



Dorset Council

Annual position statement – 5 year housing land supply

SD07 – Evidence document for major sites

July 2024

www.dorsetcouncil.gov.uk

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2. Sites with detailed planning permission

2.1 Alderholt

2.1.1 Alderholt Surplus Stores, Daggons Road, Alderholt, SP6 3TB

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 3/14/0516/FUL 3/17/0531/NMA; 3/17/1644/NMA; 3/21/1714/NMA; and Building Control Records, commencement notice submitted.
Key dates	<ul style="list-style-type: none"> Detailed planning permission was granted on 29/10/2014. B/IN/2022/01978: Initial Notice of Commencement submitted on 20/01/2023.
Development management team summary	<ul style="list-style-type: none"> This site has detailed planning permission and building control records confirm that this site has commenced. Residential Monitoring for 2023/2024 indicates that construction has commenced on site. Circa 35 units were under construction at the time of the site visit, with 54 not commenced at that time.
Site developer/landowner evidence summary	A housing developer has mentioned through planning correspondence, that they purchased the site.
June engagement response summary	No responses received.
Housing land supply summary	Site is under active construction. As a category A site there is no evidence to suggest the remaining homes will not be delivered within 5 years.

2.1.2 Oakwood Grove, Ringwood Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 3/16/1446/OUT; 3/19/2077/RM (reserved matters); P/VOC/2024/00100 granted; and Building Control Records B/IN/2023/01644.
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 14/07/2023 granted on 20/03/2024. Building Control Initial Commencement Notice submitted on 30/10/2023.
Development management team summary	<ul style="list-style-type: none"> This site has detailed planning permission and building control records confirm that this site has commenced. Residential Monitoring for 2023/2024 indicates that construction has commenced on site. Circa 6 units were under construction at the time of the site visit.
Site developer/landowner evidence summary	<p>Email from the developer, Pennyfarthing Homes, dated 22/4/2024 confirms the intention to develop all 45 units within the next 2 years. The email confirms that the site is under construction and there are now no issues which might hold up delivery.</p>
June engagement response summary	<p>No responses received.</p>
Housing land supply summary	<p>Site under construction and developer has expressed the intention to complete the site within the 2 years. As a category A site there is no evidence to suggest the remaining homes will not be delivered within 5 years.</p>

Sites with detailed planning permission

Evidence

From: [REDACTED] uk>
Sent: 22 April 2024 10:15
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Thank you for your email and we have three separate projects in build at the current time in the Dorset Council area. None of them are held up due to land/planning issues and all are in active construction. I summarise the details for all three below but have not completed the tables below as there are now no issues which are holding up their delivery:

Oakwood Grove, Ringwood Road, Alderholt - 3/19/2077/RM pursuant to 3/16/1446/OUT –
Permission for 45 new homes (15% affordable all First homes)

Completions for 24/25: 19 units

Completions for 25/26: 26 units

Potterswood Phase 2, Land South of Edmondsham Rd, Verwood - 3/19/2512/RM pursuant to 3/16/1291/OUT - – Permission for 187 new homes (35% affordable) this development is nearing completion.

Completions for 24/25: 9 units

Potterswood Phase 3, Land South of Edmondsham Rd, Verwood - P/FUL/2022/03125 –
Permission for 38 new homes (50% affordable all First Homes)

Completions for 24/25: 8 units

Completions for 25/26: 30 units

If you have any further questions please let me know

Kind regards

Ben



Ben Arnold BSc (Hons) MRICS
Land & Planning Director

[REDACTED]
Pennyfarthing House, Ossemsley, New Milton, BH25 5TL



Sites with detailed planning permission

www.pennyfarthinghomes.co.uk

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Please consider the environment before printing this email

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 19, 2024 2:45 PM
To: Karen Barnes [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/FUL/2022/03125

Site location: Land south of Edmondsham Road

Verwood

Dorset

BH31 6YL

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

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

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

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	

Sites with detailed planning permission

If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information		
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal		

Sites with detailed planning permission

costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.2 Beaminster

2.2.1 BEAM1: Land north of Broadwindsor Rd

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/RES/2021/01944 Former Local Plan allocation
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 17/10/2022
Development management team summary	<ul style="list-style-type: none"> Discharge of conditions is ongoing, and applications to discharge materials conditions are currently under consideration. Pre-commencement conditions on the outline permission are largely dealt with.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No responses received.
Housing land supply summary	The site has detailed planning permission for 100 dwellings. It sits within category A of the definition of deliverability and there is no evidence to suggest that all of the units cannot be delivered within five years – starting in 2025/26.

2.3 Blandford St Mary

2.3.1 St Mary's Hill

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 2/2019/1627/REM
Key dates	<ul style="list-style-type: none"> Reserved matters permission for the full 350 dwellings granted 19/01/2021 Reserved matters permission for the first 89 dwellings granted 08/01/2020 Outline permission granted 30/11/2016
Development management team summary	No response received.
Site developer/landowner evidence summary	<p>Email from David Nash of Belway Homes dated 16/5/2024 confirming that development of the remainder of the site will continue. Confirms that the site will complete in 2025/26 and that sales are taking place under the Bellway and Ashberry brands.</p> <p>The slight mismatch in the remaining number of dwellings is due to a lag in the completion certificates being received.</p>
June engagement response summary	No responses received.
Housing land supply summary	Site has full permission for 350 dwellings and is under construction. The first completions came forward in 2020/21. There were 132 completions last year (2023/24). At 1 st April 2024 there were 76 plots remaining.

Sites with detailed planning permission

Large site that is nearing completion. As a category A site there is no evidence to suggest the remaining homes will not be delivered within 5 years.

Evidence

From: David Nash <[REDACTED]>
Sent: 16 May 2024 13:51
To: planningpolicy
Subject: RE: Final Reminder - Dorset Council Housing Land Trajectory (St Mary's Hill Blandford)

Dear Sir/Madam,

Please see the return information below.

Kind regards,

David

David Nash
Planning Manager

[REDACTED]
Bellway Homes Limited (Wessex)
Embankment Way
Castleman Business Centre
Ringwood
Hampshire
BH24 1EU
www.bellway.co.uk



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Wednesday, May 15, 2024 10:28 AM
To: David Nash [REDACTED]
Subject: Final Reminder - Dorset Council Housing Land Trajectory

Sites with detailed planning permission

ALERT: This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): 2/2019/1627/REM

Site location: St Mary's Hill (Belway site) Blandford St Mary

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	48	13			

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	The site is at an advanced stage with sales taking place under both Bellway and Ashberry brands.
If delivery has either exceeded or not progressed as expected, commentary indicating	N/A the site completes in 25/26

Sites with detailed planning permission

the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

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

Sites with detailed planning permission

Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.4 Bourton

2.4.1 Bourton Mill, Factory Hill, Bourton

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 2/2012/0066/PLNG for 29 dwellings granted 27/01/2014 2/2015/1841/VARIA for 35 dwellings granted 20/05/2016 2/2016/0610/REM for 35 dwellings granted 20/07/2016 2/2019/1529/FUL for 20 dwellings (substituting 16 previously granted p.p.) granted 4/4/2022
Key dates	<ul style="list-style-type: none"> See dates above.
Development management team summary	No response received.
Site developer/landowner evidence summary	No responses received.
June engagement response summary	No responses received.
Housing land supply summary	<ul style="list-style-type: none"> The site has full planning permission for 39 dwellings First completions in 2018/19. 7 completions last year (2023/24) 26 completions in total. 13 plots remaining on 1st April 2024. <p>There have been completions on this site every year since 2018/19. Construction work was taking place in April 2024. As a category A site there is no evidence to suggest the remaining homes won't be delivered within 5 years.</p>

2.5 Bridport

2.5.1 BRID1: Vearse Farm (Hallam Land)

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLA A reference(s)	<ul style="list-style-type: none"> P/RES/2021/04848 – reserved matters permission for 760 dwellings and infrastructure WD/D/17/000986 – outline permission for up to 760 dwellings, 60 unit care home, employment, local centre, and infrastructure Former Local Plan allocation
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 15/06/2023 Commencement of development 17/04/2024
Development management team summary	<ul style="list-style-type: none"> Development commenced in April 2024. Discharge of highways conditions imminent (required prior to the development of housing)
Site developer/landowner evidence summary	Email from Barratt David Wilson Homes on 16 May 2024, states 420 units are estimated to be delivered in the 5 year period, starting with 20 units in 24/24, and 100 units each year thereafter.
June engagement response summary	<ul style="list-style-type: none"> Delivery rates are contested. Need for highways works and construction of new roundabout. Outstanding conditions. Suggested reduction by 100 – 120 dwellings.
Housing land supply summary	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:

Sites with detailed planning permission

	<p>https://www.foundrylea.co.uk/about/#whoisbuildingfoundrylea</p> <p>.</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 imminent. This is not therefore considered to be a barrier to the delivery of housing on the site.</p>
--	---

Evidence

From: Pitman, Matthew <[REDACTED]>
Sent: 16 May 2024 08:16
To: planningpolicy
Cc: Neil Mantell
Subject: FW: *EXTERNAL:FW: Final Reminder - Dorset Council Housing Land Trajectory

See below,

I must stress that these are estimates based on current forecast figures.

Matthew Pitman
Technical Project Manager

Barratt David Wilson Homes (a trading name of BDW Trading Ltd)

Vanguard House, Yeoford Way, Matford Business Park, Exeter, Devon EX2 8HL

Mobile: [REDACTED], Direct Line: [REDACTED], Switchboard: 01392 826 750, Main Fax: 01392 822 400

From: Neil Mantell [REDACTED]
Sent: 15 May 2024 23:53
To: Pitman, Matthew <[REDACTED]>
Subject: *EXTERNAL:FW: Final Reminder - Dorset Council Housing Land Trajectory

FYI

Sites with detailed planning permission

NEIL MANTELL MRTPI
DIRECTOR

www.lrmplanning.com

22 Cathedral Road, Cardiff, CF11 9LJ

REGISTERED ADDRESS: Nyewood Court, Brookers Road, Billingshurst, RH14 9RZ

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Wednesday, May 15, 2024 10:28 AM

To: Neil Mantell <[REDACTED]>

Subject: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): P/RES/2021/04848

Site location: BRID1: Vearse Farm (Hallam Land)

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

With regards to the above site, please can you update us on your anticipated timeframe for delivery?

The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

Sites with detailed planning permission

	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33
Anticipated delivery of homes	20	100	100	100	100	100	100	100	40

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Development not progresses as anticipated due to delays with EA and flood modelling at planning stage. This took from August 2022 to June 2023 to resolve.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Sites with detailed planning permission

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

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

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

Best regards,

Sites with detailed planning permission

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.6 Cerne Abbas

2.6.1 Cerne Abbas Care Centre Cerne Abbas Dorchester DT2 7AL

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">P/FUL/2021/03000 – full planning permission for extension of a care home (20 additional bedrooms)
Key dates	<ul style="list-style-type: none">Full planning permission granted 30/11/2021
Development management team summary	No responses received.

Sites with detailed planning permission

Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This is a modest sized site with full permission for the extension of a care home, comprising 20 bedrooms (11.1111 equivalent dwellings). As a category A site there is no evidence to suggest the development won't be delivered within 5 years.

2.7 Charlton Marshall

2.7.1 South of Newlands Manor House, Charlton Marshall

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/RES/2021/02870 2/2017/1716/OUT
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 21/02/2022 Outline permission granted 13/12/2018
Development management team summary	No response received.
Site developer/landowner evidence summary	No responses received.
June engagement response summary	No responses received.

Sites with detailed planning permission

Housing land supply summary	<ul style="list-style-type: none"> • Site has full permission for 40 dwellings. • Completions began in 2023/24 – there were 5 completions. • 35 dwellings remaining at 1st April 2024. • Under construction by Morrish Homes. <p>Site is under construction with 35 dwellings remaining. As a category A site there is no evidence to suggest the remaining homes won't be delivered within 5 years.</p>
-----------------------------	---

2.8 Chickerell

2.8.1 CHIC2: Chickerell Urban Extension North

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> • Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • WD/D/18/001922 - reserved matters permission for 292 dwellings • Former Local Plan allocation
Key dates	<ul style="list-style-type: none"> • Reserved matters permission granted 06/12/2018
Development management team summary	No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This site is under construction, with 231 completions to date and 61 dwellings remaining to be completed. Completions

Sites with detailed planning permission

	started in 2020/21. As a category A site there is no evidence to suggest the development won't be delivered within 5 years.
--	---

2.9 Charminster

2.9.1 Land West of Charminster Farm, Between Wanchard Lane and A37

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WD/D/19/003097 – full planning permission for 82 dwellings.
Key dates	<ul style="list-style-type: none"> Full planning permission granted 28/07/2021
Development management team summary	n/a
Site developer/landowner evidence summary	Email from Wyatt Homes of 21 May 2024, stating 24 units remaining to be completed in 24/25.
June engagement response summary	n/a
Housing land supply summary	This site is under construction, and the Council has recorded 67 units completed to date and 15 dwellings remaining to be completed. Completions began in 2022/23. As a category A site there is no evidence to suggest the remaining homes won't be delivered within 5 years.

Sites with detailed planning permission

Evidence

From: Tim Hoskinson - Wyatt Homes <[REDACTED]>
Sent: Tuesday, May 21, 2024 9:02 AM
To: Christopher Lee [REDACTED]
Subject: Re: Delivery rates - Dorset Council housing land trajectory

Dear Christopher

Please see below, which takes these sites up to completion.

Site	2020/21	2021/22	2022/23	23/24	24/25	25/26
Land Adjacent To Julians Road, Cowgrove Road And The River Stour (Cuthbury allottments New Neighbourhood)	8	97	21	13	35	29
Land West of Charminster Farm, Between Wanchard Lane and A37, Charminster			23	35	24	
Land North West of Three Lanes Way			20	15	6	

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email [REDACTED]
Mobile [REDACTED]
Direct Dial [REDACTED]



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyatthomes.co.uk



Sites with detailed planning permission

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2.10 Child Okeford

2.10.1 Land off Haywards Lane

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">P/RES/2022/03207
Key dates	<ul style="list-style-type: none">Reserved matters permission granted 27/10/2022
Development management team summary	Site has full planning permission for 26 dwellings.
Site developer/landowner evidence summary	Email from the Bracken Group (developers) dated 21/5/2024 to say that site clearance has commenced, and construction will start in July / August 24. The trajectory suggests that the site will be completed in the next 2 years.
June engagement response summary	No responses received.
Housing land supply summary	Site has full planning permission and developers have expressed an intention to complete the site in the next 2 years. As a category A site there is no evidence to suggest the remaining homes won't be delivered within 5 years.

Sites with detailed planning permission

Evidence

From: Richard Smith [REDACTED] >
Sent: 21 May 2024 16:47
To: planningpolicy
Subject: FW: Dorset Council Housing Land Trajectory

Richard Smith
Land & Planning Director

BrackenGroup
Building developers est.1979

[REDACTED]
www.brackengroup.co.uk

14 Minterne Road, Poole, Dorset, BH14 8NA



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Dear Sirs

Please find your form relating to our site at Child Okeford, duly completed.

Kind regards

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 12:21 PM
To: Bracken Developments <[REDACTED]>
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

Sites with detailed planning permission

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): P/RES/2022/03207

Site location: Land off Haywards Lane

(west of Allen Close)

Child Okeford

DT11 8DX

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	5	21			

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	Site clearance has commenced. Construction will start in July / August 24. Legal completions are shown in the for above.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to	

Sites with detailed planning permission

commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

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

Sites with detailed planning permission

Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.11 Corfe Mullen

2.11.1 Charris Caravan and Camping Park, Candys Lane

Summary of the position

Information type	
Supply category	<ul style="list-style-type: none"> • Certificate of lawful use
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • 3/18/1594/CLP (certificate of lawful use proposed)
Key dates	<ul style="list-style-type: none"> • CLP issued 13/08/2018
Development management team summary	<ul style="list-style-type: none"> • 16 units have already been completed, with 6 units remaining. It is reasonable to assume that these will be developed within the 5YHLS period.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This is a Category A site. This site has full planning permission which has since been implemented. The site is still under construction. 20 units were recorded to be delivered in 2021/22. There is no clear evidence to suggest that the remaining 6 units will not be delivered within the 5YHLS period.

2.11.2 Land to The North Of Wimborne Road (New neighbourhood Lockyers school Corfe mullen) - Phase 2

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 3/15/1122/OUT 3/20/0667/RM (reserved matters) B/IN/2021/02249 Former Local Plan allocation
Key dates	<ul style="list-style-type: none"> Outline planning permission granted on 01/12/2017. Reserved matters permission granted 28/01/2021. Building Control Initial Commencement Notice submitted on 02/11/2021.
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from the agent dated 15/5/2024 confirms the intention to complete the site in the next year (2024/25).
June engagement response summary	No response received.
Housing land supply summary	Site under active construction and email from the agent to confirm intention to complete the site in the next year. When viewing the site, it was the opinion of the officer that 17 units were already technically completed, so the remaining 17 units are included in the 5YHLS. The respondents to the APS stakeholder engagement did not object to the inclusion of this site. As a category A site there is no evidence to suggest the remaining homes will not be delivered within 5 years.

Sites with detailed planning permission

Evidence

From: Jonathan Pittard <[REDACTED]>
Sent: 15 May 2024 14:03
To: planningpolicy
Subject: Re: Final Reminder - Dorset Council Housing Land Trajectory

Please see below. Many thanks

Jonathan Pittard BA (Hons) MA Dip Arch ARB RIBA
Chartered Architect

jpittardlimited

Architecture. Planning. Design.

