify the level of nitrogen mitigation needed, which can then be secured either by the developer or by working with Dorset Council. Development management expect the application to go to committee by the end of 2024.</p> <p>In May 2024, the developer, Wyatt, responded to the APS information request and provided an expected trajectory, stating that determination of the application is pending adoption of the Purbeck Local Plan and resolution of nutrient neutrality requirements. Both matters are now resolved, as set out above.</p> <p>Wyatt have then responded to the draft APS consultation stating that the site should be removed due to absence of clear evidence, as set out in this table however the reasons cited in this response relate to issues that have either been resolved or are capable of being resolves quickly.</p> <p>The applicant has submitted detailed site assessment work and masterplanning in support of the application, following on their submissions to support the inclusion of the site in the Purbeck Local Plan and the emerging Dorset Local Plan.</p>	

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					The Council is actively considering this application with a likely decision at planning committee before the end of 2024. The Council is content that progress is being made on the application and there is clear evidence that 25 dwellings should remain in the 5YHLS on this allocated site, given the developer's response in May 2024 and the evidence and assessment work already undertaken to support the allocation.	
LYMT4	East of Flowers Drove, Lytchett Matravers	28	28	<p>Emery Planning: -28</p> <ul style="list-style-type: none"> Site is a proposed allocation in Purbeck Local Plan – whilst at an advanced stage it is not yet adopted. Site does not have planning permission nor an application pending. No clear evidence of firm progress towards the submission of a planning application. No clear evidence of site assessment work. <p>Chapman Lily Planning: -28</p> <ul style="list-style-type: none"> Absence of application or permission Delivery dates are considered overly optimistic <p>Tor&co: -28</p> <ul style="list-style-type: none"> Developer says full application being prepared, at this stage does not constitute clear evidence of deliverability. 	<p>In May 2024, the developer, Wyatt, responded to the APS information request and provided an expected trajectory, explaining that a full planning application is currently being prepared for submission in quarter 3 of 2024 and stating that delivery programme subject to progress of Purbeck Local Plan and resolution of nutrient neutrality requirements. Both matters are now resolved.</p> <p>The site is now allocated for around 30 homes in the Purbeck Local Plan, adopted 18 July 2024.</p> <p>The matter of nutrient neutrality is now resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary and the Council will undertake a Habitats Regulations Assessment on any application.</p>	28 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					<p>Wyatt have responded to the draft APS consultation stating that the site should be removed due to absence of clear evidence, as set out in this table however the reasons cited in this response relate to issues that have either been resolved or are capable of being resolves quickly.</p> <p>The developer has undertaken masterplanning and initial assessment work to support the inclusion of the site in the Purbeck Local Plan.</p> <p>The Council is actively considering this application with a likely decision at planning committee before the end of 2024. The Council is content that there is clear evidence that 28 dwellings should remain in the 5YHLS on this allocated site, given the developer's response in May 2024 and the evidence and assessment work already undertaken to support the allocation.</p>	
FWP7	Land west of New Road, West Parley (Ferndown)	107	0	<p>Cala Homes</p> <ul style="list-style-type: none"> • 107 units can be included in the 5YHLS for this site (27 units in 26/27, 40 in 27/28, and 40 in 28/29). • Cala is a high-quality housebuilder and is working with landowners to deliver this allocated site. • Site has some viability challenges, but these can be overcome. • Pre-app discussions have already taken place with the Council and Historic England. 	<ul style="list-style-type: none"> • This site is allocated in the East Dorset and Christchurch Local Plan 2014, for this reason it is a category B site. • This is a new site that was submitted as part of the stakeholder engagement undertaken for the APS in June/ July 2024. The developer state that it is deliverable. • The developer is a well-recognised housebuilder, and their response to the APS in June 2023 makes clear that they intend to deliver this site in the 5YHLS period. They have undertaken pre app and lots of site assessment work. 	107 (addition of 107 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				This site has been included in the disputed sites table to highlight that it was added to the 5 year supply after the stakeholder engagement.	<ul style="list-style-type: none"> • Pre app was undertaken in 2022/2023 and the developer is engaging with statutory consultees such as Historic England. • The developer intends to submit a planning application in the summer/ autumn 2025. • A full suite of site assessment work has been undertaken (ecology, SI, drainage, landscape) however some of this will now be updated. Updated ecology surveys are due to be instructed this summer and will be updated/ supplemented next summer. • Pre-app discussion, engagement with statutory consultee and site assessment work is further evidence that the units will be delivered within the 5YHLS period. • Inclusion of 107 units. 	
CRS2	Redbridge Pit, Moreton Station	490	35	<p>Emery Planning: -35</p> <ul style="list-style-type: none"> • Developer has not provided clear evidence of deliverability. • No clear evidence of firm progress towards the submission of a planning application. • No clear evidence of site assessment work. • Significant constraints to delivery – current uses on site of caravan park and active quarry. • Site could only realistically be considered as a long term prospect for housing. <p>Chapman Lily Planning: -35</p>	<p>The site is allocated for 490 dwellings in the Purbeck Local Plan, adopted 18 July 2024. Developer response 14/05/24 outlines delivery of 35 dwellings a year, starting in 2028/29.</p> <p>However, the site is an active mineral site and there are outstanding VOC applications in relation to this. Further discussion with minerals officers has confirmed there is a holding objection from the Environment Agency and it is not yet known when the applications will be determined. Although the VOC applications propose restoration by 2028, until they are granted it is uncertain that housing delivery will be able to commence within the 5 year period.</p>	0 (reduction of 35 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Site is of a strategic scale and presents challenges for development Absence of application or permission – will take considerable amount of time to prepare and determine Delivery dates are considered overly optimistic. No record of correspondence with developer <p>Tor&co: -35</p> <ul style="list-style-type: none"> No information from site developer or indication of delivery timescales or progress with planning applications. 	It is therefore proposed to remove the 35 homes that were included in the draft APS 5YHLS.	
6/2019/0717	Land at Policeman's Lane (Phase 2), Upton	92	92	<p>Emery Planning: -92</p> <ul style="list-style-type: none"> Council includes 92 dwellings in 5YHLS in accordance with information provided by the developer (Wyatt). Proforma is partially complete and states that delivery programme is contingent on resolution of nutrient neutrality requirements. The site does not have planning permission. Full planning application was validated in January 2020, over 4 years ago but remains undetermined. Due to lack of resources, the Council is not currently working on the above application and is unable to confirm the application is due to go to planning committee. <p>Chapman Lily Planning:</p>	<p>The site is allocated for around 90 new homes by Policy H7 in the Purbeck Local Plan, adopted 18 July 2024.</p> <p>A full planning application for 92 homes from Wyatt Homes is under consideration (ref 6/2019/0717).</p> <p>The application was held in abeyance due to nutrient neutrality, however this matter is now resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary and the Council needs to undertake a revised Habitats Regulations Assessment to progress the application. The applicant will be asked to</p>	92 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<p>-92</p> <ul style="list-style-type: none"> Application not determined and appears no activity since August 2021. Timescales for delivery are speculative. If permission is granted, likely need for planning conditions and S106 will add to delays Delivery dates are considered overly optimistic <p>Tor&co: -27</p> <ul style="list-style-type: none"> No submissions in relation to the application from the applicant since 2020. Following this, substantial amount of objections including from urban design. 	<p>complete a nutrient budget calculation in order for the Council to identify the level of nitrogen mitigation needed, which can then be secured either by the developer or by working with Dorset Council.</p> <p>Development management expect the application to go to committee by the end of 2024.</p> <p>In May 2024, the developer, Wyatt, responded to the APS information request and provided an expected trajectory, stating that determination of the application is pending adoption of the Purbeck Local Plan and resolution of nutrient neutrality requirements. Both matters are now resolved, as set out above.</p> <p>Wyatt have then responded to the draft APS consultation stating that the site should be removed due to absence of clear evidence, as set out in this table however the reasons cited in this response relate to issues that have either been resolved or are capable of being resolves quickly.</p> <p>The applicant has submitted detailed site assessment work and masterplanning in support of the application, following on their submissions to support the inclusion of the site in the Purbeck Local Plan and the emerging Dorset Local Plan.</p> <p>The Council is actively considering this application with a likely decision at planning committee before the end of 2024. The Council is content that progress is being made on the application and there is clear</p>	

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					evidence that 92 dwellings should remain in the 5YHLS on this allocated site, given the developer's response in May 2024 and the evidence and assessment work already undertaken to support the allocation.	
WEY7	Council Office, North Quay, Weymouth	75	75	<p>Emery Planning: -75</p> <ul style="list-style-type: none"> • Previous outline permission has lapsed. • Longstanding allocation that has failed to deliver to date. • Developer has not completed a proforma, lack of clear evidence. • Completed proforma from the Council's Interim Development Manager lacks detail. <p>Chapman Lily Planning: -45</p> <ul style="list-style-type: none"> • Lack of planning permission means delivery in final 2 years is very doubtful. • A long standing allocation which has failed to deliver any development to date. <p>Tor&co: -75</p> <ul style="list-style-type: none"> • Site is a temporary car park that will be in place for 3 years until July 2026, and a restoration scheme in place by October 2026. • Lack of developer on board, and no detailed planning application submitted – delivery assumptions are unrealistic. 	<p>This site is owned by Dorset Council and benefits from Government LUF funding to support its redevelopment for housing. The site is to be released for development in 2024 in order to benefit from this the funding. This provides an incentive to move quickly in procuring a development partner for the site.</p> <p>Dorset Council as the landowner of the site has provided an email stating their intentions for the site, giving milestones for appointing a development partner and ultimately for the delivery of homes of the site in 2025/26 and 26/27. Given the clear evidence available in terms of the demolition that has taken place, the government funding and deadline for its release, movement towards procuring a developer and working towards submitting a planning proposal, it is considered that the site has a reasonable prospect of delivering 75 dwellings across the final two years of the 5 year supply period (2027/28 and 2028/29).</p>	75 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Even if full application is submitted once developer appointed, given lead in time there is a lack of clear evidence of deliverability. 		
WOOL1	West of Chalk Pit Lane/Oakdene Road, Wool	320	120	<p>Emery Planning: -120</p> <ul style="list-style-type: none"> Site is a proposed allocation in Purbeck Local Plan – whilst at an advanced stage it is not yet adopted. No application or permission. Category b site requiring clear evidence of deliverability. Developer hasn't provided clear evidence of deliverability or completed proforma. No clear evidence of firm progress towards submission of application. No clear evidence of site assessment work. Site cannot be delivered in isolation – relies on adjoining land for drainage. <p>Chapman Lily Planning: -120</p> <ul style="list-style-type: none"> Category b requiring clear evidence of deliverability. Absence of planning application Delivery within 5 years very unlikely especially accounting for normal period of time to reach delivery stage. No record of correspondence with developer <p>Tor&co: -120</p> <ul style="list-style-type: none"> No application submitted. 	<p>The site is allocated under Policy H5 for around 320 homes and 65 extra care units in the Purbeck Local Plan, adopted 18 July 2024.</p> <p>The landowner has engaged in pre-application consultation in respect of an outline planning application across the land covering the three sites named 'Land to the west of Chalk Pit Lane and Oakdene Road', 'Land to the north east of Burton roundabout' and 'Land to the north west of Burton roundabout.' An EIA Screening Opinion was also issued in November 2019.</p> <p>The site was also promoted through the Dorset Local Plan options consultation (2021).</p> <p>The developer provided an anticipated trajectory for the site at the end of 2022 and the Council included 120 homes in the 5YHLS.</p> <p>It is understood that an application has not yet been submitted due to the delay in the adoption of the Purbeck Local Plan and resolution of the need for phosphorus neutrality. The Purbeck Local Plan was however adopted on 18 July 2024 and the need for phosphorus neutrality was removed in May 2024.</p>	0 (reduction of 120 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> No other evidence to support delivery assumptions particularly noting national evidence on lead in times. Does not constitute clear evidence to meet deliverability test. 	Having reviewed the site's deliverability within 5 years, the Council considers that there is not enough evidence to include the site within the 5YHLS. Therefore 120 dwellings are removed.	