[REDACTED]
jpittard.co.uk

9 The Square, Wimborne, Dorset BH21 1JA

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On 15 May 2024, at 10:28, planningpolicy <planningpolicy@dorsetcouncil.gov.uk> wrote:

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): 3/20/0667/RM

Site location: LAND NORTH OF WIMBORNE ROAD, CORFE MULLEN, WIMBORNE, BH21 3DY

Sites with detailed planning permission

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	34				

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	34. All to be completed this year.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more

Sites with detailed planning permission

information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

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

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Sites with detailed planning permission

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

[<image001.jpg>](#)

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)

2.12 Crossways

2.12.1 Adj. Oaklands Park, Warmwell Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">WD/D/17/002760 (reserved matters)
Key dates	<ul style="list-style-type: none">Reserved matters permission granted 09/08/2018
Development management team summary	The site has planning permission for 49 dwellings.

Sites with detailed planning permission

Site developer/landowner evidence summary	Email from developer on 20 May 2024, stating that they are unable to provide a trajectory.
June engagement response summary	No response received.
Housing land supply summary	Despite the fact that the developer has not provided a trajectory, this is a site that is under construction, with Council records indicating that 37 homes have been completed on the site, with 12 homes remaining to be completed. Completions began in 2022/23. As a category A site there is no evidence to suggest the remaining homes won't be delivered within 5 years.

Evidence

From: Daniel Cox <[REDACTED]>
Sent: 20 May 2024 12:46
To: planningpolicy
Cc: Brett Spiller
Subject: RE: Final Reminder - Dorset Council Housing Land Trajectory

Good Afternoon,

Thank you for your email. Given the current challenging housing market, it is difficult for us to provide a precise indication on housing delivery timelines, as our construction efforts are demand-driven.

Kind Regards
Dan

[REDACTED]

Daniel Cox
Construction Manager
MCIOB MICWCI DipFD

Allenby Homes Limited

[REDACTED] orset, BH14 8BX

Sites with detailed planning permission



From: Brett Spiller <[REDACTED]>
Sent: Wednesday, May 15, 2024 10:51 AM
To: Paul Jeffries [REDACTED]; Nick Dadds [REDACTED] Daniel Cox
[REDACTED] - [REDACTED] et Council Housing Land Trajectory

FYI – see email below.

Brett Spiller
Director
Chapman Lily Planning Limited



W: <http://www.clplanning.co.uk>

Unit 5 Designer House, Sandford Lane, Wareham, BH20 4DY

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Wednesday, May 15, 2024 10:28 AM
To: Brett Spiller [REDACTED]
Subject: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Sites with detailed planning permission

This is a final reminder to please provide information to inform Dorset Council’s Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): WD/D/17/002760

Site location: Adj. Oaklands Park, Warmwell Road, Crossways

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

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

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

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

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

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

Sites with detailed planning permission

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

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

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

Sites with detailed planning permission

Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.12.2 West of Frome Valley Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)

Sites with detailed planning permission

<p>Planning/allocation/SHLAA reference(s)</p>	<ul style="list-style-type: none"> • P/RES/2021/01645 (reserved matters)
<p>Key dates</p>	<ul style="list-style-type: none"> • Reserved matters permission granted 27/10/2021
<p>Development management team summary</p>	<p>The site has planning permission for 140 dwellings.</p>
<p>Site developer/landowner evidence summary</p>	<p>Email from 23 April 2024 stating uncertainties on delivery due to phosphates neutrality issues.</p>
<p>June engagement response summary</p>	<ul style="list-style-type: none"> • Delivery rates are contested. • Outstanding NMA to amend phasing, and other amendments. • Issues with nutrients and downstream sewer capacity. • Suggested reduction by 40 dwellings. • Representation from the developer of the site suggesting all 140 homes will be delivered within 5 years, subject to determination of NMA and condition applications, and removal of phosphates neutrality requirement.
<p>Housing land supply summary</p>	<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 be 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 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</p>

Sites with detailed planning permission

statement of their intentions, the development of all 140 units within the 5 year period is to be expected. As a category A site there is no clear evidence to suggest the development won't be delivered within 5 years, starting in 2025/26.

Evidence

From: Hywel James <[REDACTED]>
Sent: 23 April 2024 15:12
To: planningpolicy
Cc: Mike Smith
Subject: RE: Dorset Council Housing Land Trajectory

Dear Sir / Madam,

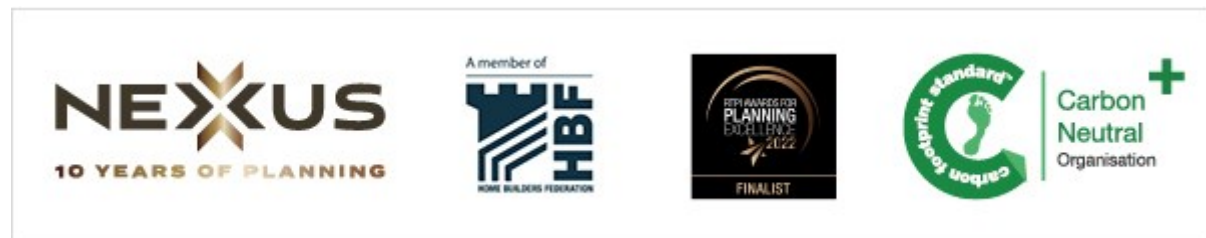
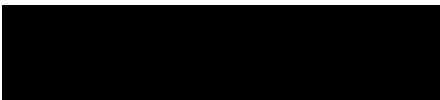
I have set out responses on behalf of Cavanna Homes in the below table:

In summary, the planning permission has been implemented but phosphate mitigation requirements remain a constraint on the delivery of housing and there are potential viability concerns in light of the current cost of credits. Accordingly, for the time being we cannot confidently state that any dwellings are deliverable in the next five years.

Kind Regards

Hywel

Hywel James
Associate Director



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nexusplanning.co.uk



Sites with detailed planning permission



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: 19 April 2024 14:43

To: Hywel James [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/RES/2021/01645

Site location: West of Frome Valley Road

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

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

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

[Currently unknown due to phosphate mitigation requirements]

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

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

Further information	Response/comment
For sites with detailed planning permission:	

Sites with detailed planning permission

Number of homes under construction and completed each year.	35 – 40 dwellings per annum once phosphate mitigation requirements are satisfied
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	RM approval secured and pre-commencement conditions discharged and development commenced. Awaiting a phosphates mitigation solution to be secured prior to delivering housing.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	N/A

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	Development has commenced
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be	Yes	Phosphate mitigation requirements – off-site credits

Sites with detailed planning permission

overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	N/A	Acquired by [REDACTED] following the granting of the outline planning permission on behalf of the landowner
Are there any other issues that are delaying the delivery of your site?	Yes	Phosphate mitigation requirements

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk





2.13 Dorchester

2.13.1 Crown Gate, Sectors 3.46/47/48, Northern Quadrant, Poundbury

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WD/D/20/003168 (reserved matters) WD/D/17/001480 (reserved matters)
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 16/02/2021
Development management team summary	The site has planning permission for 76 dwellings.
Site developer/landowner evidence summary	Landowner email suggests that whilst a revised application is being prepared homes will start to be delivered in February 2026.
June engagement response summary	<ul style="list-style-type: none"> Revised scheme is being worked on, and other uncertainties. Suggestion that this permission won't be implemented. Suggested reduction by 76 dwellings.
Housing land supply summary	The Council notes that the developer is planning an alternative scheme for this site, however the existing permission remains

Sites with detailed planning permission

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. 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.

Evidence

From: Darren Dancey [REDACTED]
Sent: 08 May 2024 07:48
To: planningpolicy
Cc: Jason Bowerman
Subject: RE: Dorset Council Housing Land Trajectory - Crown Gate, Poundbury, Dorchester

Many thanks for sharing this Jason

Dear Strategic Planning Team

We are currently working on a revised scheme for Crown Gate. We are hopeful to have pre-app discussions with the Duchy and the LPA prior to working up the full scheme and making submission this summer. Depending on the duration to secure planning permission and any nutrient restrictions we would be hopeful to commence works on site in May 2025. First units would be delivered from around February 2026

Thanks

Darren

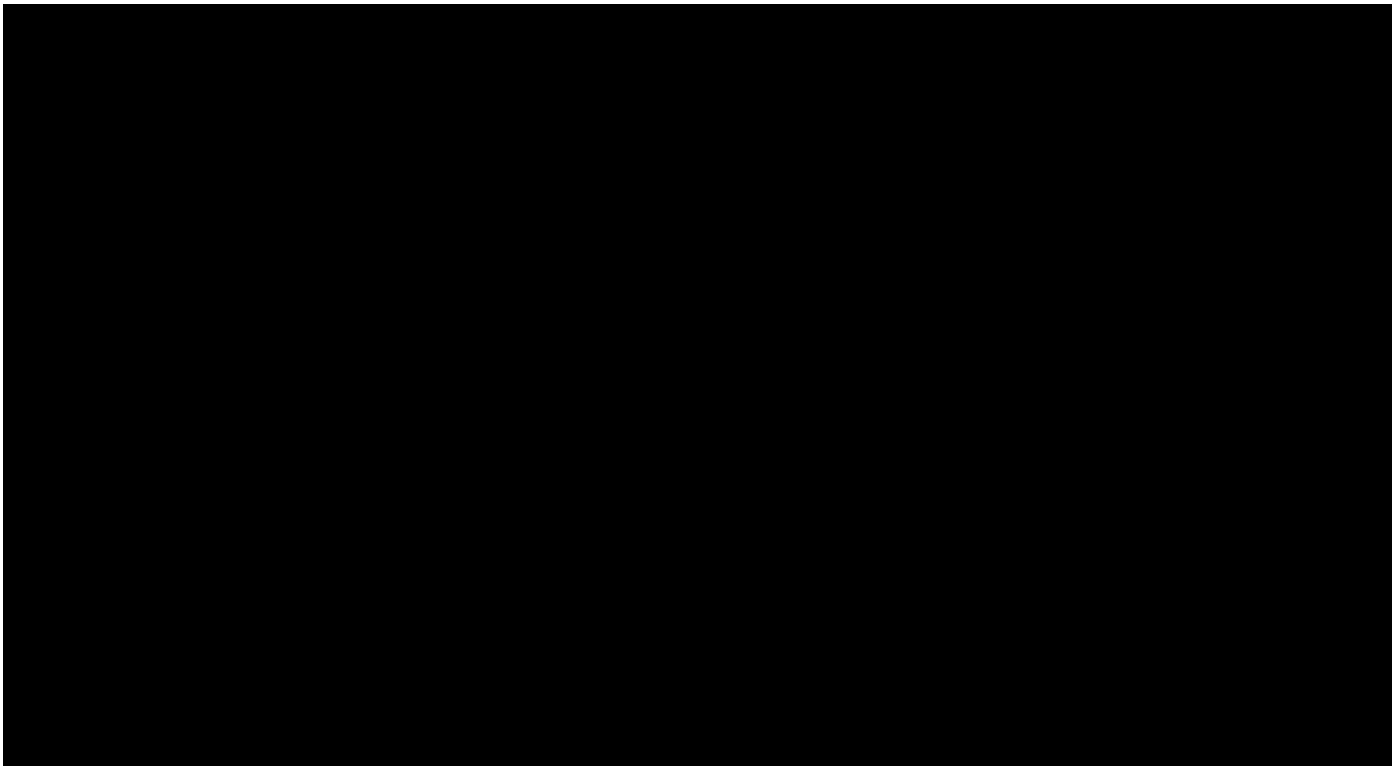
Darren Dancey
Managing Director South West

Sites with detailed planning permission



e: [REDACTED] : placesforpeople.co.uk

New Kings Court, Tollgate, Chandler's Ford, Eastleigh, SO53 3LG



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Tuesday, May 7, 2024 11:54 AM

To: Jason Bowerman <[REDACTED]>

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your

Sites with detailed planning permission

best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): WD/D/17/001480

Site location: CROWN GATE, SECTORS 3.46/47/48, NORTHERN QUADRANT, POUNDBURY

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

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

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

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

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

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

Sites with detailed planning permission

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

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

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

Sites with detailed planning permission

Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.13.2 Poundbury North Quadrant Phases 3 & 4

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)

Sites with detailed planning permission

Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • WD/D/19/001488
Key dates	<ul style="list-style-type: none"> • Reserved matters permission granted 20/07/2017 • First homes delivered in 2018/19.
Development management team summary	The site has planning permission for 595 dwellings.
Site developer/landowner evidence summary	Developer email estimating completion of all remaining units by 2026/27.
June engagement response summary	No responses received.
Housing land supply summary	The site is under construction with only 80 dwellings remaining to be completed, as indicated by Council records. Completions began prior to 2019. As a category A site there is no evidence to suggest these remaining units will not be delivered within 5 years.

Evidence

From: Jason Bowerman [REDACTED]
Sent: 07 May 2024 14:34
To: planningpolicy
Subject: Dorset Council Housing Land Trajectory - NQ Poundbury (WD/D/16/001590)

Dear Planning Strategy Team

Please see the responses below.



Jason Bowerman MRICS Estate Development Manager
 Duchy of Cornwall, Poundbury Farmhouse, Poundbury Farm Way
 Dorchester, Dorset, DT1 3RT
 [REDACTED]
www.poundbury.co.uk
www.duchyofcornwall.org

Sites with detailed planning permission

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:54 AM
To: Jason Bowerman <[REDACTED]>
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): WD/D/16/001590

Site location: North Quadrant Phases 3 & 4

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	49	29	4	0	0

With a further 15 affordable homes also being delivered 2024-2026

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

Sites with detailed planning permission

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	As above
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	

Sites with detailed planning permission

Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?		Ongoing development under Development Agreements
Are there any other issues that are delaying the delivery of your site?	No	Conclusion of the Phosphate mitigation provisions if relevant to minor alteration applications

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



Sites with detailed planning permission



2.13.3 Poundbury North West Quadrant Phases 3 & 4

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WD/D/20/002764 (reserved matters)
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 21/12/2021
Development management team summary	The site has planning permission for 205 dwellings.
Site developer/landowner evidence summary	Landowner email of 7 May 2024 indicates first homes will be delivered in 2025/26, with the development complete by 2027/28.
June engagement response summary	No responses received.
Housing land supply summary	Officers' monitoring of the site indicates that the development is under construction, with around 100 units having been commenced. Having regard to the email from the Landowner the Council therefore expects all 205 units to be completed within the 5 year supply period. As a category A site there is no evidence to suggest this wouldn't be the case.

Sites with detailed planning permission

Evidence

From: Jason Bowerman <[REDACTED]>
Sent: 07 May 2024 14:17
To: planningpolicy
Subject: Dorset Council Housing Land Trajectory - NWQ Poundbury
(WD/D/20/002764)

Dear Planning Strategy Team

Please see the responses below.



Jason Bowerman MRICS Estate Development Manager
Duchy of Cornwall, Poundbury Farmhouse, Poundbury Farm Way
Dorchester, Dorset, DT1 3RT
[REDACTED]
www.poundbury.co.uk
www.duchyofcornwall.org

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:54 AM
To: Jason Bowerman <[REDACTED]>
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): WD/D/20/002764

Site location: North West Quadrant Phases 3 & 4

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

Sites with detailed planning permission

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes (private housing)	0	34	56	43	0

With c68 affordable homes also being delivered 2025-2028

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	As above
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Sites with detailed planning permission

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

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Sites with detailed planning permission

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.13.4 PHASE 3 BREWERY DEVELOPMENT SITE, WEYMOUTH AVENUE, DORCHESTER

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">WD/D/18/002594
Key dates	<ul style="list-style-type: none">Reserved matters permission granted 14/10/2020
Development management team summary	The site has planning permission for 196 dwellings.
Site developer/landowner evidence summary	No response received.

Sites with detailed planning permission

June engagement response summary	No response received.
Housing land supply summary	This site is under construction and has already delivered 63 homes in year 2022/23. Development of further units is well progressed, and officers' monitoring indicates around 122 of the 133 remaining units are under construction. As a category A site there is no evidence to suggest the remaining 133 homes in total won't be delivered within 5 years.

2.13.5 Poundbury Phase 3 Peverell Avenue East

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 1/D/12/000082 (reserved matters)
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 17/09/2012
Development management team summary	The site has planning permission for 543 dwellings.
Site developer/landowner evidence summary	Developer email of 7 May 2024 stating all remaining units to be completed in year 24/25.
June engagement response summary	No response received.
Housing land supply summary	This development has been under construction since 2014, with very few dwellings remaining to be completed. As a category A

Sites with detailed planning permission

site there is no evidence to suggest the remaining homes won't be delivered within 5 years.

Evidence

From: Jason Bowerman [REDACTED]
Sent: 07 May 2024 14:42
To: planningpolicy
Subject: Dorset Council Housing Land Trajectory - NEQ Poundbury (1/D/12/000082)

Dear Planning Strategy Team

Please see the responses below.



Jason Bowerman MRICS Estate Development Manager
Duchy of Cornwall, Poundbury Farmhouse, Poundbury Farm Way
Dorchester, Dor [REDACTED]
[REDACTED]
www.poundbury.co.uk
www.duchyofcornwall.org

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:54 AM
To: Jason Bowerman [REDACTED] >
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Sites with detailed planning permission

Planning application number (if applicable): 1/D/12/000082

Site location: Phase 3 Peverell Avenue East

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	22	0	0	0	0

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	As above
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Sites with detailed planning permission

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

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

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

Sites with detailed planning permission

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.13.6 32 Prince of Wales Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">WD/D/20/002387
Key dates	<ul style="list-style-type: none">Full planning permission granted 27/05/2021
Development management team summary	The site has planning permission for 16 dwellings.

Sites with detailed planning permission

Site developer/landowner evidence summary	Developer email of 7 May 2024 stating all units to be delivered in 2025/26.
June engagement response summary	No response received.
Housing land supply summary	This site is under construction, with all 16 units expected for delivery in 2025/26 as per the developer's email. As a category A site there is no evidence to suggest this won't be the case.