WOOL1	North East of Burton Cross Roundabout, Wool	90	50	<p>Emery Planning: -50</p> <ul style="list-style-type: none"> Site is a proposed allocation in Purbeck Local Plan – whilst at an advanced stage it is not yet adopted. No application or permission. Category b site requiring clear evidence of deliverability. Developer hasn't provided clear evidence of deliverability or completed proforma. No clear evidence of firm progress towards submission of application. No clear evidence of site assessment work. <p>Chapman Lily Planning: -50</p> <ul style="list-style-type: none"> Category b requiring clear evidence of deliverability. Absence of planning application Delivery within 5 years very unlikely especially accounting for normal period of time to reach delivery stage. No record of correspondence with developer <p>Tor&co: -50</p> <ul style="list-style-type: none"> No live planning application No developer information. 	<p>The site is allocated in the Purbeck Local Plan, adopted 18 July 2024, for around 90 new homes (Policy H5).</p> <p>The landowner has engaged in pre-application consultation in respect of an outline planning application across the land covering the three sites named 'Land to the west of Chalk Pit Lane and Oakdene Road', 'Land to the north east of Burton roundabout' and 'Land to the north west of Burton roundabout.' An EIA Screening Opinion was also issued in November 2019.</p> <p>The site was also promoted through the Dorset Local Plan options consultation (2021).</p> <p>The developer provided an anticipated trajectory for the site at the end of 2022 and the Council included 50 homes in the last two years of the 5YHLS.</p> <p>It is understood that an application has not yet been submitted due to the delay in the adoption of the Purbeck Local Plan and resolution of the need for phosphorus neutrality. The Purbeck Local Plan was however adopted on 18 July 2024 and the need for phosphorus neutrality was removed in May 2024.</p>	0 (reduction of 50 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Does not constitute clear evidence to meet deliverability test. 	Having reviewed the site's deliverability within 5 years, the Council considers that there is not enough evidence to include the site within the 5YHLS. Therefore 50 dwellings are removed.	
WOOL1	North West of Burton Roundabout, Wool	30	30	<p>Emery Planning: -30</p> <ul style="list-style-type: none"> Site is a proposed allocation in Purbeck Local Plan – whilst at an advanced stage it is not yet adopted. No application or permission. Category b site requiring clear evidence of deliverability. Developer hasn't provided clear evidence of deliverability or completed proforma. No clear evidence of firm progress towards submission of application. No clear evidence of site assessment work. <p>Chapman Lily Planning: -30</p> <ul style="list-style-type: none"> Category b requiring clear evidence of deliverability. Absence of planning application Delivery within 5 years very unlikely especially accounting for normal period of time to reach delivery stage. No record of correspondence with developer 	<p>The site is allocated in the Purbeck Local Plan, adopted 18 July 2024, for around 30 new homes (Policy H5).</p> <p>The landowner has engaged in pre-application consultation in respect of an outline planning application across the land covering the three sites named 'Land to the west of Chalk Pit Lane and Oakdene Road', 'Land to the north east of Burton roundabout' and 'Land to the north west of Burton roundabout.' An EIA Screening Opinion was also issued in November 2019.</p> <p>The site was also promoted through the Dorset Local Plan options consultation (2021).</p> <p>The developer provided an anticipated trajectory for the site at the end of 2022 and the Council included 30 homes in the last two years of the 5YHLS.</p> <p>It is understood that an application has not yet been submitted due to the delay in the adoption of the Purbeck Local Plan and resolution of the need for phosphorus neutrality. The Purbeck Local Plan was however adopted on 18 July 2024 and the need for phosphorus neutrality was removed in May 2024.</p>	0 (reduction of 30 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					Having reviewed the site's deliverability within 5 years, the Council considers that there is not enough evidence to include the site within the 5YHLS. Therefore 30 dwellings are removed.	
WOOL3	North of Railway Line, Wool	35	35	<p>Emery Planning: -35</p> <ul style="list-style-type: none"> • Site is a proposed allocation in Purbeck Local Plan – whilst at an advanced stage it is not yet adopted. • Full planning application validated over 3 years ago and remains undetermined. • Objections outstanding from LLFA, Wool Parish Council and Dorset Waste Partnership. • Category b site requiring clear evidence of deliverability. • Developer hasn't provided clear evidence of deliverability or completed proforma. 	<p>The site is allocated in the Purbeck Local Plan, adopted 18 July 2024, for around 30 new homes (Policy H5).</p> <p>A full planning application is under consideration for 35 homes (6/2021/0045). The application was held in abeyance due to nutrient neutrality, however this matter is now resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary and the Council needs to undertake a revised Habitats Regulations Assessment to progress the application. The applicant has been asked to complete a nutrient budget calculation in order for the Council to identify the level of nitrogen mitigation needed, which can then be secured either by the developer or by working with Dorset Council.</p> <p>The objection to the application from the LLFA has been overcome, as confirmed in the LLFA's response of 26/05/22. The comments made by Dorset Waste have been responded to and the case officer has confirmed can be overcome by condition.</p>	35 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					An extension of time has been granted for determination by 30/09/24. The Council therefore considers that there is clear evidence of progress on this application and that 35 homes are deliverable within the 5-year period. (Included in year 2027/28).	

Table 4: Sites allocated in Neighbourhood Plans

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
NP_PV1	Austral Farm, Alton Pancras	10	10	<p>Emery Planning: -10</p> <ul style="list-style-type: none"> • Full planning application validated over 3 years ago and remains undetermined. • Objection from the Council's Landscape Officer. • Concerns from the AONB team. • Proforma has not been completed by the developer. • No clear evidence of delivery. <p>Tor&co: -10</p> <ul style="list-style-type: none"> • Full planning application currently under consideration – validated in January 2021. • Several objections – Council's landscape and AONB teams, despite several amendments. • On this basis the current evidence is that planning permission is likely to be refused. 	<p>This NP allocated site is subject to a planning application that has been held in abeyance due to nutrient neutrality, however this matter is now resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary, and the Council needs to undertake a revised Habitats Regulations Assessment to progress the application. The applicant has been asked to complete a nutrient budget calculation in order for the Council to identify the level of nitrogen mitigation needed, which can then be secured either by the developer or by working with Dorset Council.</p> <p>Development management officers have indicated that the landscape issues have been overcome through recent amendments to the application.</p> <p>Given this clear evidence of progress towards gaining planning permission, the Council expects that the proposed 9 dwellings can be delivered within the 5 year supply period. 1 dwelling has been removed from the supply for this site, to reflect the planning application that is nearing determination.</p>	9 (reduction of one home)
NP_BR01	Back Lane, Bere Regis	51	51	<p>Emery Planning: -51</p>	<p>The site is allocated in the Bere Regis Neighbourhood Plan.</p>	51 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> No planning permission or application under submitted. Category b site requiring clear evidence of deliverability. No clear evidence of firm progress towards submission of application No clear evidence of site assessment work <p>Chapman Lily Planning: -51</p> <ul style="list-style-type: none"> Absence of detailed planning permission – no certainty of delivery and should not be included in 5YHLS. Site will have infrastructure challenges including strategic SANG requirement. Developer suggested application to be submitted quarter 2 of 2024 but no application submitted, so start date should be pushed back. <p>Tor&co: -51</p> <ul style="list-style-type: none"> No planning application submitted. No confidence at this time that an application will be successful or secure delivery in 5 years. 	<p>The developer completed the APS proforma (in May 2024) stating that an application is due to be submitted this year. Wyatt have now responded to the draft APS consultation stating that the site should be removed due to absence of clear evidence, as set out in this table.</p> <p>A public consultation by Wyatt Homes on a scheme for this site (and North Street) took place in summer 2023. A website was set up which shows the information that was published: bereregis.clplanning.co.uk At the same time, pre-app advice was sought from Dorset Council (ref: P/PAP/2023/00423). The Council's response was issued 05/09/23.</p> <p>Regarding the SANG requirement, the Bere Regis neighbourhood plan allocates 4.5ha of land for a SANG specifically for this purpose (Policy BR2). This was also covered in the 2023 consultation.</p> <p>The Council is content that there is clear evidence that 51 dwellings should remain in the 5YHLS on this allocated site, given the developer's response in May 2024 and the pre-application work and engagement already undertaken.</p> <p>51 dwellings are included in the 5 year housing land supply as outlined in the developer's trajectory (years 2026/27 – 2027/28).</p>	
NP_BR02	North Street, Bere Regis	15	15	<p>Emery Planning: -15</p> <ul style="list-style-type: none"> No planning permission or application under submitted. 	The site is allocated in the Bere Regis Neighbourhood Plan.	15 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> • Category b site requiring clear evidence of deliverability. • No clear evidence of firm progress towards submission of application • No clear evidence of site assessment work <p>Chapman Lily Planning: -15</p> <ul style="list-style-type: none"> • Absence of detailed planning permission – no certainty of delivery and should not be included in 5YHLS. • Site will have infrastructure challenges including strategic SANG requirement. • Developer suggested application to be submitted quarter 2 of 2024 but no application submitted, so start date should be pushed back. <p>Tor&co: -15</p> <ul style="list-style-type: none"> • Developer email states full planning application being prepared for Q2 of 2024. • Whilst nutrient neutrality has been addressed for Poole Harbour catchment, no planning application has been submitted. • Council relies solely on developer's unsubstantiated assertions. 	<p>The developer completed the APS proforma (in May 2024) stating that an application is due to be submitted this year. Wyatt have now responded to the draft APS consultation stating that the site should be removed due to absence of clear evidence, as set out in this table.</p> <p>A public consultation by Wyatt Homes on a scheme for this site (and Back Lane) took place in summer 2023. A website was set up which shows the information that was published: bereregis.clplanning.co.uk At the same time, pre-app advice was sought from Dorset Council (ref: P/PAP/2023/00423). The Council's response was issued 05/09/23.</p> <p>Regarding the SANG requirement, the Bere Regis neighbourhood plan allocates 4.5ha of land for a SANG specifically for this purpose (Policy BR2). This was also covered in the 2023 consultation.</p> <p>The Council is content that there is clear evidence that 15 dwellings should remain in the 5YHLS on this allocated site, given the developer's response in May 2024 and the pre-application work and engagement already undertaken.</p> <p>15 dwellings are included in the 5 year housing land supply as outlined in the developer's trajectory (years 2027/28 – 2028/29).</p>	

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
Policy BR7	Former School Site, Bere Regis	21	21	<p>Emery Planning: -21</p> <ul style="list-style-type: none"> No planning permission or application under submitted. Category b site requiring clear evidence of deliverability. No clear evidence of firm progress towards submission of application and unclear when it will be made No clear evidence of site assessment work <p>Chapman Lily Planning: -21</p> <ul style="list-style-type: none"> Long standing allocation with no application submitted. Delivery in 26/27 appears unlikely. School to be demolished. Nutrient neutrality causing delay. <p>Tor&co: -21</p> <ul style="list-style-type: none"> No planning application submitted. Council owned site - no confirmation that a developer has been appointed. Demolition of school will extend delivery programme and could raise unknown issues. Little confidence on APS information responses in terms of delivery programme. 	<p>The site is allocated in the Bere Regis Neighbourhood Plan in June 2019 and has been identified by the Council's Housing Enabling Team in order to deliver affordable homes on a Council-owned site.</p> <p>There is a registered provider and funding is in place for the scheme to provide 100% affordable housing.</p> <p>Submission of an application was put on hold due to nutrient neutrality but as with other sites in the Poole Harbour, this is now largely resolved, with the option of nutrient mitigation credits on sale by Natural England.</p> <p>The Council considers the site deliverable and includes 21 dwellings in the 5YHLS as outlined in the landowner's trajectory.</p> <p>As the application hasn't yet been submitted, delivery of the 21 dwellings will be put back a year in the HLS to 2027/28.</p>	21 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Falls short of clear evidence of deliverability. 		