Evidence

From: Paul Harrington [REDACTED]
Sent: 07 May 2024 12:00
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

See below.

Kind regards
Paul Harrington | Architect | Director | RIBA

Morgan Carey Architects

The Goods Shed | Sandford Lane | Wareham | Dorset | BH20 4DX

[REDACTED]
w: www.morgancarey.co.uk

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:54 AM
To: Paul Harrington [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

Sites with detailed planning permission

-

Planning application number (if applicable): WD/D/20/002387

Site location: 32 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW

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

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

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

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Sites with detailed planning permission

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

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

Sites with detailed planning permission

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.13.7 Princes House

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">P/PACD/2022/06404 (prior approval)
Key dates	<ul style="list-style-type: none">Prior approval granted 30/11/2022

Sites with detailed planning permission

Development management team summary	The site has prior approval permission for conversion to 26 flats.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This site has prior approval for change of use from offices to 26 dwellings (flats). Officers monitoring confirms the site is now under construction. As a category A site there is no evidence to suggest the remaining homes won't be delivered within 5 years.

2.13.8 TOP O TOWN HOUSE, BRIDPORT ROAD, DORCHESTER, DT1 1XT

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WD/D/19/000760
Key dates	<ul style="list-style-type: none"> Full planning permission granted 24/06/2019
Development management team summary	The site has planning permission for 9 additional dwellings.
Site developer/landowner evidence summary	No response received.

Sites with detailed planning permission

June engagement response summary	No response received.
Housing land supply summary	This site is under construction with all 9 units expected for completion in 2024/25. As a category A site there is no evidence to suggest the remaining homes won't be delivered within 5 years.

2.14 Ferndown

2.14.1 1 Carroll Avenue & 430 Ringwood Road, Ferndown

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 3/16/1306/FUL 2021/006/DEM - demolishing of existing units 2021/01760/PAI
Key dates	<ul style="list-style-type: none"> Full permission granted 1/11/2018 Demolishing application during June to August 2021 Foundations excavated in September 2021 2021/01760/PAI most recent communication is dated 5th 2024, outlining outstanding issues with the current construction.
Development management team summary	This site is currently under construction, expected date for delivery of units imminently.
Site developer/landowner evidence summary	15 units have been included for delivery in 2024/25.

Sites with detailed planning permission

June engagement response summary	No response received.
Housing land supply summary	Site under active construction. As a category A site there is no evidence to suggest the block of flats for 15 homes will not be completed well within 5 years.

2.14.2 Land East of New Road, West Parley (FWP6) (remaining Phases on allocation site)

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 3/17/3609/OUT (outline). P/RES/2022/08041 (reserved matters). B/IN/2022/01295 Former Local Plan allocation
Key dates	<ul style="list-style-type: none"> Outline planning permission granted 18/02/2021. Reserved matters permission granted 5/05/2023. Initial Commencement Notice submitted on 22/04/2022.
Development management team summary	<p>Phase 1 and Phase 2 have two sales outlets, and they have a different offer – one phase mostly includes flats, and the other phase includes a range of housing types. So, this assumption is not unrealistic. All of the foundations of the 238 units from Phase 1 of the scheme have been laid, with 4 units fully completed, 19 units advertised for sale and with lots more units under construction. Since given evidence at the Alderholt appeal, we visited the site and made the following observations:</p> <ul style="list-style-type: none"> 18 additional completed (in addition to 4 completed in April 2024), and 57 units significantly above footings.

Sites with detailed planning permission

<p>Site developer/landowner evidence summary</p>	<p>Email sent by Bellway Homes in December 2022 with housing trajectory for Phase 1 and includes units from Phase 2. Monitoring evidence of the site since has shown that the development of the site is still in accordance with this housing trajectory. Based on the information we have from Phase 1; including units from Phase 2 in the 5YHLS is not unrealistic. Phase 1 and Phase 2 have two sales outlets, and they have a different offer – one phase mostly includes flats, and the other phase includes a range of housing types. So, this assumption is not unrealistic.</p>
<p>June engagement response summary</p>	<p>Chapman Lilly submitted representations on behalf of Bellway Homes, but they do not comment on the delivery rates predicated 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 had these been incorrect.</p>
<p>Housing land supply summary</p>	<p>Included 40units in 2025/26, 42 units in 2026/27, 48 units in 2027/28 and 18 units in 2028/29. This is a national housebuilder, with Phase 1 will under construction. Bellway are currently developing another site in Dorset – St Mary’s Hill, Blandford (ref: 2/2019/1627/REM). The total number of units on this site is 350 dwellings, with 2 sales outlets. It is very similar to this proposed development. The Council’s monitoring residential information shows that the completions in the last 4 years area: 10 units, 31 units, 101 units and 132 units. We have received a lot of criticism about the predicted delivery rate of 100 dpa being too high but they have been delivered. In addition to this, the recent monitoring information of the site suggests that expecting completions in line with Bellway's previous housing trajectory for this site is not unreasonable. As a category A site there is no evidence to suggest that these units being developed by a national housebuilder will not be completed within 5 years</p>

Evidence

From: David Nash [REDACTED]
Sent: 06 December 2022 12:59

Sites with detailed planning permission

To: Karen Barnes; Debbie Turner
Cc: Simon Packer
Subject: RE: Land East of New Road, West Parley

Follow Up Flag: Follow up
Flag Status: Completed

Hi Karen and Debbie,

Bellway's latest projected annual completion details below – assumes legal completions (sales) start from December 23 with two sales outlets 24/25-27/28.

Kind regards

David

David Nash

Planning Manager



Bellway Homes Limited (Wessex)

Embankment Way
Castleman Business Centre

Ringwood

Hampshire

BH24 1EU

www.bellway.co.uk

Sites with detailed planning permission



From: Karen Barnes [REDACTED]
Sent: 24 November 2022 14:22
To: David Nash [REDACTED]
Cc: Simon Packer [REDACTED]
Subject: FW: Land East of New Road, West Parley

ALERT: This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

Hi David,

See the below request from Dorset for housing delivery updates for West Parley – are you able to complete please?

Thanks.

Karen Barnes

Senior Planner

Turley



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Sites with detailed planning permission

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.



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From: Debbie Turner <debbie.turner@dorsetcouncil.gov.uk>

Sent: 24 November 2022 14:13

To: Karen Barnes [REDACTED]

Subject: RE: Land East of New Road, West Parley

You don't often get email from debbie.turner@dorsetcouncil.gov.uk. [Learn why this is important](#)

Dear Ms Hingley

I'm currently updating Dorset Council's housing land trajectory. With regard to Land East of New Road, West Parley, would you be able to update us on your anticipated timeframe for delivery?

I'm particularly interested in the next five financial years (2022/23 to 2026/27) but any further information relevant to delivery of the site would also be helpful. If possible, please could you fill in the table below.

	2022/23	2023/24	2024/25	2025/26	2026/27
Anticipated delivery of homes		14	82	80	80

If you have any questions regarding this matter, please let me know.

Kind regards

Debbie Turner

Senior Planning Policy Officer

Economic Growth and Infrastructure

Sites with detailed planning permission

Dorset Council



dorsetcouncil.gov.uk



2.14.3 Land East of New Road, West Parley (FWP6) - Phase 1

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">3/17/3609/OUT (outline);P/RES/2022/03505 (reserved matters); andB/IN/2022/01337Former Local Plan allocation
Key dates	<ul style="list-style-type: none">Outline planning application granted 18/02/2021.Reserved matters permission granted 2/11/2022.Initial commencement notice confirmed in May 2022.
Development management team summary	<p>Phase 1 and Phase 2 have two sales outlets, and they have a different offer – one phase mostly includes flats, and the other phase includes a range of housing types. So, this assumption is not unrealistic. All of the foundations of the 238 units have been laid, with 4 units fully completed, 19 units advertised for sale and with lots more units under construction. Since given evidence at the Alderholt appeal, we visited the site and made the following observations:</p> <ul style="list-style-type: none">18 additional completed (in addition to 4 completed in April 2024), and57 units significantly above footings.
Site developer/landowner evidence summary	<p>Email sent by Bellway Homes in December 2022 with housing trajectory for Phase 1 and includes units from Phase 2. Monitoring evidence of the site since has shown that the development of the site is still in accordance with this housing trajectory. Phase 1 and Phase 2 have two sales outlets, and they</p>

Sites with detailed planning permission

	have a different offer – one phase mostly includes flats, and the other phase includes a range of housing types. So, this assumption is not unrealistic.
June engagement	Chapman Lilly submitted representations on behalf of Bellway Homes, but they do not comment on the delivery rates predicated 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 had these been incorrect.
Housing land supply summary	Included 72 in 2024/25, 70 in 2025/26, 70 in 2026/27 and 26 in 2027/28. This is a national housebuilder with Phase 1 under construction. All the foundations for 238 units have been laid, 4 units fully completed, lots of units under construction and 19 houses advertised for sale. Bellway are currently developing another site in Dorset – St Mary’s Hill, Blandford (ref: 2/2019/1627/REM). The total number of units on this site is 350 dwellings, with 2 sales outlets. It is very similar to this proposed development. The Council’s monitoring residential information shows that the completions in the last 4 years area: 10 units, 31 units, 101 units and 132 units. We have received a lot of criticism about the predicted delivery rate of 100 dpa being too high but they have been delivered. In addition to this, the recent monitoring information of the site suggests that expecting completions in line with Bellway’s previous housing trajectory for this site is not unreasonable. As a category A site there is no evidence to suggest that these units being developed by a national housebuilder won’t be completed well within 5 years.

Evidence

From: David Nash [REDACTED]
Sent: 06 December 2022 12:59
To: Karen Barnes; Debbie Turner
Cc: Simon Packer
Subject: RE: Land East of New Road, West Parley

Follow Up Flag: Follow up

Sites with detailed planning permission

Flag Status: Completed

Hi Karen and Debbie,

Bellway's latest projected annual completion details below – assumes legal completions (sales) start from December 23 with two sales outlets 24/25-27/28.

Kind regards

David

David Nash

Planning Manager

Bellway Homes Limited (Wessex)

Embankment Way
Castleman Business Centre

Ringwood

Hampshire

BH24 1EU

www.bellway.co.uk

Bellway



From: Karen Barnes <_____>

Sent: 24 November 2022 14:22

To: David Nash <_____>

Sites with detailed planning permission

Cc: Simon Packer <[REDACTED]>

Subject: FW: Land East of New Road, West Parley

ALERT: This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

Hi David,

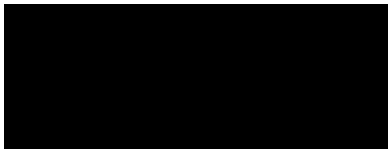
See the below request from Dorset for housing delivery updates for West Parley – are you able to complete please?

Thanks.

Karen Barnes

Senior Planner

Turley



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Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.



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Sites with detailed planning permission

From: Debbie Turner [REDACTED]
Sent: 24 November 2022 14:13
To: Karen Barnes [REDACTED]
Subject: RE: Land East of New Road, West Parley

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Dear Ms Hingley

I'm currently updating Dorset Council's housing land trajectory. With regard to Land East of New Road, West Parley, would you be able to update us on your anticipated timeframe for delivery?

I'm particularly interested in the next five financial years (2022/23 to 2026/27) but any further information relevant to delivery of the site would also be helpful. If possible, please could you fill in the table below.

	2022/23	2023/24	2024/25	2025/26	2026/27
Anticipated delivery of homes		14	82	80	80

If you have any questions regarding this matter, please let me know.

Kind regards

Debbie Turner
Senior Planning Policy Officer
Economic Growth and Infrastructure
Dorset Council

[REDACTED]

dorsetcouncil.gov.uk



2.14.4 The Warren (Phases B,C)

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 3/97/0742/REM (detailed planning permission) 98/33561/FP (building control records), with the last completion certificate issued on 20/05/2024.
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 26/03/1998
Development management team summary	Monitoring in 2023/24, showed that this site was under construction.
Site developer/landowner evidence summary	Phone call with Stanborough developments on 15/07/2024. They confirmed that all infrastructure is in place and that construction will continue on site. In addition to the 8 units completed, 5 units were completed in 2024. It was confirmed by the developer that all but one sold recently. There are 9 units remaining on this site.
June engagement response summary	No response received.
Housing land supply summary	This site has had a technical commencement and only 14 units included in the 5YHLS. The developers confirm all infrastructure has been developed on the site, and they are continuing with construction. There is no evidence to suggest that these units will not be built within the 5YHLS. Also, no appellant has contested the inclusion of this site in the APS.

2.14.5 The Warren (Phases E) -Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 3/06/0395/REM
Key dates	<ul style="list-style-type: none"> REM was granted in 08/06/2026.
Development management team summary	This planning application for 25 units was implemented as all the infrastructure associated with the site's development has been inputted. Recent site monitoring indicated construction on this site in 2024.
Site developer/landowner evidence summary	Phone call with Stanborough developments on 15/07/2024. They confirmed that all infrastructure is in place and that construction will continue on site. Warren Phase B/C is connected to this site, where all but 9 units are completed.
June engagement response summary	No response received.
Housing land supply summary	25 units have been inputted into the APS for the final 3 years of the 5YHLS as this site has had a technical start. The developers confirm all infrastructure has been developed on the site, and they are continuing with construction. There is no evidence to suggest that these units will not be built within the 5YHLS. Also, no appellant has contested the inclusion of this site in the APS.

2.15 Gillingham

2.15.1 Ham Farm - Phase 1a Gillingham Southern Extension

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/RES/2023/02376 Former Local Plan allocation
Key dates	<ul style="list-style-type: none"> Reserved matters permission for 34 dwellings granted 23/11/2023 Outline permission for 961 dwellings granted 9/9/2021
Development management team summary	Regarding this phase, the developer has informed the case officer: "Work started on site. Anticipated sales opening October/November 2024. Area complete June 2025."
Site developer/landowner evidence summary	No responses received.
June engagement response summary	No responses received.
Housing land supply summary	Strategic road infrastructure delivered on site to enable development to take place. Developer is Redrow Homes. Site marketed on Redrow website as Royal Oaks at Gillingham Meadows. Redrow are also seeking RM for Phase 1b (108 dwellings), and Phase 3 (151 dwellings). RM for Phase 1b approved by planning committee in March 2024 and pending S.106 agreement. Construction work evident on site in April 2024. As a category A site there is no evidence to suggest the 34 homes in Phase 1a won't be delivered within 5 years.

2.15.2 J H Rose & Sons, Station Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/FUL/2022/02964
Key dates	<ul style="list-style-type: none"> Full permission for 17 dwellings granted 29/03/2023
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from owner/developer dated 23/4/2024, which suggests there may be viability issues, but predicts the site to be completed in 2025/26.
June engagement response summary	No responses received.
Housing land supply summary	As a category A site there is no evidence to suggest the 17 homes won't be delivered within 5 years.

Evidence

From: [REDACTED]
Sent: 23 April 2024 09:01
To: planningpolicy
Cc: Gary Adlem
Subject: Re: Dorset Council Housing Land Trajectory
Attachments: Dorset Council Housing Land Trajectory.pdf


Good Morning,

Sites with detailed planning permission

Please see attached.




Kind Regards,

Zoe



Administrator
Zoe Hickson

Charleston Bespoke Homes LTD – 05870063
Little Hains, Marnhull, Dorset, DT10 1JU



CHARLESTON
HOMES

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	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	17			

Sites with detailed planning permission

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	None.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Cannot sell the site.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Sites with detailed planning permission

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	Yes	Demolishing of the existing commercial unit has been completed.
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	No issues.
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Yes – build cost and value of site.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	Yes	15 months – very little interest.
Are there any other issues that are delaying the delivery of your site?	Yes	Restrains by the council, need more houses on the site to gain the value.

2.15.3 Land north of Common Mead Lane

Summary of the position

Information type	Details

Sites with detailed planning permission

Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/RES/2022/06180
Key dates	<ul style="list-style-type: none"> Construction work underway in April 2024 Reserved matters for 80 dwellings permission granted 18/4/2023 Outline permission granted 26/06/2022
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from Barratt / David Wilson Homes dated 23/4/2024 sets out a trajectory for all 80 dwellings to be completed by 2026/27.
June engagement response summary	No responses received.
Housing land supply summary	Construction work commenced. As a category A site there is no evidence to suggest the 80 homes won't be delivered within 5 years.

Evidence

From: Miller, Nick <[REDACTED]>
Sent: 23 April 2024 15:13
To: planningpolicy
Subject: RE: *EXTERNAL:Dorset Council Housing Land Trajectory

Hi there

Please find expectations below (fiscal year):

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	20	41	19		

Sites with detailed planning permission

Thanks



Nick Miller MRTPI
Planner
Barratt David Wilson Southampton



<http://www.barratdevelopments.co.uk>

BDW Southampton | Tollbar House | Tollbar Way
Hedge End | Southampton SO30 2UH

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 19 April 2024 14:44
To: Miller, Nick [Redacted]
Subject: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/RES/2022/06180

Site location: Land north of Common Mead Lane

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

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

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

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

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

Sites with detailed planning permission

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these		

Sites with detailed planning permission

financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.15.4 Lodden Lakes Phase 2

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/RES/2022/00263 Former Local Plan allocation
Key dates	<ul style="list-style-type: none"> Construction works underway in April 2024 Reserved matters for 115 dwellings permission granted 14/7/2022 Outline permission granted 6/01/2022
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from Taylor Wimpey Homes dated 10/5/2024 which sets out a trajectory that all 115 dwellings will be completed by 2026/27.
June engagement response summary	No responses received.
Housing land supply summary	Construction work commenced. As a category A site there is no evidence to suggest the 115 homes won't be delivered within 5 years.

Evidence

From: Saul Mead - TW Southern Counties [REDACTED]
Sent: 10 May 2024 09:35
To: planningpolicy
Subject: Dorset Council Housing Land Trajectory

Sites with detailed planning permission

Dear Team

Please find below your completed questionnaire for P/RES/2022/00263.