Policy BR7	White Lovington, Bere Regis	17	17	<p>Emery Planning: -17</p> <ul style="list-style-type: none"> Full planning application validated over 4 years ago and remains undetermined Objections from planning policy on affordable housing, non-compliance with Bere Regis NP and habitats regulations and biodiversity mitigation. Natural England has requested further information. Developer refers to fact that the application was delayed by nutrient neutrality. Developer refers to confirmation being awaited as to whether there remains a requirement for a site specific Heathland Infrastructure Project to be delivered. No clear evidence of deliverability. 	<p>The site is allocated in the Bere Regis Neighbourhood Plan and a full application is under consideration (6/2020/0013). Dorset Council resolved to grant planning permission for the application subject to a legal agreement being concluded by October 2021 or such extended time as agreed by the Head of Planning.</p> <p>The application was then held in abeyance due to nutrient neutrality, however this matter is now resolved. The Head of Planning has agreed to an extension of time on the pending application until 30 September 2024.</p> <p>Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential developments. Nitrogen mitigation is still necessary and the Council needs to undertake a revised Habitats Regulations Assessment to progress the application.</p> <p>The case officer has been actively working on the application through June and July and is now progressing the necessary legal agreement for the site. They anticipate that the application will be taken to committee again on 4 September 2024.</p> <p>An appropriate assessment has been completed and sent to Natural England. The</p>	17 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					<p>case officer has confirmed no infrastructure contributions are necessary. The standard education contributions will be necessary and the case officer is awaiting agreement to this from the applicant.</p> <p>The Council is therefore content that there is firm progress on this application and clear evidence that 17 dwellings can be delivered within the 5-year period.</p>	
NP alloc 6	Clarkes Yard, Bath Road, Sturminster Newton	30	30	<p>Emery Planning: -30</p> <ul style="list-style-type: none"> • Site has a long planning history and is undeliverable due to viability issues. • The last planning permission was not implemented and lapsed in November 2023. • Proforma only partly completed - lack of evidence that a new planning application will be submitted in Summer 2025. <p>Chapman Lily Planning: -18</p> <ul style="list-style-type: none"> • Existing permission has lapsed with no new application submitted to date. • Delivery rates are overly optimistic, hence push delivery back by a year, taking 18 units beyond the 5-year period. • Site has abnormal costs, but no information supplied about how to resolve this issue. 	<p>The site had full planning permission which lapsed in November 2023. We have no reason to believe that re-gaining planning permission will be an issue providing the applicant submits a suitable scheme.</p> <p>Regarding the issue of viability, the lapsed planning permission was required to provide 4 affordable homes – which is below the policy compliant requirement of 25%. This was permitted because the application was accompanied by a viability report. We therefore acknowledge that viability may be an issue on this brownfield site, however, it has been considered, and can be considered again in future .</p> <p>We acknowledge that the trajectory provided by the agent appears to be over optimistic if the intention is to submit a full application in the summer of 2025. However, even if the trajectory is set back by two years to allow for time for the application to be considered and for site preparation work, this still allows time for all 30 units to be completed in years 4 and 5.</p>	30 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<p>Tor&co: -30</p> <ul style="list-style-type: none"> The trajectory provided by the developer's consultant allows no time for consideration of the application, signing the S106, or any site remediation work – it is entirely unrealistic. 		
NP alloc 1	North of the Livestock Market, Sturminster Newton	86	86	<p>Emery Planning: -86</p> <ul style="list-style-type: none"> Site first allocated in 2003 LP. Full application for 86 dwellings validated in November 2023 but remains undetermined. Council's tree officer has concerns. Council's landscape architect has objected. LLFA has issued a holding objection. There are ecological constraints associated with the site. No clear evidence of deliverability has been provided. <p>Chapman Lily Planning: -43</p> <ul style="list-style-type: none"> Application not determined – unresolved issues and S106 are likely to add to delay. Delivery rates are overly optimistic, hence push delivery back by a year, taking 	<p>This is an allocated site, both in the Local Plan and the Neighbourhood Plan. Despite its favourable location (adjacent to the town centre), it is our understanding that the reason the site has not come forward before now has been a strategic decision of the landowner rather than due to any site specific constraints.</p> <p>CG Fry (a prominent housebuilder in this region) submitted their planning application in December 2023 (ref P/FUL/2023/06986). In July 2024 the case officer for the application is reasonably content with the proposed scheme and feels that the issues that have been identified are relatively minor and can be fully addressed with the next design iteration. His view is that the agent is working pragmatically to address these issues and that there is a realistic probability of approval. More information will need to be supplied regarding flood risk, but this is not an unusual situation, as noted with other applications.</p> <p>It's not clear what is meant by a long service road in the response from Chapman Lily Planning. From the submitted site plan, it appears that there is 30 metres between Bath Road to the west and the boundary of the first</p>	86 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<p>43 units beyond the 5-year period.</p> <ul style="list-style-type: none"> Site requires an extended mobilisation period due to a long service road needed before construction can commence. No proforma on deliverability has been provided. 	<p>dwelling – this does not appear excessive, and certainly will not delay construction work in any meaningful way.</p> <p>CG Fry, being a prominent local house builder with significant involvement in the delivery of Poundbury, has a good track record for delivery and therefore it is reasonable to expect all 86 dwellings to be completed in years 4 and 5.</p>	
H5	Westminster Road Industrial Estate, Wareham	30	15	<p>Emery Planning: -15</p> <ul style="list-style-type: none"> No planning permission, outline application under consideration for 9 dwellings. Objections regarding nutrients and affordable housing. Site is an industrial estate with multiple occupants. No proforma and no clear evidence of site assessment work. 	<p>The site is allocated for 'about 30 dwellings' in the Wareham Neighbourhood Plan and an outline application for 9 dwellings is under consideration (P/OUT/2022/01345). There is an extension of time for determination by 30/09/24.</p> <p>The application has been held in abeyance due to nutrient neutrality, however this matter is now resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary and the Council needs to undertake a revised Habitats Regulations Assessment to progress the application. The applicant has completed a nutrient budget calculation in order for the Council to identify the level of nitrogen mitigation needed, which can then be secured either by the developer or by working with Dorset Council, and an appropriate assessment has been completed.</p>	9 (reduction of 6 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					<p>There is no requirement for affordable housing and the case officer has confirmed this is not a matter of dispute.</p> <p>As the site is allocated in a neighbourhood plan and there is clear evidence that there is firm progress being made on the application, 9 dwellings are included in the 5 year housing land supply. This has been reduced from 15 to reflect the current application.</p>	
P/FUL/2023/02553	Swanhills, Cerne Abbas	18	0	This site has been included in the disputed sites table to highlight that it was added to the 5 year supply after the stakeholder engagement. The site is a Neighbourhood Plan allocation that which had a planning application validated in May 2023 and gained full permission for 18 dwellings on 02/07/2024. The Council has subsequently identified the site as deliverable.	<p>This site was identified for new housing development by means of a minor extension to the Defined Development Boundary by the Cerne Abbas Neighbourhood Plan (made January 2015).</p> <p>This application for 18 dwellings was validated in May 2023. Its determination has been held up solely due to nutrient neutrality requirements. Therefore, the site was considered deliverable. Full permission for 18 homes was granted on 02/07/2024, which further emphasises its deliverability within the 5 year supply period.</p>	18 (addition of 18 homes)
Subtotal						

Table 5: Specific large sites

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
6/2019/0639	Land North of West Lane, Stoborough	15	15	Emery Planning: -15	There is an outline application for 15 dwellings under consideration (6/2019/0639).	15 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> No planning permission, outline application validated 2019 and remains undetermined. Category b site requiring clear evidence of deliverability. Proforma not fully complete and states application due to be determined June 2024. 	<p>The application was held in abeyance due to nutrient neutrality, however this matter is now resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary and the Council needs to undertake a revised Habitats Regulations Assessment to progress the application. The applicant has completed a nutrient budget calculation in order for the Council to identify the level of nitrogen mitigation needed, which can then be secured either by the developer or by working with Dorset Council, and the appropriate assessment is due to be completed.</p> <p>The Council therefore considers there is firm evidence of progress on the application.</p> <p>The applicant completed the APS proforma in May 2024 confirming a development partner has been identified and setting out the expected trajectory.</p> <p>15 dwellings are included in the 5YHLS as set out in the developer's trajectory (years 2025/26 – 2026-27).</p>	
P/FUL/2022/07955	West Lane, Land at Steppingstones Fields, Stoborough	9	9	<p>Chapman Lily Planning: -9</p> <ul style="list-style-type: none"> Application undetermined since Jan 2023. Objection from LLFA not yet resolved. 	<p>There is a full planning application under consideration for 12 dwellings, with revised site layout showing 9 dwellings (P/FUL/2022/07955).</p> <p>The application was held in abeyance due to nutrient neutrality, however this matter is now</p>	9 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Inclusion of site pre-empts decision on application. No record of developer correspondence. 	<p>resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary and the Council needs to undertake a revised Habitats Regulations Assessment to progress the application. The applicant has completed a nutrient budget calculation in order for the Council to identify the level of nitrogen mitigation needed, which can then be secured either by the developer or by working with Dorset Council, and the appropriate assessment is due to be completed.</p> <p>The application had an extension of time to 30/09/24 and is due to be determined by this date.</p> <p>The Council therefore considers there is firm evidence of progress on the application.</p> <p>The applicant completed the APS proforma in May 2024 setting out the expected trajectory.</p> <p>9 dwellings are included in the 5 year housing land supply in 2025/26, as per the developer trajectory.</p>	
P/FUL/2024/00233	Brewery Site (Lot 2), Blandford St Mary	41	41	<p>Emery Planning: -41</p> <ul style="list-style-type: none"> No planning permission - full planning application is still pending. Dorset Police have concerns regarding the proposed scheme. 	<p>While the site does not currently have planning permission, it did have outline permission for residential development which expired in May 2021 (planning ref: 2/2017/1706/VARIA). Lots 1 and 3 of this former brewery site were approved as reserved matters to the outline consent and</p>	41 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> The Council's Natural Environment Team say that the proposal lacks bat surveys. LLFA has issued a holding objection on grounds of surface water discharge. The Highways Authority has raised several concerns. The Council's Tree Officer has said that the proposals are unsatisfactory. No proforma or information on deliverability has been provided by the developer. 	<p>have recently been completed (for 63 houses and 45 retirement apartments).</p> <p>The planning application for Lot 2 has been made jointly by Homes England. Homes England has been involved with this site for a number of years in order to enable regeneration of a key brownfield site which is adjacent to the town centre. Given their input, and the fact that two lots have already been completed, it seems almost inconceivable that planning permission cannot be obtained on the remaining lots. While there are concerns and objections, these can be addressed through the applicant providing further information and design revisions. For a small number of units (41), there is sufficient time for any outstanding issues to be addressed, permission granted, and the site completed within 5 years.</p> <p>The DM case officer comments that there are limited remaining issues to resolve and currently estimates that the application will go before planning committee on 1st October.</p>	
LA/BLSM/003	Brewery Site (Lot 4), Blandford St Mary	21	21	<p>Emery Planning: -21</p> <ul style="list-style-type: none"> No reserved matters application has been submitted. No proforma or information on deliverability has been provided. <p>Chapman Lily Planning: -21</p> <ul style="list-style-type: none"> No planning application – so no timetable for delivery. 	<p>While the site does not currently have planning permission, it did have outline permission for residential development which expired in May 2021 (planning ref: 2/2017/1706/VARIA). Lots 1 and 3 of this former brewery site were approved as reserved matters to the outline consent and have recently been completed (for 63 houses and 45 retirement apartments).</p> <p>A pre-app was received on lot 4 for 21 dwellings in December 2023. The Council's response concluded: "the proposal as</p>	21 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> The developer correspondence provides no clear evidence of potential delivery. <p>Tor&co: -21</p> <ul style="list-style-type: none"> The landowner's agent provides no information to support the delivery of the site within the 5-year period. 	<p>indicated would likely be considered acceptable under a planning application, subject to provision of sufficient technical information supporting the proposal.”</p> <p>The agent acting for the site replied to our request for information in May to say that the purchase of the site is currently being negotiated between Helix Homes and Homes England. They do not identify any further constraints. They suggest delivery of all 21 units in 2025/26, which we agree is unduly optimistic. However, even if delivery is set back by up to 3 years in order to secure permission, it will still be in the 5-year window.</p>	
P/OUT/2021/05309	Land adjacent Broadmead, Broadmayne	80	80	<p>Emery Planning: -80</p> <ul style="list-style-type: none"> Outline planning application validated over 2 years ago and is undetermined. Site does not have planning permission or a planning application pending determination. Completed proforma from developer lacks detail. Lack of clear evidence of deliverability. 	<p>This site is being delivered by Abri Homes, mainly for affordable units. The outline application for 80 dwellings was granted permission on 12 July 2024. The developer has given a trajectory that states their intentions. Given this evidence the full 80 units are included in the supply but in the years 2027/28 and 2028/29 to allow for reserved matters submission and approval.</p>	80 (no change)
WD/D/17/000800	South of Fullers, Bridport Road, Broadwindsor	22	22	<p>Emery Planning: -22</p> <ul style="list-style-type: none"> Outline application approved in December 2018 Full planning application validated in January 2021 – pending determination. No planning permission. 	<p>This site is subject to a live planning application for 22 dwellings that is under consideration, having had outline approval in 2017 which lapsed. The application has been held up by nutrient neutrality requirements in the River Axe Catchment but all other issues are considered to have been resolved. A solution has been proposed by the applicant however, it is currently unclear whether this</p>	0 (reduction of 22 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Concerns from the Parish Council – proposal is not in accordance with the NP. Concerns from the Council's Tree Officer and Landscape Officer. Objection from the Council's Urban Design Officer. Council's Urban Design Officer states that not enough affordable housing is included. Lack of proforma or evidence on deliverability. 	would be acceptable. Whilst most of the issues on the application are considered surmountable, in the current absence of an acceptable nutrients solution, the Council accepts the removal of 22 dwellings from the 5 year housing land supply.	