Best Regards,

Saul Mead

Saul Mead | Senior Engineer | Taylor Wimpey (Southern Counties)

**Colvedene Court, Wessex Business Park, Wessex Way, Colden Common, WINCHESTER.
SO21 1WP.**

Tel.: [REDACTED]

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The logo for Taylor Wimpey, with 'Taylor' in red and 'Wimpey' in dark blue.

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Tuesday, May 7, 2024 11:54 AM

To: Saul Mead - TW Southern Counties [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): P/RES/2022/00263

Site location: Lodden Lakes Phase 2

Sites with detailed planning permission

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	10	56	49	0	0

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

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

Further information	Response/comment
For sites with detailed planning permission:	Reserved Matters planning permission granted.
Number of homes under construction and completed each year.	As per table
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Delays in commencement due to planning issues and previous phase with outstanding plots to sell.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more

Sites with detailed planning permission

information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Ground conditions have increased the costs of both foundations and roads. These can be overcome but have meant changes to programme
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	See above
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	N/A	
Are there any other issues that are delaying the delivery of your site?	No	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Sites with detailed planning permission

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.15.5 St Martins Extra Care

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">2/2018/1437/FUL
Key dates	<ul style="list-style-type: none">Site under construction in April 2024 (nearing completion)Full permission for 55 extra care homes granted 27/05/2021
Development management team summary	<ul style="list-style-type: none">No response received.
Site developer/landowner evidence summary	Email from Magna housing dated 21/5/2024 confirms that all 55 dwellings expected to be completed in 2024/25.

Sites with detailed planning permission

June engagement response summary	No responses received.
Housing land supply summary	Site nearing completion. As a category A site there is no evidence to suggest the 55 homes won't be delivered within 5 years. Note that the net site capacity has been reduced to 37 dwellings to allow for the fact that 32 care home beds (equivalent to 18 dwellings) were lost during the demolition of the previous building on the site.

Evidence

From: Sarah O'Brien [REDACTED]
Sent: 21 May 2024 14:01
To: planningpolicy
Subject: FW: Final Reminder - Dorset Council Housing Land Trajectory

Hi

Please see below. Hopefully this is what you are after if not, please let me know.

Kind regards



Sarah O'Brien | Consultant Development Manager
[REDACTED]



magna.org.uk #teammagna

Please note – my working days are generally Tuesday, Wednesday and Thursday.

On Wed, 15 May at 10:28 AM , planningpolicy <planningpolicy@dorsetcouncil.gov.uk> wrote:
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): 2/2018/1437/FUL

Site location: St Martins Extra Care

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	55				

Sites with detailed planning permission

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year. It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	55
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Building completion is anticipated to be exactly 1 year later than original programme forecast. The contractor insists that labour and power have been the key drivers for late delivery.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	n/a

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for		n/a

Sites with detailed planning permission

clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		n/a
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		n/a
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		n/a
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		Legal land transfer for new substation was delayed by SSE/MUA due to wording of transfer being agreed, but this has now been resolved and power is on. The cost is substantial to the contractor as the scheme is now running a year late and LADs have been applied for non-delivery.
Has the site been marketed and how long for? What interest has there been in the site?		Will be marketed by Dorset Council, Dorset Care and Magna as it is over 55 years with care provision
Are there any other issues that are delaying the delivery of your site?		Labour availability in Gillingham reported as key issue, and labour levels have remained low on site throughout the build

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

Sites with detailed planning permission

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk
dorsetcouncil.gov.uk



2.16 Holt

2.16.1 Land to south side of Horton Road, Three legged Cross

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">• Certificate of lawful use
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">• 3/18/1746/CLP
Key dates	<ul style="list-style-type: none">• CLP issued 30/08/2018
Development management team summary	<ul style="list-style-type: none">• 40 units have already been completed by 2022/2023, with a further 2 units completed in 2023/2024.• 24 units are under construction.

Sites with detailed planning permission

Site developer/landowner evidence summary	No responses received.
June engagement response summary	No responses received.
Housing land supply summary	Although the Council has not received correspondence from the developer, on-site monitoring information indicates that this site has commenced units and is still under construction.

2.17 Langton Matravers

2.17.1 The Old Malthouse, High Street, Langton Matravers BH19 3HB

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/VOC/2023/04930 P/VOC/2023/00413 6/2019/0604 (full)
Key dates	<ul style="list-style-type: none"> Full planning permission granted 09/10/20 P/VOC/2023/00413 granted 22/06/23 (Variation of Condition 2 of approved 6/2019/0604 - minor changes to approved plans) P/VOC/2023/04930 granted 21/12/23 (Variation of Conditions 1, 11, 14, 15, 16 and 17 of approved P/VOC/2023/00413)
Development management team summary	No response received.

Sites with detailed planning permission

Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	Monitoring of site shows demolition has taken place. There is now a pre-application for 20 dwellings as opposed to 19. As the site has full permission 19 dwellings included in 5 year supply (year 2025/26).

2.18 Maiden Newton

2.18.1 Land to The East of 26-44 Cattistock Road, Maiden Newton

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WD/D/19/002190 (full planning permission for 14 dwellings)
Key dates	<ul style="list-style-type: none"> Full planning permission granted 29/07/2021 CIL commencement date 30/06/2023
Development management team summary	<ul style="list-style-type: none"> CIL commencement notice issued with commencement date 30/06/2023 Groundworks started on site, as well as works on access
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.

Sites with detailed planning permission

Housing land supply summary	This site benefits from full planning permission for 14 social housing dwellings. A CIL commencement has been issued and works have started on site. Commencement of dwellings has been held up by nutrient neutrality requirements however this issue has now been resolved. As a category A site there is no evidence to suggest that 14 units cannot now be delivered on the site within the 5 year supply period.
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2.19 Marnhull

2.19.1 Land North Of Burton Street, Marnhull

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/RES/2022/05524
Key dates	<ul style="list-style-type: none"> Reserved matters for 61 dwellings permission granted 16/05/2023 Outline permission granted 16/09/2020
Development management team summary	No response received.
Site developer/landowner evidence summary	No responses received.
June engagement response summary	No responses received.
Housing land supply summary	Developer is housebuilder CG Fry. CG Fry website markets the site as Durbeyfield Park, Marnhull, and states that construction

Sites with detailed planning permission

	due to commence in spring 2024 and first occupancies around September 2025. In June 2024 CG Fry have been submitting Building Control drawings to Dorset Council. As a category A site there is no evidence to suggest the 61 homes won't be delivered within 5 years.
--	--

2.20 Milborne St Andrew

2.20.1 Goulds Farm, Little England

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 2/2009/0206/PLNG
Key dates	<ul style="list-style-type: none"> Full permission for 13 dwellings granted 12/08/2010 5 dwellings remaining in April 2024
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from the developer dated 3/7/2024 confirms an intention to develop the remainder of the site (5 units) within the next 3 years. However, it appears there is an intention to revise the scheme, which is likely to involve a new planning application requiring approval.
June engagement response summary	No responses received.
Housing land supply summary	Site has extant permission and therefore falls within limb A of the definition of 'deliverable'. The owner / developer has

Sites with detailed planning permission

responded to say that they intend to develop the final 5 units by 2026/27.

Evidence

From: Alister Scott [REDACTED]
Sent: 03 July 2024 17:00
To: Philip Reese
Subject: RE: Goulds Farm / Fox View, Milborne St Andrew

Phillip

Please find below our comments with respect to the delivery of this site as requested.

Regards

Alister Scott BA (hons) Dip Arch RIBA



ANKERS & RAWLINGS
COMMERCIAL • RESIDENTIAL • PLANNING

Ankers & Rawlings Developments Ltd
22 Ringwood Road
Longham
Dorset
BH22 9AN

[REDACTED]
Registered in England and Wales No. 1217177

Sites with detailed planning permission

From: Philip Reese [REDACTED]
Sent: Wednesday, July 3, 2024 12:57 PM
To: Alister Scott [REDACTED]
Subject: Goulds Farm / Fox View, Milborne St Andrew

Dear Alister,

Planning application number (if applicable): 2/2009/0206/PLNG

Site location: Goulds Farm, Little England, MILBORNE ST ANDREW

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	0	5	0	0

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	-

Sites with detailed planning permission

<p>If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.</p>	<p>Revisiting original permission, scheme as approved has been designed in a way that viability does not reflect the site locality</p>
<p>For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):</p>	
<p>Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.</p>	

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

Further information	Yes/No	Comments
<p>Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?</p>	<p>No</p>	
<p>Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of</p>	<p>No</p>	

Sites with detailed planning permission

ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Scheme as approved has been designed in a way that brings viability into question, as the value of houses designed is not consistent with the site's rural location
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Cost of flint used in elevational composition
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	Yes	Financial viability

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

Kind regards,

Philip Reese

Senior Planning Policy Officer

Sites with detailed planning permission

Economic Growth and Infrastructure

Dorset Council



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2.21 Okeford Fitzpaine

2.21.1 Buildings And Land At Pleydells Farm, Lower Street

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">P/FUL/2021/01931
Key dates	<ul style="list-style-type: none">Full permission for 27 dwellings granted 7/3/2023
Development management team summary	<ul style="list-style-type: none">Currently working with the developer to discharge conditions.
Site developer/landowner evidence summary	Email from the developer dated 15/5/2024 confirms a trajectory that will see all 27 dwellings completed by 2026/27. The email also confirms that there are some outstanding conditions that require discharging.

Sites with detailed planning permission

June engagement response summary	No responses received.
Housing land supply summary	While there are still some outstanding conditions that require discharging, the developer is actively working with the LPA to discharge them. As a category A site there is no evidence to suggest the 27 dwellings won't be delivered within 5 years.

Evidence

From: Mark Parsons [REDACTED]
Sent: 15 May 2024 11:02
To: planningpolicy
Subject: RE: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sirs

Please find our completed Housing Land Trajectory.

If you need clarification on any of the below, please either e-mail or call on the below number.

Thanks

Sites with detailed planning permission

Mark Parsons
Parsons & Joyce Contractors Limited



Registered in England No. 13970637
Registered Company Address : 44 Ashley Road,
Parkstone, Poole, Dorset, BH14 9BN

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Wednesday, May 15, 2024 10:28 AM
To: Mark Parsons [REDACTED]
Subject: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): P/FUL/2021/01931

Site location: Buildings And Land At Pleydells Farm, Lower Street, Okeford Fitzpaine

Sites with detailed planning permission

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	10 HA and low cost housing.	17 Private Sale		

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

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

Further information	Response/comment
For sites with detailed planning permission:	
	P/FUL/2021/01931
Number of homes under construction and completed each year.	AS Above
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Awaiting sign off from the Council on Planning conditions. Date for period ended 29 th April 2024.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Sites with detailed planning permission

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	Yes	Site Clearance of existing buildings
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	<p>Build costs meeting new Building Control requirements.</p> <p>The increase in material and labour cost. This has had an increase to the cost to build these units by around 25%.</p> <p>To provide the HA units we are have to contribute £300,000 to the build cost. This doesn't help with section 106 payment being sought on these units.</p> <p>Consideration given on materials to be used, Planning Conditions. Hands of the Planning Officer.</p> <p>House Prices increasing to reduce the gap. Unlikely this year.</p> <p>We have looked at Using GSHP, with the idea that purchasers would pay a premium to have stable fuel costs. The agents do not believe we would achieve</p>

Sites with detailed planning permission

		additional re-sale figures in this approach.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	No	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.21.2 Shillingstone Poultry Farm

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/RES/2021/05461
Key dates	<ul style="list-style-type: none"> Reserved matters permission for 45 dwellings granted 12/05/2022 6 dwellings completed 2023/24 with several more under construction.
Development management team summary	No response received.
Site developer/landowner evidence summary	No responses received.
June engagement response summary	No responses received.
Housing land supply summary	Site under construction by Hurst and Hurst Estates, with the first completions in 2023/24. A category A site. There is no evidence to suggest that the remaining 39 dwellings won't be delivered within 5 years.

2.22 Portland

2.22.1 Perryfield Works, Pennsylvania Road, Easton

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 08/00513/FULMAJ and 10/00779/FUL
Key dates	<ul style="list-style-type: none"> Planning permission granted 03/12/2008 Certificate of lawfulness application (P/CLP/2022/08009) granted to confirm commencement of remaining units on the site - 06/03/2023
Development management team summary	No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	<p>This is an older site covered by two separate permissions. The majority of units were completed from 2011/12 to 2015/2016, and a further 5 units completed in 2023/24. The 2023 certificate application confirmed commencement of the remaining 10 units under application WP/10/00779/FUL, indicating the developer's intentions to build out the site. As a category A site there is no evidence to suggest the remaining homes won't be delivered within 5 years.</p>

2.22.2 Royal Manor School (phase 2 - all affordable scheme)

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/RES/2023/02024 (reserved matters) P/RES/2022/01837 (reserved matters)
Key dates	<ul style="list-style-type: none"> Original reserved matters permission granted 06/07/2022 Amended reserved matters permission granted 30/06/2023
Development management team summary	Site has planning permission for 41 dwellings.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This site is under construction and well advanced, with first completions expected in year 2024/25. It is expected that all 41 units will be completed by year 2025/26. As a category A site there is no evidence to suggest this won't be the case.

2.22.3 Southwell School

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)

Sites with detailed planning permission

Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WP/19/00970/RES (reserved matters)
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 27/01/2021
Development management team summary	Site has planning permission for 48 dwellings.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This site is under construction and well advanced, with first completions expected in year 2024/25. It is expected that all 48 units will be completed by year 2026/27. As a category A site there is no evidence to suggest this won't be the case.

2.22.4 Underhill Community Junior School, Killicks Hill DT5 1JW

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WP/17/00323/FUL
Key dates	<ul style="list-style-type: none"> Full planning permission granted 12/01/2018
Development management team summary	No response received.

Sites with detailed planning permission

Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This site has been under construction since 2019, with 19 units completed and 2 remaining. The remaining units are nearing completion, and it is expected that they will be complete in year 2024/25. As a category A site there is no evidence to suggest this won't be the case.

2.23 Shaftesbury

2.23.1 A T S Euromaster site, New Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/FUL/2021/01338
Key dates	<ul style="list-style-type: none"> Full permission for 24 dwellings granted 9/3/2023
Development management team summary	<ul style="list-style-type: none"> No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	Chapman Lily Planning:

Sites with detailed planning permission

	<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. • Remove 24 units <p>Tor&co:</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. • Remove 24 units
Housing land supply summary	Brownfield site adjacent to Shaftesbury town centre. As a category A site there is no evidence to suggest the 24 dwellings won't be delivered within 5 years.

2.23.2 Land at Higher Blandford Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> • Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • P/RES/2021/01690
Key dates	<ul style="list-style-type: none"> • Reserved matters for 55 dwellings permission granted 21/02/2022 • 37 dwellings completed in 2023/24 • 18 dwellings remaining

Sites with detailed planning permission

Development management team summary	No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	Site nearing completion. As a category A site there is no evidence to suggest that the remaining 18 dwellings won't be delivered within 5 years.

2.23.3 Land off Wincombe Lane

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/FUL/2021/01429
Key dates	<ul style="list-style-type: none"> Full permission for 162 dwellings granted 14/05/2023 11 dwellings complete in 2022/23 25 dwellings complete in 2023/24 126 dwellings remaining
Development management team summary	<ul style="list-style-type: none"> No response received.
Site developer/landowner evidence summary	Email from Barratt / David Wilson Homes dated 25/4/2024 confirms the intention for 99 dwellings to be delivered in the

Sites with detailed planning permission

	next 3 years (2024/27). No data is given for the following 2 years.
June engagement response summary	No response received.
Housing land supply summary	Site under construction. As a category A site there is no evidence to suggest that the remaining 126 dwellings won't be delivered within 5 years.

Evidence

From: Briggs, Sam [REDACTED]
Sent: 25 April 2024 16:08
To: planningpolicy
Subject: RE: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Please see below the information filled in regarding Land off Wincombe Lane.

Kind regards



Sam Briggs
Trainee Planner
Barratt David Wilson Southampton



[REDACTED]
<http://www.barrattddevelopments.co.uk>

BDW Southampton | Tollbar House | Tollbar Way
Hedge End | Southampton SO30 2UH

Dear Sir/Madam,

Sites with detailed planning permission

Planning application number (if applicable): P/FUL/2021/01429

Site location: Land off Wincombe Lane

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	40	34	25	Nothing confirmed yet	Nothing Confirmed yet

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	162 units in total and completed each year varies as per the above 40 in 24/25 and 24 in 25/26 FY.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Sites with detailed planning permission

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	Yes	The site has been marketed since 27 th May 2022 and Been slow there, which has now picked up.
Are there any other issues that are delaying the delivery of your site?		

Sites with detailed planning permission

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.23.4 Land W of Littledown

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">Various – see below
Key dates	<ul style="list-style-type: none">2/2015/0598/OUT for 170 dwellings granted 16/3/20172/2018/1418/REM for 170 dwellings granted 10/6/20192/2019/1816/FUL to demolish adj bungalow and build 9 dwellings granted 26/11/2020

Sites with detailed planning permission

	<ul style="list-style-type: none"> • P/FUL/2021/00026 for 34 dwellings (substitutes 32 previously approved) granted 9/5/2022 • Total 180 dwellings (net) approved • 175 dwellings completed between 2020/2024 • 5 dwellings remaining
Development management team summary	No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	Site nearing completion. As a category A site there is no evidence to suggest that the remaining 5 dwellings won't be delivered within 5 years.

2.24 St. Leonards and St. Ives

2.24.1 184 Ringwood Road, St Leonards and St Ives, BH24 2NR

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> • Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • 3/21/1115/FUL • B/DEM/2024/00005: notice of intention to demolish building on-site.
Key dates	<ul style="list-style-type: none"> • Full permission allowed on appeal 7/11/2023 • CIL Commencement Notice submitted on 21/02/2024. • B/DEM/2024/00005 submitted on 19/01/2024

Sites with detailed planning permission

Development management team summary	<ul style="list-style-type: none"> This site has a technical commencement.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This site is a Category A site. The site has secured full detailed planning permission. The developer has also submitted its CIL Form 6 Commencement Notice, therefore their intention to start on site imminently – if not already. There is also Building Control activity on the site. We feel this is clear evidence to include 15 units in the 5YHLS. There is no evidence to suggest the homes won't be delivered within 5 years.

2.24.2 Land at Lone Pines Close, Matchams Lane, Hurn, Christchurch, Dorset, BH23 6LP

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Certificate of lawful use
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 3/19/1124/CLP
Key dates	n/a
Development management team summary	n/a

Sites with detailed planning permission

Site developer/landowner evidence summary	n/a
June engagement response summary	n/a
Housing land supply summary	This site is under construction. There is no evidence to suggest that the 20 units will not be developed within the 5YHLS period.

2.25 Stalbridge

2.25.1 Land N of Lower Road, Stalbridge

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 2/2019/0162/REM
Key dates	<ul style="list-style-type: none"> Reserved matters permission for 120 dwellings granted 29/08/2019 115 dwellings completed between 2020 and 2024 5 dwellings remaining
Development management team summary	<ul style="list-style-type: none"> No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.

Sites with detailed planning permission

Housing land supply summary	Site nearing completion. As a category A site there is no evidence to suggest that the remaining 5 dwellings won't be delivered within 5 years.
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2.25.2 Land South Of The Paddocks, Lower Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/RES/2022/06181
Key dates	<ul style="list-style-type: none"> Reserved matters permission for 114 dwellings granted 30/6/2023
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from Barratt/David Wilson Homes dated 25/4/2024 confirms anticipated delivery of 104 dwellings over the next 4 years (2024 to 2028). Nothing confirmed for year 5 at this stage.
June engagement response summary	No response received.
Housing land supply summary	Site under active construction by a major housing developer. As a category A site there is no evidence to suggest that 114 dwellings won't be delivered within 5 years.

Evidence

From: Briggs, Sam [REDACTED]
Sent: 25 April 2024 16:13

Sites with detailed planning permission

To: planningpolicy
Subject: RE: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Please see the relevant information filled in below.

Kind regards



Sam Briggs
Trainee Planner
Barratt David Wilson Southampton



<http://www.barratdevelopments.co.uk>

BDW Southampton | Tollbar House | Tollbar Way
Hedge End | Southampton S030 2UH

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 25 April 2024 15:33
To: Jones, Julian D [REDACTED]
Subject: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/RES/2022/06181

Site location: Land South Of The Paddocks

Lower Road

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

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

Sites with detailed planning permission

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	23	27	27	27	Nothing Confirmed Yet

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	114 and as per the below an Average of about 25 homes completed each year currently.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
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Sites with detailed planning permission

Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	no	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	no	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	no	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	no	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	no	
Has the site been marketed and how long for? What interest has there been in the site?	Yes	The site has been marketed since the 28/02/24. Early stages still.
Are there any other issues that are delaying the delivery of your site?	no	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Sites with detailed planning permission

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.26 Sturminster Newton

2.26.1 Site 3: Northfields / Honeymead Field

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">P/RES/2021/02896Former Local Plan allocation
Key dates	<ul style="list-style-type: none">Reserved matters permission for 114 dwellings granted 12/04/202246 dwellings completed in 2023/2468 dwellings remaining
Development management team summary	No response received.

Sites with detailed planning permission

Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	Bellways Homes development. Under construction. As a category A site there is no evidence to suggest that the remaining 68 dwellings won't be delivered within 5 years.

2.26.2 Site 4: Elm Close / Bull Ground Lane

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 2/2019/1801/FUL
Key dates	<ul style="list-style-type: none"> Full permission for 98 dwellings granted 4/08/2021
Development management team summary	Letter to DM from Wyatt Homes dated 1 st July 2024 to confirm that 'commencement of development' will be on the 12 th July 2024, and site clearance works will begin to be carried out from 3 rd July 2024.
Site developer/landowner evidence summary	Email from Wyatt Homes dated 3/5/2024 which confirms the intention to build all 98 dwellings within the next 4 years.
June engagement response summary	No response received.
Housing land supply summary	Wyatt Homes development. Construction work started in July 2024. As a category A site there is no evidence to suggest that 98 dwellings won't be delivered within 5 years.

Sites with detailed planning permission

Evidence

From: Tim Hoskinson - Wyatt Homes <[REDACTED]>
Sent: 03 May 2024 17:14
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

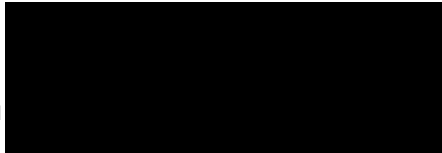
Please see below for the completed housing trajectory for Bull Ground Lane, Sturminster Newton.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email
Mobile
Direct Dial



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyatthomes.co.uk



Sites with detailed planning permission

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 Please consider the environment before printing.

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Date: Friday, 19 April 2024 at 14:57 [REDACTED]
To: Tim Hoskinson - Wyatt Homes [REDACTED]
Subject: Dorset Council Housing Land Trajectory

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 19, 2024 2:44 PM
To: Tom Owen - Wyatt Homes <[REDACTED]>
Subject: Dorset Council Housing Land Trajectory

You don't often get email from planningpolicy@dorsetcouncil.gov.uk. [Learn why this is important](#)

Dear Sir/Madam,

Planning application number (if applicable): 2/2019/1801/FUL

Site location: Land at Bull Ground Lane

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	3	42	42	11	

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

Sites with detailed planning permission

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Full planning permission has been granted for 98 homes. Pre-commencement conditions have been discharged. Development has commenced with construction of access into the site.

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

Further information	Yes/No	Comments
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Sites with detailed planning permission

<p>Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?</p>	<p>yes</p>	<p>Majority of necessary clearance work has been completed.</p>
<p>Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?</p>	<p>yes</p>	<p>Delivery is contingent on completion of land acquisition, anticipated 2024.</p>
<p>Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?</p>	<p>yes</p>	<p>Delivery is contingent on completion of land acquisition, anticipated 2024.</p>
<p>Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?</p>	<p>yes</p>	
<p>Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?</p>	<p>yes</p>	<p>Delivery is contingent on completion of land acquisition, anticipated 2024.</p>
<p>Has the site been marketed and how long for? What interest has there been in the site?</p>		
<p>Are there any other issues that are delaying the delivery of your site?</p>	<p>yes</p>	<p>Seasonal ecological mitigation requirements.</p>

Sites with detailed planning permission

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.27 Swanage

2.27.1 Former St Marys School, Manor Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
	Demolish temporary classrooms and outbuildings and convert existing remaining buildings to form 10 dwellings and erect 20 new dwellings with parking and landscaping. Removal of existing raised water tank

Sites with detailed planning permission

Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">• 6/2020/0432 (full)• 6/2018/0493 (full)• Modify Planning Obligation - SEC/2020/0001 - under consideration
Key dates	<ul style="list-style-type: none">• Full planning permission granted 02/04/19 (6/2018/0493)• VOC granted granted 07/12/20 (6/2020/0432 - Removal of condition 19 of Planning Permission 6/2018/0493 to allow unrestricted occupation of the dwellings)
Development management team summary	SEC/2020/0001 is set up as a review mechanism for whether affordable housing is still ongoing. Case officer confirmed this is with the legal team and due to be resolved shortly.
Site developer/landowner evidence summary	Email of 21/05/24 confirms construction is underway. Monitoring visit (April 24) also confirmed work has commenced.
June engagement response summary	No response received.
Housing land supply summary	Developer trajectory provided showing expected completion of 20 dwellings in 2024/24 and 10 dwellings in 2025/26.

Evidence

From: Richard Smith [REDACTED]
Sent: 21 May 2024 16:36
To: planningpolicy
Subject: Re: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sirs

Please find attached your form relating to our site at St Marys School, Swanage

Kind regards

Richard Smith
Land & Planning Director

Sites with detailed planning permission



www.brackengroup.co.uk

14 Minterne Road, Poole, Dorset, BH14 8NA



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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Wednesday 15 May 2024 at 10:28

To: Richard Smith 

Subject: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): 6/2020/0432

Site location: Former St Marys School, Manor Road, Swanage, BH19 2BH

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

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

Sites with detailed planning permission

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	20	10			

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	Construction underway
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated		

Sites with detailed planning permission

timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure

Sites with detailed planning permission

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.27.2 Purbeck Centre (former Grammar School), Northbrook Road

Summary of the position

Information type	Details
Supply category	Major planning permission (detailed)
Description	Demolition of former school, buildings & structures. Erection of 90 dwellings & the formation of a new vehicular access from Northbrook Road.
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">• P/VOC/2023/01813 (full/VOC)• P/FUL/2021/02799 (full – access creation)• 6/2021/0314 (full)• Former Local Plan allocation
Key dates	<ul style="list-style-type: none">• Full planning permission for access granted 23/12/21 and full permission for 90 dwellings granted 08/04/22• VOC granted 05/07/23
Development management team summary	The site has full planning permission for 90 dwellings.
Site developer/landowner evidence summary	Emails from Barratts 19/04/24 and 24/04/24 stating 17 units to be delivered 2024/25 and that the plots have been marketed/sold since 2020.

Sites with detailed planning permission

<i>June engagement response summary</i>	No response received.
Housing land supply summary	Officers' monitoring data shows 55 units completed as at 1 April 2024, 25 under construction and 10 not started. Remaining 35 units expected to be completed between 2024/25 and 2025/26.

Evidence

From: Briggs, Sam [REDACTED]
Sent: 25 April 2024 16:23
To: planningpolicy
Subject: RE: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/madam,

Please see the below information filled in.

Kind regards



Sam Briggs
Trainee Planner
Barratt David Wilson Southampton

<http://www.barratndevelopments.co.uk>

BDW Southampton | Tollbar House | Tollbar Way
Hedge End | Southampton SO30 2UH

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 19 April 2024 14:45
To: Ballam, Rachel [REDACTED]
Subject: *EXTERNAL:Dorset Council Housing Land Trajectory

Sites with detailed planning permission

Dear Sir/Madam,

Planning application number (if applicable): 6/2021/0314

Site location: Purbeck Centre (former Grammar School), Northbrook Road, Swanage, BH19 1QE

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	17	X	X	X	X

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	90 Units – as above states 17 in FY 25/25 – can't comment on how many completed each year unfortunately
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	

Sites with detailed planning permission

Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	
--	--

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	no	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	no	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	no	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	no	
Has the site been marketed and how long for? What interest has there been in the site?	yes	Marketed for a few years now since 2020 and plots being bought and occupied.

Sites with detailed planning permission

Are there any other issues that are delaying the delivery of your site?	no	
---	----	--

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.28 Verwood

2.28.1 Land south of Howe lane

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)

Sites with detailed planning permission

<p>Planning/allocation/SHLAA reference(s)</p>	<ul style="list-style-type: none"> • 3/13/0674/OUT • 3/19/0019/RM (reserved matters) • P/NMA/2022/03717 - to amend pre-commencement conditions to allow plot 1 to come forward. • Conditions from full detailed permission needing partial discharge are Conditions 5, 6, 14 & 19. • Building Control Commencement Notice (ref: MC 2018 10078) issued by MC Plan & Site Services confirms that development has commenced on-site.
<p>Key dates</p>	<ul style="list-style-type: none"> • Reserved matters permission granted 4/07/2019; • NMA granted on 30/06/2022; and • Building Control Commencement Notice issued on 24/06/2022
<p>Development management team summary</p>	<ul style="list-style-type: none"> • It was confirmed by Development Management that for the discharge of the remaining partial conditions, that a tree officer needs to attend the site with the agent/ developer to discuss measures required for development to commence on the wider site. This is considered a typical part of the development process.
<p>Site developer/landowner evidence summary</p>	<p>No response received.</p>
<p>June engagement response summary</p>	<p>No response received.</p>
<p>Housing land supply summary</p>	<p>This is a Category A site, and development has technically commenced on-site. For the partial conditions to be fully discharged, it was confirmed by a Development Management Officer that a tree officer needs to attend site with agent/ developer to discuss measures that need to be undertaken for the development of the full site. This is considered a normal part of development. This site has been granted full permission, has had a technical commencement and there is no clear evidence suggesting that this site will not be delivered within the 5YHLS period.</p>

2.28.2 Potterswood Phase 2, Land South of Edmondsham Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 3/16/1291/OUT 3/19/2512/RM (reserved matters) P/NMA/2024/00672 Building Control Records (various)
Key dates	<ul style="list-style-type: none"> Outline planning permission granted 10/10/2018 Reserved matters permission granted 1/10/2020 NMA granted on 13/02/2024
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from the developer, Pennyfarthing Homes, dated 22/4/2024 confirms that the site is nearing completion, and will be fully complete within the next year (2024/25). The email confirms that there are no issues which might hold up delivery.
June engagement response summary	No response received.
Housing land supply summary	Site under construction and developer has expressed the intention to complete the site within the next year. As a category A site there is no evidence to suggest the remaining homes won't be delivered within 5 years.

Evidence

From: Ben Arnold [REDACTED]
Sent: 22 April 2024 10:15
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Sites with detailed planning permission

Dear Strategic Planning Team

Thank you for your email and we have three separate projects in build at the current time in the Dorset Council area. None of them are held up due to land/planning issues and all are in active construction. I summarise the details for all three below but have not completed the tables below as there are now no issues which are holding up their delivery:

Oakwood Grove, Ringwood Road, Alderholt - 3/19/2077/RM pursuant to 3/16/1446/OUT – Permission for 45 new homes (15% affordable all First homes)

Completions for 24/25: 19 units

Completions for 25/26: 26 units

Potterswood Phase 2, Land South of Edmondsham Rd, Verwood - 3/19/2512/RM pursuant to 3/16/1291/OUT – Permission for 187 new homes (35% affordable) this development is nearing completion.

Completions for 24/25: 9 units

Potterswood Phase 3, Land South of Edmondsham Rd, Verwood - P/FUL/2022/03125 – Permission for 38 new homes (50% affordable all First Homes)

Completions for 24/25: 8 units

Completions for 25/26: 30 units

If you have any further questions please let me know

Kind regards

Ben



Ben Arnold BSc (Hons) MRICS
Land & Planning Director

Pennyfarthing House, Ossemsley, New Milton, BH25 5TL
www.pennyfarthinghomes.co.uk



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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:45 PM

Sites with detailed planning permission

To: Karen Barnes [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/FUL/2022/03125

Site location: Land south of Edmondsham Road

Verwood

Dorset

BH31 6YL

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

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

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

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

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

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

Sites with detailed planning permission

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

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

Further information		
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		

Sites with detailed planning permission

Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.28.3 Potterswood Phase 3, Land South of Edmondsham Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)

Sites with detailed planning permission

Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • P/FUL/2022/03125 • B/IN/2024/00556 • Former Local Plan allocation
Key dates	<ul style="list-style-type: none"> • Full permission granted 28/06/2023 • Initial Building Control Certificates issued on 04/06/2024
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from the developer, Pennyfarthing Homes, dated 22/4/2024 confirms the intention to develop all 38 units within the next 2 years. The email confirms that the site is under construction and there are now no issues which might hold up delivery.
June engagement response summary	No response received.
Housing land supply summary	Site under construction and developer has expressed the intention to complete the site within the 2 years. As a category A site there is no evidence to suggest the remaining homes will not be delivered within 5 years.

Evidence

From: Ben Arnold [REDACTED]
Sent: 22 April 2024 10:15
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Thank you for your email and we have three separate projects in build at the current time in the Dorset Council area. None of them are held up due to land/planning issues and all are in active construction. I summarise the details for all three below but have not completed the tables below as there are now no issues which are holding up their delivery:

Oakwood Grove, Ringwood Road, Alderholt - 3/19/2077/RM pursuant to 3/16/1446/OUT –
 Permission for 45 new homes (15% affordable all First homes)

Sites with detailed planning permission

Completions for 24/25: 19 units

Completions for 25/26: 26 units

Potterswood Phase 2, Land South of Edmondsham Rd, Verwood - 3/19/2512/RM pursuant to 3/16/1291/OUT - – Permission for 187 new homes (35% affordable) this development is nearing completion.

Completions for 24/25: 9 units

Potterswood Phase 3, Land South of Edmondsham Rd, Verwood - P/FUL/2022/03125 – Permission for 38 new homes (50% affordable all First Homes)

Completions for 24/25: 8 units

Completions for 25/26: 30 units

If you have any further questions please let me know

Kind regards

Ben



Ben Arnold BSc (Hons) MRICS
Land & Planning Director



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For full details, please see our [email policy](#)
Please consider the environment before printing this email

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:45 PM

To: Karen Barnes [Redacted]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/FUL/2022/03125

Site location: Land south of Edmondsham Road

Verwood

Dorset

Sites with detailed planning permission

BH31 6YL

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

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

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

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Sites with detailed planning permission

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

Further information		
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

Sites with detailed planning permission

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

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.29 Weymouth

2.29.1 104E St Mary Street, Weymouth, DT4 8NY

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">WP/17/00734/FUL
Key dates	<ul style="list-style-type: none">Full planning permission granted 05/03/2018

Sites with detailed planning permission

Development management team summary	No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This site is under construction for the change of use of offices above retail units to 14 dwellings. The development is complex and has been under construction for a number of years however according to officers' monitoring it is nearing completion. As a category A site there is no evidence to suggest the development won't be completed within 5 years.

2.29.2 87 The Esplanade (site fronting Gloucester Mews), Weymouth, Dorset, DT4 7AT

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/FUL/2022/03703
Key dates	<ul style="list-style-type: none"> Full planning permission granted 30/06/2023
Development management team summary	No response received.