WD/D/20/001242	Tennis Courts, Trinity St Carpark, Dorchester	15	15	<p>Emery Planning: -15</p> <ul style="list-style-type: none"> Full planning application validated in May 2020 – pending determination. In terms of ownership issues, the developer has said that an 'easement will be needed with Dorset Council. Negotiations underway' Proforma from developer is partially complete. 	<p>The applicant of this scheme is Dorchester Area CLT. The application has been in abeyance due to nutrient neutrality, however this matter is now resolved. Further to the Government's announcement on 24/05/24 that additional sewage treatment works will be required to be upgraded in the Poole Harbour catchment, Natural England has confirmed that phosphorus mitigation is no longer required for new residential development. Nitrogen mitigation is still necessary, and the Council needs to undertake a revised Habitats Regulations Assessment to progress the application. The applicant has been asked to complete a nutrient budget calculation in order for the Council to identify the level of nitrogen mitigation needed, which can then be secured either by the developer or by working with Dorset Council.</p> <p>The planning officer states that delegated approval will be issued in July.</p> <p>Given this clear evidence and the statement of intent by the developer working on behalf</p>	15 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					of the CLT that the site will be delivered in 2027/28, the Council includes 15 dwellings in the 5 year supply within the final year.	
LA/SIXP/004	Land off Dean Lane, Sixpenny Handley – northern	55	35	<p>Emery Planning: -35</p> <ul style="list-style-type: none"> Site is not allocated, Site is outside the settlement boundary and is located in AONB. Site does not have any planning permission or no evidence of planning application being submitted. No clear evidence of site assessment work. <p>Tor&co: -55</p> <ul style="list-style-type: none"> Notes that Wyatt Homes confirm that development of 50 units in the 5YHLS. However, this would likely be subject to allocation in the Dorset Local Plan and a subsequent planning permission. Given the LP timetable, the lead-in period of 4 yrs is unrealistic. 	<ul style="list-style-type: none"> SHLAA site LA/SIXP/004. This is a category B site and requires evidence to be included in the 5yHLS. Although the agents of the developer sent in evidence showing the developers intent to develop this site, the site is outside of a current settlement boundary and is located within the AONB. Therefore, this site would need an allocation before a planning application can be submitted. Based on the evidence available at this time, this site is not currently a deliverable site. 	0 (reduction of 35 homes)
LA/SIXP/005 - Delete	Land off The Orchard, Sixpenny Handley	30	30	<p>Emery Planning: -30</p> <ul style="list-style-type: none"> Site is not allocated, does not have planning permission or planning application pending determination. Site is located outside of current settlement boundary and located within AONB. The developer's email fails to mention site assessment work, 	<ul style="list-style-type: none"> SHLAA site LA/SIXP/005. This is a category B site and requires evidence to be included in the 5yHLS. Although the agents of the developer sent in evidence showing the developers intent to develop this site, the site is outside of a current settlement boundary and is located within the AONB. 	0 (reduction of 30 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Remove 30 dwellings from APS. <p>Tor&co: -30</p> <ul style="list-style-type: none"> No application has been progressed. Site is still in agricultural use, and there is no developer involved. No clear evidence that the site is deliverable. 	<ul style="list-style-type: none"> Therefore, this site would need an allocation before a planning application can be submitted. Based on the evidence available at this time, this site is not currently a deliverable site. 	
P/FUL/2023/06544	Lakeside Superbowl, St Nicholas Street, Weymouth	65	65	<p>Emery Planning: -65</p> <ul style="list-style-type: none"> No planning permission or planning application. Lack of clear evidence of deliverability. Proforma not completed by a developer and doesn't provide clear evidence on delivery. <p>Chapman Lily Planning: -65</p> <ul style="list-style-type: none"> Lack of planning application. No timetable for delivery or known quantum that can be relied upon. Assumed that redevelopment would face challenges regarding flood risk. Correspondence from Dorset Council Property provides no reassurance of delivery within 5 years. <p>Tor&co: -65</p> <ul style="list-style-type: none"> Site will be used as a car park – no scheme decided and no site capacity confirmed. 	<p>Site owned by Dorset Council. This is a sustainable town centre site which has planning permission for demolition of the existing building in advance of work to be undertaken on a scheme for its redevelopment.</p> <p>The Council's Interim Development Manager has stated that developers will be procured over the next two years.</p> <p>Whilst, as a Council owned site, it is considered likely that redevelopment will take place within 5 years, the Council accepts there is a current lack of clear evidence to justify its inclusion within the 5 year supply.</p>	0 (reduction of 65 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Highlights Council Interim Developer Manager statement that use of the site will be influenced by other regeneration sites in Weymouth. Lack of further information to support delivery. 		