Sites with detailed planning permission

Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This is an affordable housing scheme for 23 flats in Weymouth town centre, which gained permission in 2023/24. As a category A site there is no evidence to suggest all dwellings won't be delivered within 5 years.

2.29.3 8 to 10 Dorchester Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WP/19/00476/FUL P/VOC/2023/01401 (variation of conditions in relation to design, landscaping, and car parking)
Key dates	<ul style="list-style-type: none"> Full planning permission granted 04/05/2020 Variation of conditions granted 07/03/2023
Development management team summary	No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	Short summary of any engagement responses specifically relating to the site
Housing land supply summary	This site has full permission for 3 blocks of flats totalling 33 units. The development is currently under construction, with

Sites with detailed planning permission

	foundations and blockwork laid for each block. As a category A site there is no evidence to suggest all dwellings won't be delivered within 5 years.
--	--

2.29.4 Brewers Quay, Hope Square DT4 8TR

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/FUL/2023/04876 – full planning permission for 49 dwellings within the Brewers Quay building. WP/18/00298/FUL – full planning permission for 3 dwellings within the Coopers Building and 44 dwellings in the Brewers Quay building. WP/14/01064/FUL (original planning permission)
Key dates	<ul style="list-style-type: none"> Full planning permission granted 14/05/2023
Development management team summary	<ul style="list-style-type: none"> Construction of dwellings in the Coopers Building has started. Revised permission for 49 dwellings in the Brewers Quay buildings has been granted on 12th July.
Site developer/landowner evidence summary	No response received.
June engagement response summary	<ul style="list-style-type: none"> Suggestion that planning permission is for 39 dwellings, not 47. Suggested reduction by 8 dwellings.
Housing land supply summary	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 12 th July 2024 for 49 dwellings

Sites with detailed planning permission

	<p>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. As a category A site 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>
--	---

2.29.5 Brewery Reach, Car Park, Newtons Road DT4 8UP

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WP/16/00852/RES (reserved matters)
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 09/02/2017
Development management team summary	No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This site is under construction and well advanced having stalled for a number of years, but subsequently changed ownership allowing the development to progress. As a category A site

Sites with detailed planning permission

	there is no evidence to suggest all 18 dwellings won't be delivered within 5 years.
--	---

2.29.6 Curtis Fields Phases 2A, 3A, 3B

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WP/19/00693/RES (reserved matters)
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 21/10/2022
Development management team summary	No response received.
Site developer/landowner evidence summary	Developer email of 15 May 2024 stating that 214 homes are expected to be delivered across 5 years.
June engagement response summary	<ul style="list-style-type: none"> Reference to refused application to vary S106 and reduce affordable housing on site. Suggestion that the site is not viable. Suggested reduction by 214 dwellings.
Housing land supply summary	<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</p>

Sites with detailed planning permission

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.

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 suggest delivery of 214 dwellings within 5 years.

Evidence

From: Serena Mansfield [REDACTED]
Sent: 15 May 2024 14:27
To: planningpolicy
Subject: FW: Final Reminder - Dorset Council Housing Land Trajectory

Good afternoon.

Please see the responses below. I assume your dates go from April to April?

Kind Regards

Serena

BETTERMENT PROPERTIES (Weymouth) Ltd.



Unit 1, 2 Curtis Way, Weymouth, Dorset DT4 0TR. T: 01305 773353 W: www.betterment.co.uk E: admin@betterment.co.uk

Registered Office: Leanne House, 6 Avon Close, Weymouth, Dorset. DT4 9UX Registered in England 903201 VAT Registered No. 186 3703 45
Directors: S. Mansfield & J. Saunders

-

Planning application number (if applicable): WP/19/00693/RES

Site location: Curtis Fields Phases 2A, 3A, 3B

2024/25

2025/26

2026/27

2027/28

2028/29

Sites with detailed planning permission

Anticipated delivery of homes	22	48	48	48	48
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If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	50
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	As predicted
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		N/A

Sites with detailed planning permission

Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		N/A
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		NO
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		NO
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		NO
Has the site been marketed and how long for? What interest has there been in the site?		N/A
Are there any other issues that are delaying the delivery of your site?		NO

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Sites with detailed planning permission

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.29.7 Curtis Fields (Phase 4)

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">WP/19/00635/RES (reserved matters)
Key dates	<ul style="list-style-type: none">Reserved matters permission granted 28/05/2021
Development management team summary	No response received.
Site developer/landowner evidence summary	Developer email of 15 May 2024 estimating that all remaining units to be complete by year 2025/26.
June engagement response summary	<ul style="list-style-type: none">Reference to refused application to vary S106 and reduce affordable housing on site.Suggestion that the site is not viable.Suggested reduction by 39 dwellings.

Sites with detailed planning permission

<p>Housing land supply summary</p>	<p>This site is part of a larger phased development for which 3 phases are already complete. Phase 4 comprises 68 units 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 suggest delivery of the remaining 39 dwellings within 5 years.</p>
------------------------------------	---

Evidence

From: Serena Mansfield [REDACTED]
Sent: 15 May 2024 14:32
To: planningpolicy
Subject: FW: Final Reminder - Dorset Council Housing Land Trajectory

Good afternoon

Please see below.

Kind Regards

Serena

Sites with detailed planning permission

BETTERMENT PROPERTIES (Weymouth) Ltd.



Unit 1, 2 Curtis Way, Weymouth, Dorset DT4 0TR. T: 01305 773353 W: www.betterment.co.uk E: admin@betterment.co.uk

Registered Office: Leanne House, 6 Avon Close, Weymouth, Dorset. DT4 9UX Registered in England 903201 VAT Registered No. 186 3703 45
Directors: S. Mansfield & J. Saunders

Site location: Curtis Fields (Phase 4)

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	15	7			

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	12
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	We have slowed down this site due to a decline in the housing market.
For sites with outline consent or allocated in adopted plans (or with permission in principle)	

Sites with detailed planning permission

identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	This site will come to an end in 2025

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

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

Sites with detailed planning permission

Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.29.8 Ferrybridge Inn Portland Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)

Sites with detailed planning permission

Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WP/18/00388/RES (reserved matters)
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 21/08/2018
Development management team summary	No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	According to officers' monitoring this site for 29 dwellings is under construction, with foundations started in 2023/24. There is no evidence to suggest that all units cannot be delivered on the site within 5 years.

2.29.9 Holly Court, Waverley Road, Weymouth

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/FUL/2023/03241
Key dates	<ul style="list-style-type: none"> Full planning permission granted 13/09/2023
Development management team summary	No response received.

Sites with detailed planning permission

Site developer/landowner evidence summary	Developer email of 10 May 2024 suggesting delivery of 37 units in 2025/26.
June engagement response summary	No response received.
Housing land supply summary	This site has planning permission for the demolition of a block of 35 flats and the erection of a retirement living scheme comprising 37 flats; thus, a net increase of 2 dwellings. The site has been monitored as under construction in 2023/24. As a category A site there is no evidence to suggest that all units cannot be delivered on the site within 5 years, as suggested by the developer.

Evidence

From: Nick Hodgskin [REDACTED] >
Sent: 10 May 2024 09:38
To: planningpolicy
Subject: FW: Dorset Council Housing Land Trajectory [LICH-DMS.FID387192]

Hello

With reference to the below site, please find below update.

Thanks

Nick



Nick Hodgskin
Senior Development [REDACTED]
[REDACTED]

anchor.org.uk



Sites with detailed planning permission



From: planningpolicy <
Sent: Tuesday, May 7, 2024 11:54 AM
To: Bristol [REDACTED]
Subject: Dorset Council Housing Land Trajectory

CAUTION: This email originated from an external source.
Dear Sir/Madam,

For those who have already received this request regarding Dorset Council’s Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven’t already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): P/FUL/2023/03241

Site location: Holly Court

Waverley Road

Weymouth

Dorset

DT3 5ED

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

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

2024/25	2025/26	2026/27	2027/28	2028/29
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Sites with detailed planning permission

Anticipated delivery of homes		37			
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If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	37 under construction
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	As expected
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		

Sites with detailed planning permission

<p>Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?</p>		
<p>Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?</p>		
<p>Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?</p>		
<p>Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?</p>		
<p>Has the site been marketed and how long for? What interest has there been in the site?</p>		
<p>Are there any other issues that are delaying the delivery of your site?</p>		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure

Sites with detailed planning permission

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.29.10 LITT1: Littlemoor Urban Extension

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">P/RES/2021/04983 (reserved matters)Former Local Plan allocation
Key dates	<ul style="list-style-type: none">Reserved matters permission granted 17/10/2022
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from the developer of 8 May 2024 estimating that 364 dwellings will be completed within 5 years. Some uncertainty highlighted with regards to the electricity capacity, but improvements are scheduled for completion in 2026.
June engagement response summary	<ul style="list-style-type: none">Disputes delivery rates.Only 37 completions in the past year.Suggest 45 dwellings per annum would be more appropriate.Financial and potential electricity constraints indicated by developer.

Sites with detailed planning permission

	<ul style="list-style-type: none">• Suggest reduction by 139 dwellings.
Housing land supply summary	<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, the Council accepts the developer's suggestions and as a category A site the Council sees no reason why 364 units cannot be delivered on the site within 5 years, as suggested by the developer.</p> <p>Whilst the developer highlights some concerns over grid capacity, there is no evidence to suggest the improvements won't be completed as stated and thus should not impact delivery of the site.</p>

Evidence

From: Perry, Diarmad (LPSWEST) [REDACTED]
Sent: 08 May 2024 17:30
To: planningpolicy
Cc: GRESSWELL, Jake (LPSWEST); Brett Spiller
Subject: RE: Dorset Council Housing Land Trajectory. Litt1

Hello Dorset Strategic Planning Team

Please find the queries completed on the email below.

Kind regards

Diarmad

Diarmad Perry

Development Manager

LOVELL

A MORGAN SINDALL GROUP COMPANY

Sites with detailed planning permission



Winslade House, Winslade Park, Manor Drive, Clyst St Mary, Exeter, EX5 1FY

lovell.co.uk



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:43 PM

To: Brett Spiller <>

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/RES/2021/04983

Site location: LITT1: Littlemoor Urban Extension

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Anticipated delivery of homes	88	69	69	69	69	69	67

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	Since commencing April'23 there has been a year of enabling and infrastructure works. Numerous foundations have been commenced and a number of dwellings have been

Sites with detailed planning permission

	constructed. The first units have been completed and occupied April/May 2024.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Discharging pre-commencement conditions took until April 2023. Mobilisation of groundworkers was delayed until commencement could be undertaken.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	OM sales values and rates could slow the predicted rate of construction to prevent having multiple completed stock units.

Sites with detailed planning permission

Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Electrical Connection Capacity. There is limited capacity in the network, the site is 500 units but there is only capacity to connect circa 150 units. A reinforcement payment was made during the planning process but the reinforcement works by National Grid are not due to be complete until Nov.2026. if these are delayed there is a danger construction will have to stop.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	NA	
Are there any other issues that are delaying the delivery of your site?	NA	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



Sites with detailed planning permission



2.29.11 MAIDEN STREET METHODIST CHURCH, MAIDEN STREET, WEYMOUTH, DT4 8BB

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WP/19/00370/FUL
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 18/11/2019
Development management team summary	No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This site has full permission for reconstruction and change of use of a town centre building to 25 apartments. The site has a CIL commencement notice recorded. As a category A site there is no evidence to suggest all units cannot be delivered on the site within 5 years.

2.29.12 Marchesi House Poplar Close, Southill

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WP/18/00914/FUL
Key dates	<ul style="list-style-type: none"> Full planning permission granted 12/06/2020
Development management team summary	No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	The site has permission for 31 flats in two blocks. The existing building has been demolished and therefore development has commenced. As a category A site there is no evidence to suggest that all units cannot be delivered on the site within 5 years.

2.29.13 SEC DEPOT, WESTWEY ROAD, WEYMOUTH, DT4 8SU

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)

Sites with detailed planning permission

Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WP/20/00807/FUL
Key dates	<ul style="list-style-type: none"> Full planning permission granted 25/10/2021
Development management team summary	No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This site has full planning permission for the erection of 23 dwellings. As a category A site there is no evidence to suggest that all units cannot be delivered on the site within 5 years.

2.29.14 South of Louviers Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/FUL/2021/01697 (Full planning permission for 65 dwellings)
Key dates	<ul style="list-style-type: none"> Reserved matters permission granted 02/03/2023
Development management team summary	No response received.

Sites with detailed planning permission

Site developer/landowner evidence summary	No response received.
June engagement response summary	<ul style="list-style-type: none"> • No conditions discharged. • Suggest that a start date of 26/27 is more realistic. • Suggestion that reserved matters application was withdrawn. • Suggested reduction by 28-65 dwellings.
Housing land supply summary	<p>This site has detailed planning permission for 65 dwellings on a greenfield site. As a category A site 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> <p>Please note the Council incorrectly referred to a historic planning application reference in the site tables, and this has been rectified.</p>

2.29.15 ST NICHOLAS CHURCH, BUXTON ROAD, WEYMOUTH, DT4 9PJ

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> • Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • WP/19/01016/FUL

Sites with detailed planning permission

Key dates	<ul style="list-style-type: none"> Full planning permission granted 17/12/2021
Development management team summary	No response received.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This site is currently under construction for the erection of a block of 18 flats. The development is nearing completion and therefore as a category A site there is no evidence to suggest that all units cannot be delivered on the site within 5 years.

2.29.16 WEY12: Land at Wey Valley

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/RES/2022/00823 (reserved matters) WP/19/01025/RES (reserved matters) Former Local Plan allocation
Key dates	<ul style="list-style-type: none"> Amended reserved matters permission granted 15/03/2022 Original reserved matters permission granted 21/05/2021
Development management team summary	No response received.

Sites with detailed planning permission

Site developer/landowner evidence summary	No response received.
June engagement response summary	<ul style="list-style-type: none"> • Disputes delivery rates. • Completions over past two years are less than anticipated future delivery. • More cautious approach should be taken of 34 units per year. • Lack of developer correspondence. • Suggested reduction by 30 units.
Housing land supply summary	<p>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 housebuilder in the area and has achieved similar and higher completion rates on other sites.</p> <p>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>

Evidence

From: Paul Hoffmann <[REDACTED]>

Sent: Thursday, November 2, 2023 3:56 PM

To: Terry Sneller [REDACTED]

Subject: RE: Wey Valley progress

Yeah, that's typically how many we build per development per year

Kind regards,

Paul Hoffmann

Sites with detailed planning permission

Senior Planner

C G Fry and Son Ltd

Litton Cheney
Dorchester
Dorset
DT2 9AS



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From: Terry Sneller <[REDACTED]>
Sent: Thursday, November 2, 2023 3:53 PM
To: Paul Hoffmann <[REDACTED]>
Subject: RE: Wey Valley progress

Thanks Paul, so about 40 units per year?

Terry Sneller
Strategic Planning Manager
Economic Growth and Infrastructure
Dorset Council



[01305 838224](tel:01305 838224)

Sites with detailed planning permission

dorsetcouncil.gov.uk



From: Paul Hoffmann [REDACTED]

Sent: Thursday, November 2, 2023 3:36 PM

To: Terry Sneller [REDACTED]

Subject: RE: Wey Valley progress

Hi Terry

We currently have 8 plots occupied, 3 stock plots, 6 sold waiting to exchange, 22 private plots under construction and 17 housing association plots under construction. All of phase 1 infrastructure is in place.

Hope that helps for now

Kind regards,

Paul Hoffmann

Senior Planner

2.30 Wimborne

2.30.1 14 East Street, 23 and 23A Eastbrook Row, East Street, Wimborne, BH21 1DS

Summary of the position

Information type	Details
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Sites with detailed planning permission

Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/FUL/2022/07744 B/IN/2023/00988
Key dates	<ul style="list-style-type: none"> Full permission granted 26/01/2024. Building Control Initial Commencement Notice for the conversion of 23 Eastbrook Row to flats was submitted on 20/07/2023.
Development management team summary	<ul style="list-style-type: none"> At the time of site visit in April 2024, this site was under construction. Construction workers were on-site, and scaffolding was up on-site.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This is a Category A site. Construction has commenced on site. Residential monitoring information suggests that development on this site is well underway – scaffolding was up on-site, and construction work was being undertaken. There is no evidence to suggest that this site is not deliverable within the 5YHLS period.

2.30.2 20-23 East Street, Wimborne Minster

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 3/17/3058/Ful; 3/19/1927/Ful (permitted 15 units);

Sites with detailed planning permission

	<ul style="list-style-type: none"> • P/NMA/2022/01387; • P/VOC/2022/02982; • P/VOC/2022/04562; and • B/DEM/2022/00019.
Key dates	<ul style="list-style-type: none"> • Full planning permission was granted on 16/5/2018 and 02/03/2020. • NMA was granted on 08/04/2022. • VOC granted to alter commercial element of the scheme on 16/12/2022. • VOC was granted on 04/08/2022. • Demolishing of outbuildings and rear of the building notice was submitted on 06/04/2022.
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from the developer dated 9/5/2024 confirms the intention to complete all 15 units within 2 years.
June engagement response summary	No response received.
Housing land supply summary	Demolition was completed on-site, and it is now boarded up. This site has full planning permission, and with the email below shows the developer's intent to deliver units on this site within the next 2 years. There is no evidence to suggest that this site will not be delivered within the 5YHLS period.

Evidence

From: Alister Scott [REDACTED]
Sent: 09 May 2024 16:46
To: planningpolicy
Cc: Scott Rawlings
Subject: FW: Dorset Council Housing Land Trajectory

Further to your email, please find below your form completed.

Sites with detailed planning permission

Regards

Alister Scott BA (hons) Dip Arch RIBA



ANKERS & RAWLINGS
COMMERCIAL • RESIDENTIAL • PLANNING

Ankers & Rawlings Developments Ltd
22 Ringwood Road
Longham
Dorset
BH22 9AN

Registered in England and Wales No. 1217177

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:55 AM
To: Scott Rawlings [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Sites with detailed planning permission

Planning application number (if applicable): P/VOC/2022/04526

Site location: 20-23 East Street

Wimborne Minster

Wimborne

BH21 1DT

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

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

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

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	24/25 – 8 units 25-26 – 7 units
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Delays on build out rate due to current high build cost and availability of labour.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status,	

Sites with detailed planning permission

timescales for commencement on site and progress towards detailed permission.	
---	--

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Availability of labour which we have hopefully resolved, construction costs are extremely high and are bringing into question the projects viability. Currently sourcing alternative supply chain partners.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	N/A	

Sites with detailed planning permission

Are there any other issues that are delaying the delivery of your site?	No	
---	----	--

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.30.3 Land Adjacent To Julians Road, Cowgrove Road And The River Stour (Cuthbury allotments New Neighbourhood)

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)

Sites with detailed planning permission

Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • 3/16/0002/FUL • 2019/2115/INO • Former Local Plan allocation
Key dates	<ul style="list-style-type: none"> • Full permission granted 29/03/2019 • Building Control Initial Commencement Notice accepted on site on 20/03/2019.
Development management team summary	At last residential site monitoring visit, this site was well under construction and the rates of delivery are in line with trajectories submitted by the developer.
Site developer/landowner evidence summary	Email from the developer, Wyatt Homes, dated 21/5/2024 for the site to be completed within the next 2 years.
June engagement response summary	No response received.
Housing land supply summary	This is a Category A site, where the site is under construction. The site has been under construction for several years and is monitored each year. The rates of delivery are in accordance with the email submitted by the developer. We have no evidence to suggest that this site will not be delivered within the 5YHLS period.

Evidence

From: Tim Hoskinson - Wyatt Homes <[REDACTED]>
Sent: Tuesday, May 21, 2024 9:02 AM
To: Christopher Lee [REDACTED]
Subject: Re: Delivery rates - Dorset Council housing land trajectory

Dear Christopher

Please see below, which takes these sites up to completion.

Site	2020/21	2021/22	2022/23	23/24	24/25	25/26
Land Adjacent To Julians Road, Cowgrove Road And The River Stour (Cuthbury allottments New Neighbourhood)	8	97	21	13	35	29

Sites with detailed planning permission

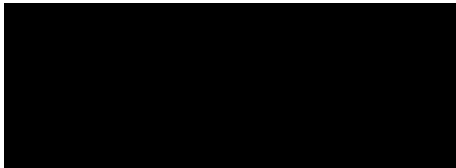
Land West of Charminster Farm, Between Wanchard Lane and A37, Charminster			23	35	24	
Land North West of Three Lanes Way			20	15	6	

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email
Mobile
Direct Di



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyathomes.co.uk



Lewis Wyatt (Construction) Ltd is a company registered in England and Wales under number 2566865. Registered office: 1 Parkstone Road, Poole, Dorset, BH15 2NN, United Kingdom. This email transmission is confidential and intended for the addressee only. It may contain confidential information. If you are not the person or organisation to whom it is addressed you must not print, copy or distribute it. If you have received this transmission in error, please notify us immediately by telephone or e-mail. The company accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company.

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2.30.4 Land to East and West of Cranborne Road (Cranborne Rd New Neighbourhood) (WMC7)

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 3/14/0016/OUT (outline) 3/20/1995/RM (reserved maters)

Sites with detailed planning permission

	<ul style="list-style-type: none"> • 3/19/2437/RM (reserved matters) • P/NMA/2024/00837 • P/NMA/2024/00342 • 15/31218/In (Building Control Records), which includes lots of the completion certificates. • Former Local Plan allocation
Key dates	<ul style="list-style-type: none"> • Outline planning permission granted 13/03/2018 • Reserved matters permission granted in 13/1/2021 and 8/1/2021 • NMA granted on 02/02/2024 and 07/03/2024 • 15/31218/In accepted on 1/12/2015
Development management team summary	Residential monitoring information indicates that 461 dwellings have been completed thusfar, with the remaining number of units for construction in the 5YHLS.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This is a Category A site, that has been under construction for several years. The remaining rate of delivery is in accordance and actually lower than previous rates of delivery on site. There is no evidence to suggest that the remaining units as part of this larger development scheme will not come forward within the 5YHLS period.

2.30.5 Land south of Leigh Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> • Major planning permission (detailed)

Sites with detailed planning permission

Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • 3/19/2449/ ful – detailed permission for 64 care bed home and P/VOC/2023/04488 - increasing care home by 2 rooms. • 3/18/3305/ful (hybrid application outline for 174 dwellings and full for community/leisure facilities) • 3/21/1566/RM (layout, scale and landscaping)
Key dates	<ul style="list-style-type: none"> • Care home decision issued on 5/10/2020, and VOC issued on 17/01/2024. • 3/18/2205/ful was granted on 21/12/2020 • 3/21/1566/RM granted on 31/03/2023
Development management team summary	<ul style="list-style-type: none"> • At the time of residential site monitoring visit in April 2024, the sheltered housing element of the scheme is well under construction and is at roof level. The remaining part of the site allocation, 3/19/2449/ful was well under construction, with the previous phase being confirmed as fully built.
Site developer/landowner evidence summary	For the residential element of the scheme, a well-known national housebuilder who developed the earlier phases is developing the last phase of development. The site is under construction. An email received on 30 April 2024 confirmed the housing trajectory for development on this site. This was inputted into the APS.
June engagement response summary	No response received.
Housing land supply summary	This is a Category A site, where the wider site has been under construction for several years. This is the final phase of delivery. The developer has engaged in this process and has indicated their anticipated delivery for this scheme. There is no evidence to suggest that the remaining units as part of this larger development scheme will not come forward within the 5YHLS period.

Evidence

From: Ballam, Rachel [REDACTED]
Sent: 30 April 2024 16:47
To: Christopher Lee

Sites with detailed planning permission

Cc: planningpolicy
Subject: RE: *EXTERNAL:Dorset Council Housing Land Trajectory

Good afternoon Chris,

The development subject to permission 3/19/0820/CONDR has been fully built out in respect of residential dwellings.

South of this, the development subject to permission 3/18/3305/FUL is now underway. The build rate is estimated as follows:

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	74	52	27	16	0

5 of the total 174 dwellings have already been built.

Kind regards,



Rachel Ballam Msc Bsc (Hons).
She/Her
Planner
Barratt David Wilson Southampton

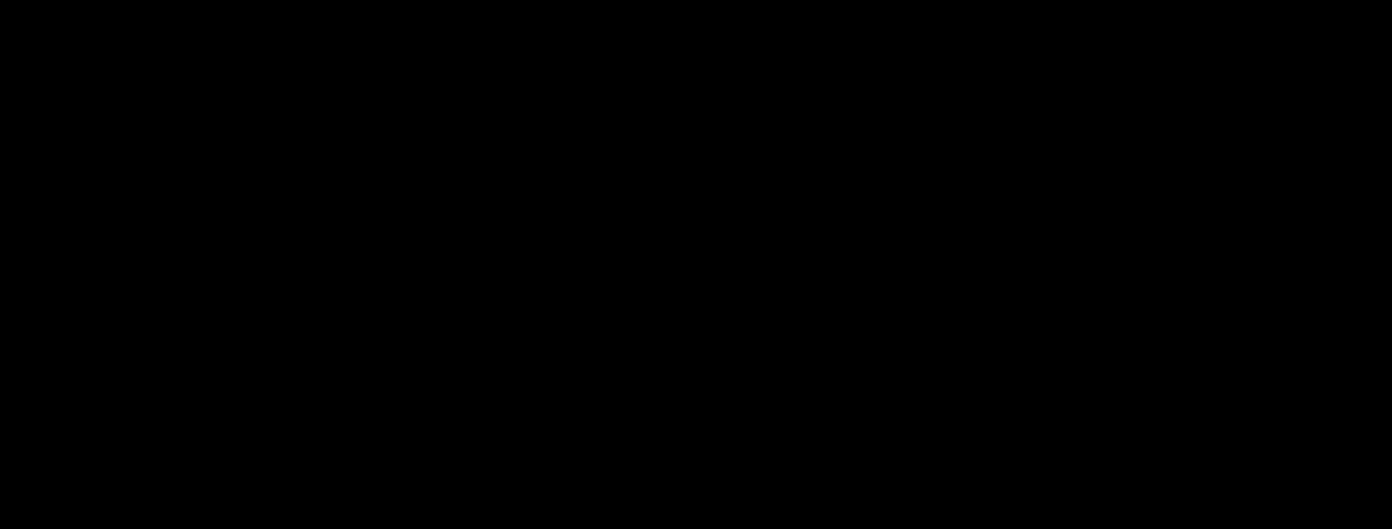
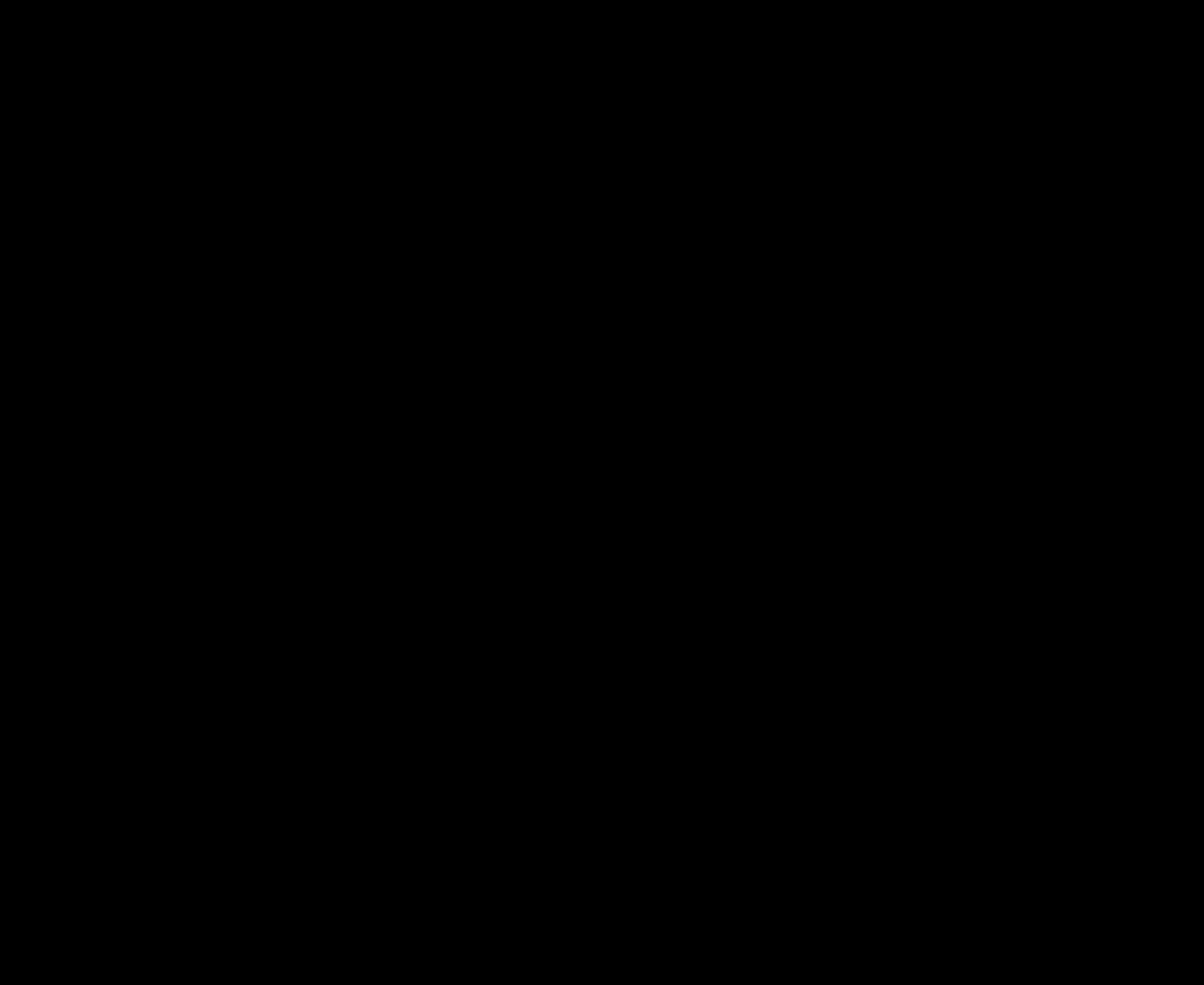


<http://www.barratdevelopments.co.uk>

BDW Southampton | Tollbar House | Tollbar Way
Hedge End | Southampton SO30 2UH



Sites with detailed planning permission





From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 19 April 2024 14:45
To: Ballam, Rachel <[REDACTED]>
Subject: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): 3/19/2449/FUL

Site location: Land south of Leigh Road

Wimborne

Dorset

BH21 2DA (2 Longsdale Road)

Sites with detailed planning permission

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	0	0	0	0

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more

Sites with detailed planning permission

information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

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

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

Sites with detailed planning permission

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council



planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



2.30.6 Wimborne Market, Station Terrace, Wimborne

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">3/21/1556/FULCIL Form 6 Commencement Notice submittedP/VOC/2024/00109P/NMA/2023/04985B/DEM/2022/00004
Key dates	<ul style="list-style-type: none">Full permission granted 1/02/2022CIL Form 6 submitted on 02/02/2022VOC permitted on 11/04/2024NMA was permitted on 26/09/23

Sites with detailed planning permission

	<ul style="list-style-type: none"> • Notice to demolish the site was submitted to Building Control on 17/01/2022 • 2021/0085/INO - various building control records.
Development management team summary	<ul style="list-style-type: none"> • At the time of residential site monitoring visit in April 2024, this site was well under construction and nearing completion in parts.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	This is a Category A site, that is well under construction. A national house builder is involved with the development of this scheme. There is no evidence to suggest that this site will not be delivered within the 5YHLS period.

3. Sites with outline planning permission

3.1 Beaminster

3.1.1 Land to North and West of, Cockroad Lane

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (outline)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WD/D/19/000613 (outline) P/RES/2022/04434 (under consideration) Local Plan allocation ref: BEAM1
Key dates	<ul style="list-style-type: none"> Outline permission granted 07/04/2020 Reserved matters application received 19/07/2022
Development management team summary	The reserved matters application is under consideration, and further amendments and additional information are being discussed and sought on the proposals to enable determination of the application.
Site developer/landowner evidence summary	Email from the developer suggesting delivery of all 58 homes across 2025/26 and 2026/27, with a start on site anticipated in late 2024/early 2025.
June engagement response summary	<ul style="list-style-type: none"> Reserved matters application not determined. Outstanding issues on the application. Developer references viability issues due to planning delays. Details on planning conditions outstanding. Suggested reduction by 32-58 dwellings.
Housing land supply summary	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

Sites with outline planning permission

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 start date in the developer's trajectory 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.

The Council notes the comments regarding outstanding conditions on the outline permission, and is awaiting submission of the details from the developer. The council is working proactively to address these issues and it is not considered that they represent a significant barrier to the delivery of dwellings within 5 years.

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 is considered to be clear evidence that the site will be delivered within the 5 year period.

Evidence

From: Sarah Barney [REDACTED]
Sent: 01 May 2024 13:49
To: planningpolicy
Subject: FW: *EXTERNAL:Dorset Council Housing Land Trajectory - Cockroad Lane, Beaminster

Dear Sir/Madam

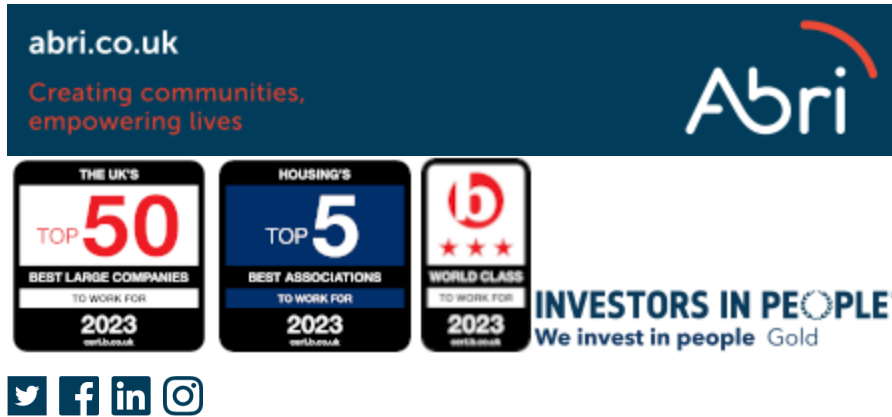
Please see details as requested below:

Many thanks, Sarah

Sarah Barney
Senior Land Manager

Abri
Alvington | Lupin Way | Yeovil | Somerset | BA22 8WN
[REDACTED]

Sites with outline planning permission



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 19, 2024 2:44 PM
To: Team 5 <team5@gladman.co.uk>
Subject: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): WD/D/19/000613

Site location: LAND TO NORTH AND WEST OF, COCKROAD LANE, BEAMINSTER

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		20	38		

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

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

Further information	Response/comment
For sites with detailed planning permission:	

Sites with outline planning permission

Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	RM still undetermined. SOS estimated late 24/early 25

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	Yes	Existing farm buildings will need to be cleared post RM.
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	In ownership
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Viability issues due to planning delays - ongoing

Sites with outline planning permission

Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	None known at this time
Has the site been marketed and how long for? What interest has there been in the site?	N/a	
Are there any other issues that are delaying the delivery of your site?	Yes	Planning

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



3.2 Blandford St. Mary

3.2.1 Lower Bryanston Farm, BSM

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (outline)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 2/2017/1919/OUT
Key dates	<ul style="list-style-type: none"> Outline permission granted 10/03/2022 Reserved matters application received June 2022 RM went to Planning Committee on 16 July 2024 RM permission granted 17/7/2024
Development management team summary	<ul style="list-style-type: none"> Email from Taylor Wimpey on 23 July 2024 to say that they would like to commence development in August.
Site developer/landowner evidence summary	Email dated 17/5/2024 from the agents (Savills) to say that the applicant (Taylor Wimpey) is keen to commence on site in July 2024.
June engagement response summary	<p>Emery Planning:</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. Subtract 75 units. <p>Chapman Lily Planning:</p> <ul style="list-style-type: none"> RM app remain undetermined.