LA/COLE/022	Furzehill – Previous Council Offices, Colehill	35	35	<p>Emery Planning: -35</p> <ul style="list-style-type: none"> Site does not have planning permission or a planning application pending determination. Landowner's email fails to submit information on site assessment work. No information on when planning application is pending. Remove 35 units from trajectory. <p>Chapman Lily Planning: -35</p> <ul style="list-style-type: none"> Site is a long-standing allocation and there is no detailed planning permission in place. Inclusion in the 5YHLS is very optimistic. Landowner's email does not provide confidence that the site will come forward for delivery. <p>Tor&co: -35</p> <ul style="list-style-type: none"> Landowner's email (May 2024) is not adequate evidence of delivery. Previous purchaser withdrew due to viability and the site is being re-marketed. Not deliverable within 5-year period. 	<p>Site is allocated under Policy RA2 in the Christchurch and East Dorset Core Strategy – Part 1 (2014). SHLAA site LA/COLE/22 (SHLAA). The principle of residential development has been accepted on site.</p> <p>The landowner is Dorset Council. Email dated May 2023 confirming the delivery of 35 units during the 5YHLS period. The email states that the site is going to be advertised for sale shortly, if not already.</p> <p>This site is an allocated site and is in the SHLAA. With the site being advertised for sale shortly, if not already, lots of site survey work has been undertaken, which shows intent.</p> <p>The assets team confirmed that they have initial scheme designs, and lots of site assessment work has been undertaken, including:</p> <ul style="list-style-type: none"> Japanese Knotweed treatment April 2022 – final guarantee certificate due upon inspection that it has not returned since. High level Options for Surface Water Drainage – Wessex Water 2019. Demolition Asbestos Survey Report & Material Assessment May 2017. 	35 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
					<p>Further inspections and survey reports are anticipated in Autumn 2024 but dates are not yet confirmed.</p> <p>Although 35 units is a major scheme, it is likely to take 2 years to undertake initial survey work (ecological, topographical, arboricultural, ground investigations work, drawings and planning permission), before development commences on site.</p>	

Table 6: Rural Exception Sites

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition and	Council's evidence	No. in final APS (impact of change)
	Pageants Close garages, Bridport	5	5	<p>Tor&co: -5</p> <ul style="list-style-type: none"> • Suggestion that definition of deliverability has been clarified in current NPPF in terms of different categories of sites, since the WDWP Local Plan was adopted. • NPPG has been updated regarding evidence required to demonstrate deliverability. • Planning status is key. • Sites that are not subject to planning applications, let alone permission, even if they are small sites, do not meet the definition of deliverable. • Pageants Close is a minor site that would be covered by the windfall allowance – inclusion is double counting. 	The Council accepts the comment that this site would be covered by the windfall allowance and agrees to the removal of this site from the housing supply.	0 (reduction of 5 homes)
	Orchards Close garages, Bridport	5	5	<p>Tor&co: -5</p> <ul style="list-style-type: none"> • Suggestion that definition of deliverability has been clarified in current NPPF in terms of different categories of sites, since the WDWP Local Plan was adopted. • NPPG has been updated regarding evidence required to demonstrate deliverability. • Planning status is key. • Sites that are not subject to planning applications, let alone permission, even if they are small sites, do not meet the definition of deliverable. 	The Council accepts the comment that this site would be covered by the windfall allowance and agrees to the removal of this site from the housing supply.	0 (reduction of 5 homes)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition and	Council's evidence	No. in final APS (impact of change)
				<ul style="list-style-type: none"> Orchards Close is a minor site that would be covered by the windfall allowance – inclusion is double counting. 		
	Corfe Castle CLT	22	22	<p>Emery Planning: -22</p> <ul style="list-style-type: none"> No permission or application under consideration. Category b site requiring clear evidence of deliverability. No clear evidence of firm progress towards submission of an application No clear evidence of site assessment work <p>Tor&co: -22</p> <ul style="list-style-type: none"> Suggestion that definition of deliverability has been clarified in current NPPF in terms of different categories of sites, since the WDWP Local Plan was adopted. NPPG has been updated regarding evidence required to demonstrate deliverability. Planning status is key and has been confirmed by many more recent appeal decisions. Sites that are not subject to planning applications, let alone permission, even if they are small sites, do not meet the definition of deliverable. No planning application – does not fall within category a or b or have planning status. Site subject to legal issues. 	<p>The site is identified by the Housing Enabling Team for 22 affordable homes. Rural exception sites that benefit from grant funding and a housing needs survey can be included within the five year supply as concluded by the Inspector of the West Dorset, Weymouth and Portland Local Plan (2015).</p> <p>The site has a registered provider and funding in place and it is considered that 22 homes can be delivered by the end of the 5-year period.</p>	22 (no change)

Reference	Site name / location	Total units	No. in Draft APS	No. of dwellings contested and reason for opposition and	Council's evidence	No. in final APS (impact of change)
	Brymer Road garages, Puddletown	4	4	<p>Tor&co: -4</p> <ul style="list-style-type: none"> • Suggestion that definition of deliverability has been clarified in current NPPF in terms of different categories of sites, since the WDWP Local Plan was adopted. • NPPG has been updated regarding evidence required to demonstrate deliverability. • Planning status is key. • Sites that are not subject to planning applications, let alone permission, even if they are small sites, do not meet the definition of deliverable. • Brymer Road is a minor site that would be covered by the windfall allowance – inclusion is double counting. 	The Council accepts the comment that this site would be covered by the windfall allowance and agrees to the removal of this site from the housing supply.	0 (reduction of 4 homes)

Table 7: Minor sites with planning permission

Reference	Site name / location	Total units	No in Draft APS	No. of dwellings contested and reason for opposition	Council's evidence	No. in final APS (impact of change)
6/2019/0656, P/VOC/2022/03258	Crack Lane, Langton Matravers, BH19 3EF	8	8	<p>Chapman Lily Planning: -8</p> <ul style="list-style-type: none"> Affordable housing led rural exception scheme. Despite active marketing registered provider not secured. Delivery of approved development questionable. 	<p>Outline planning permission granted 3/11/21 and so the permission is extant.</p> <p>The site falls within limb a of the NPPF definition of deliverable as it has planning permission and does not involve major development. It should therefore be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years.</p> <p>Whilst a registered provider may not yet be secured, this is not clear evidence that the scheme will not be delivered. The Council has no evidence to suggest the scheme is no longer viable. The scheme has permission for 6 affordable and 2 market dwellings. There is still demand for the affordable units according to the Council's Housing Enabling Team.</p>	8 (no change)
2/2019/1338/FUL	Gains Cross Farm, Gains Cross Lane, Shillingstone	6	6	<p>Chapman Lily Planning: -6</p> <ul style="list-style-type: none"> Planning permission was granted in March 2020 and presumably has now expired. More recent permission has been granted for commercial use of the buildings, suggesting that the dwellings will not be delivered. 	<p>Planning permission has not lapsed – it was commenced and at an advanced stage in April 2024..</p> <p>An alternative scheme (ref P/FUL/2024/00692) for commercial uses on this site was validated in March 2024 and granted on 26/4/2024 (after the base date). Dorset Council has not received any notification of building control for this alternative scheme, so our assumption is that it hasn't commenced and the current residential scheme will continue.</p> <p>In Dorset Council's view, the situation on the base date (1 April 2024) was that this site fell within limb (a) of the definition of deliverable, and therefore should be included in the 5-year supply.</p>	6 (no change)