Sites with outline planning permission

	<ul style="list-style-type: none">• 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.• Subtract 75 units.
Housing land supply summary	<p>On the base date the site had outline planning permission and an application for reserved matters had been submitted. Dorset Council was working proactively with the applicants (Taylor Wimpey) to find solutions to the issues that were being raised. The application was considered by planning committee in July 2024 and unanimously supported. Permission was granted 17 July 2024.</p> <p>Before the base date, Taylor Wimpey had already begun initial work by creating a new access point for the site. TW advertising boards are around the site. TW were very much committed to gaining full planning permission in order to develop this site. Given the relatively small number of units (75 dwellings) it is reasonable to expect this site to be completed in the next 5 years by a major housebuilder. On an adjacent site, Persimmon completed 61 units in a single year.</p>

Evidence

From: Lucy Morgan <[REDACTED]>
Sent: Friday, May 17, 2024 2:30 PM
To: Robert Lennis <[REDACTED]>
[REDACTED]
Subject: Bryanston 2/2017/1919/OUT | Discharge of Condition 20

Hi Robert,

I hope you are well.

On behalf of Taylor Wimpey, we have just submitted an application to Dorset Council to discharge condition 20 of the outline residential consent at Lower Bryanston Farm.

Sites with outline planning permission

The Applicant is keen to commence on site towards the beginning of July so we kindly request that this application is consulted upon and processed in good time.

As always, should any queries or issues arise please do not hesitate to get in contact.

Kind regards,

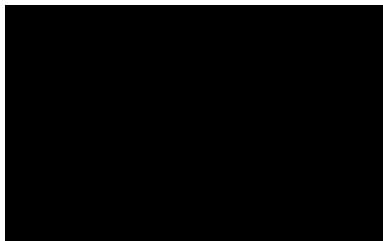
Lucy


Lucy Morgan

Graduate Planner

Central South Planning

Savills, Wellesley House, Priors Walk, East Borough, Wimborne BH21 1PB



 Before printing, think about the environment

From: Planning Portal <notifications@planningportal.co.uk>

Sent: Friday, May 17, 2024 2:20 PM

To: Lucy Morgan [REDACTED]

Subject: An update on your application

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Sites with outline planning permission

Dear Lucy Morgan

An update on your Approval of details reserved by a condition (discharge) application with the reference number PP-13053983.

Your application has now been received by Dorset Council and they will review and validate it within their timescales. This email is not a formal acceptance of your application by them. If more information is needed, then they will contact you directly.

Details of your application

- Application Type: Approval of details reserved by a condition (discharge)
- Reference number: PP-13053983
- Version: 1
- Applicant: .
- Application site address: 388068, 105784
- Submission date: 17/05/2024 14:10:35
- Received date: 17/05/2024 14:20:05
- Application Fee: £145.00
- Total Service Charges: £70.00

[View Application](#)

For more information on the progress of your application, please contact the Local Planning Authority as the Planning Portal is not involved in the decision-making process.

- Dorset Council
- <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning>
- 01305 838336
- AppNotifications@dorsetcouncil.gov.uk

This email is for information only, please do not reply as the mailbox is not monitored. If you do need to contact us at Planning Portal, you can email support@planningportal.co.uk or browse the [FAQs on the Planning Portal website](#).

Regards

The Planning Portal Team

The Planning Portal is an online application service provided by PortalPlanQuest and supports the submission of planning application information to Local Planning Authorities in accordance with statutory regulations.

PortalPlanQuest Limited (reg. no 09400439) is a joint venture between the Department for Levelling Up, Housing & Communities (DLUHC) and TerraQuest Solutions Limited.

3.3 Gillingham

3.3.1 Ham Farm - Phase 1b

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (outline)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/RES/2022/04960 (reserved matters) 2/2018/0036/OUT (outline) Part of the Gillingham Southern Extension
Key dates	<ul style="list-style-type: none"> Outline permission granted 9/9/2021 Reserved matters application received August 2022 Planning committee resolved to approved RM app on 5/3/2024 RM granted 5/7/2024
Development management team summary	Regarding delivery, in July 2024 the developer informed the case officer: "Anticipated start on site September 2024. Completion anticipated December 2026."
Site developer/landowner evidence summary	Redrow submitted no response.
June engagement response summary	<p>Emery Planning:</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.

Sites with outline planning permission

	<ul style="list-style-type: none"> • No proforma on deliverability has been provided. • Subtract 108 units. <p>Chapman Lily Planning:</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. • Subtract 50 units. <p>Tor&co:</p> <ul style="list-style-type: none"> • Set timetable back by a year but no net change to 5-year supply
Housing land supply summary	<p>Site is part of the wider Gillingham southern extension, which was allocated for a total of 1800 dwellings in the North Dorset Local Plan (2016). Applicant of RM application is Redrow Homes, who split Phase 1 into 1a and 1b in order to get full planning permission at the earliest opportunity so that they could begin construction work. RM for Phase 1a was approved in November 2023, and they are now working on site. RM for phase 1b was granted 5 July 2024 (following completion of a Unilateral Undertaking). We expect a major developer such as Redrow to average around 50 dwellings per annum, and so if work commences in September 2024, we can expect the full site (108 dwellings) to be completed within 5 years, alongside development of Phase 1a and the beginning of Phase 3.</p>

3.3.2 Ham Farm - Phase 2

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> • Major planning permission (outline)

Sites with outline planning permission

<p>Planning/allocation/SHLAA reference(s)</p>	<ul style="list-style-type: none"> • P/RES/2022/07898 (reserved matters for 280 dwellings) • 2/2018/0036/OUT (outline) • Part of the Gillingham Southern Extension
<p>Key dates</p>	<ul style="list-style-type: none"> • Outline permission granted 9/9/2021 • RM application received December 2022 • RM permission granted 4/06/2024
<p>Development management team summary</p>	<ul style="list-style-type: none"> • Consented at Committee 04/06/24. No further update.
<p>Site developer/landowner evidence summary</p>	<p>Email from the developer (Places for People) dated 15/07/2024. It follows approval of their RM application in June 2024. It places all 280 dwellings in the 5-year supply. No issues or constraints are raised.</p>
<p>June engagement response summary</p>	<p>Chapman Lily Planning:</p> <ul style="list-style-type: none"> • RM granted June 2024 • Recent appeal inspector commented that Phase 2 was dependent on Phase 1b for road connection. • Hence there appears to be no certainty of the potential start date. No proforma on deliverability has been provided. • Subtract 30 units.
<p>Housing land supply summary</p>	<p>Site is part of the wider Gillingham southern extension, which was allocated for a total of 1800 dwellings in the North Dorset Local Plan (2016). RM application for Phase 2 is made by Places for People, a registered provider. Permission was granted for Phase 2 (280 dwellings) in June 2024. Phase 1b was granted permission in July 2024, with a clear indication from Redrow to being work in September, thereby addressing any access issues relating to Phase 2.</p> <p>Following permission, the developer of Phase 2 (Places for People) has confirmed an intention to build all 280 dwellings in the next 5 years – this exceeds Dorset Council’s earlier estimates. However, as a deliverer of affordable housing, they have a different cash flow to other private sector developers, which makes possible this type of upfront delivery, which should help meet the demand for affordable housing.</p>

Sites with outline planning permission

Evidence

From: Yasmin Elliott [REDACTED]
Sent: 15 July 2024 15:24
To: Philip Reese
Cc: Zoe Wensley-Smith
Subject: FW: Ham Farm, Gillingham - Phase 2

Hi Philip,

I apologise for the delay in getting back to, I have been chasing an update on the programme internally. I can now confirm the following:

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	59	71	78	72

Thank you

Kind regards

Yasmin

Yasmin Elliott
Development Manager



[REDACTED] w: placesforpeople.co.uk

New Kings Court, Tollgate, Chandler's Ford, Eastleigh, SO53 3LG



From: Philip Reese [REDACTED] >
Sent: Friday, June 28, 2024 1:15 PM
To: Michael Ruddock [REDACTED]
Subject: Ham Farm, Gillingham - Phase 2

Sites with outline planning permission

Dear Michael,

Please forward this to an appropriate contact at **Places For People** if necessary.

Planning application number (if applicable): P/RES/2022/07898

Site location: Ham Farm, Gillingham - Phase 2

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

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

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

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year. It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	No homes under construction at the moment.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	

Sites with outline planning permission

Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	
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Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

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

Sites with outline planning permission

Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

Should you require any further information, please do not hesitate to contact me.

Kind regards,

Philip Reese
Senior Planning Policy Officer
Economic Growth and Infrastructure
Dorset Council



dorsetcouncil.gov.uk



3-3-3 Ham Farm - Phase 3

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (outline)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/RES/2023/05868 (reserved matters) 2/2018/0036/OUT (outline) Part of the Gillingham Southern Extension
Key dates	<ul style="list-style-type: none"> Outline permission granted 9/9/2021 RM application received October 2023

Sites with outline planning permission

<p>Development management team summary</p>	<ul style="list-style-type: none"> Limited remaining issues. To go out for 14-day re-consult on amended plans. Aiming for September/October committee. Regarding delivery, in July 2024 the developer (Redrow) informed the case officer: "TBC depending on planning progress. Anticipated site start September 2024."
<p>Site developer/landowner evidence summary</p>	<p>No response directly received from Redrow.</p>
<p>June engagement response summary</p>	<p>Emery Planning:</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. Subtract 68 units. <p>Chapman Lily Planning:</p> <ul style="list-style-type: none"> RM remains under consideration and there are still matters to be resolved. Delivery rate will be impacted if Phase 1b is delayed, suggesting caution should be applied. No proforma on deliverability has been provided. Subtract 50 units. <p>Tor&co:</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. Subtract 50 units.
<p>Housing land supply summary</p>	<p>Site is part of the wider Gillingham southern extension, which was allocated for a total of 1800 dwellings in the North Dorset Local Plan (2016). RM app for Phase 3 for 151 dwellings is by Redrow Homes, who already have permission for Phases 1a and Phase 1b. In their correspondence with the case officer, they anticipate completion of phase 1b in December 2026, and</p>

Sites with outline planning permission

	<p>commencement of phase 3 in September 2024, subject to planning permission.</p> <p>Until Redrow provide more compelling evidence to the contrary, we have assumed a more modest completion rate of around 50 dwellings a year (overall for phases 1a, 1b and 3), and assume that Redrow will wish to sustain this once they get started. We estimate that Phases 1a and 1b will largely be completed by year 4 (2027/28), by which time Phase 3 can start. For Phase 3 we have estimated 18 dwellings in year 4 and 50 in year 5 – a total of 68 in the 5-year supply. These are conservative estimates, and may be revised upwards in future years, depending on evidence.</p>
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3.4 Milborne St Andrew

3.4.1 Land South of Milborne Business Centre

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (outline)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 2/2019/0403/OUT P/RES/2021/05662
Key dates	<ul style="list-style-type: none"> Outline permission granted 16/08/2021 RM application received December 2021
Development management team summary	DM case officer is working with the applicant to address the issue of nutrients in Poole Harbour.
Site developer/landowner evidence summary	Email from the Bracken Group (developers) dated 21/5/2024 confirms the intention to build out the site (58 dwellings) within the 5-year period. The email acknowledges that the RM

Sites with outline planning permission

	<p>application has stalled due to the issue of nutrient neutrality in Poole Harbour.</p>
<p>June engagement response summary</p>	<p>Emery Planning:</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. • 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. • Subtract 58 units. <p>Chapman Lily Planning:</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. • Subtract 18 units. <p>Tor&co:</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. • Subtract 58 units.
<p>Housing land supply summary</p>	<p>As with other sites in the Poole Harbour catchment, the RM app has been held in abeyance due to the issue of nutrient neutrality. Due to LURA 2023, which requires STWs to be upgraded, Natural England no longer consider phosphorus to be an issue. Nitrogen remains an issue but one that can be more easily mitigated for with nutrient credits available within the catchment. In June 2024 the agent for this site confirmed that they were updating the nutrient budget calculator for this site and would propose a means of mitigation. As their intentions</p>

Sites with outline planning permission

are clear that they wish to gain planning permission in order to build, it seems reasonable to include 58 dwellings in the 5-year supply.

Evidence

From: Richard Smith <[REDACTED]>
Sent: 21 May 2024 16:43
To: planningpolicy
Subject: FW: Dorset Council Housing Land Trajectory

Richard Smith
Land & Planning Director

BrackenGroup
Building developers est.1979

[REDACTED]
www.brackengroup.co.uk

14 Minterne Road, Poole, Dorset, BH14 8NA



WINNER 2017



EXCELLENCE AWARDS

THE SUNDAY TIMES



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Dear Sirs

Please find your form relating to our site at Milborne St Andrew, duly completed.

Kind regards

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 12:26 PM
To: Bracken Developments <info@brackengroup.co.uk>
Subject: Dorset Council Housing Land Trajectory

Sites with outline planning permission

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council’s Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven’t already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): 2/2019/0403/OUT

Site location: Land South Of Milborne Business Centre

Blandford Hill

Milborne St Andrew

Dorset

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		10	30	18	

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

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

Further information	Response/comment
For sites with detailed planning permission:	

Sites with outline planning permission

Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Approval of the RM application and delivery of the site is stalled pending a resolution to the Poole Harbour nutrient neutrality issue.

Sites with outline planning permission

Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	The cost of achieving nutrient neutrality credits is currently unknown.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	Yes	As above
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



3.5 Portland

3.5.1 Portland Lodge Hotel, Easton Lane DT5 1BW

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (outline)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WP/17/00270/OUT (outline) WP/20/00932/RES (reserved matters – under consideration)
Key dates	<ul style="list-style-type: none"> Outline permission granted 19/12/2017
Development management team summary	<p>The reserved matters application has been recently subject to reconsultation and negotiation around a draft Habitats Regulation Assessment, which has been subject to consultation with Natural England. A response was received in April 2024, in which further information has been requested. The applicants are now addressing the comments with a view to submitting further details. The application is considered acceptable in most other considerations.</p>
Site developer/landowner evidence summary	No response received.
June engagement response summary	<ul style="list-style-type: none"> Live RM application under consideration – validated in December 2020. Previous objection from NE. Outstanding issues with the application. Issue of loss of SAC land with no strategy to compensate for the loss at the present time. No proforma on deliverability has been provided. Suggested reduction by 24 dwellings.
Housing land supply summary	<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</p>

Sites with outline planning permission

	<p>insurmountable. The 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.</p>
--	---

3.6 Shaftesbury

3.6.1 Land south of A30

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (outline)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 2/2018/1773/OUT P/RES/2023/05407
Key dates	<ul style="list-style-type: none"> Outline permission appeal allowed 9/2/2022 RM application received September 2023 Former Local Plan allocation
Development management team summary	<ul style="list-style-type: none"> Delegated decision expected by 31 August.
Site developer/landowner evidence summary	No response received.
June engagement response summary	<p>Emery Planning:</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.

Sites with outline planning permission

	<ul style="list-style-type: none"> • 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. • No proforma on deliverability has been provided. • Subtract 45 units. <p>Chapman Lily Planning:</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. • Subtract 45 units.
Housing land supply summary	RM application from Persimmon for 115 dwellings submitted in September 2023. Persimmon are nearing the completion of the adjacent site (land at Higher Blandford Road) for 55 dwellings. It seems reasonable that as a major house builder they will complete this site within 5 years.

3.7 Stalbridge

3.7.1 Land S of Station Road

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> • Major planning permission (outline)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • 2/2019/1799/OUT • P/RES/2023/05768
Key dates	<ul style="list-style-type: none"> • Outline permission appeal allowed 20/06/2022 • RM application received Oct 2023

Sites with outline planning permission

Development management team summary	<ul style="list-style-type: none"> Design revisions required.
Site developer/landowner evidence summary	Email from the agent dated 1/7/2024 confirms intention to develop 130 dwellings within 5 years.
June engagement response summary	<p>Emery Planning:</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. Subtract 40 units. <p>Tor&co:</p> <ul style="list-style-type: none"> RM app is subject to significant objections from landscape and urban design officers. Objection from LLFA which has not been addressed. Subtract 40 units.
Housing land supply summary	Site has outline planning permission and a reserved matters application was submitted in October 2023. The agent has responded to confirm the intention to develop the site in the next 5 years.

Evidence

From: Laura Black [REDACTED]
Sent: 01 July 2024 11:23
To: Philip Reese
Subject: RE: Land south of Station Road, Stalbridge

Dear Philip,

Please see approximate delivery timescales in the table below.

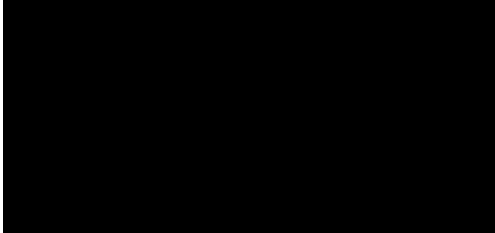
Kind regards,

Sites with outline planning permission

Laura Black

BSc (Hons), MRTPI

Associate Planner - Planning & ESIA (Environmental & Social Impact Assessment)



SLR Consulting Limited

Mountbatten House, 1 Grosvenor Square, Southampton, Hampshire, United Kingdom SO15 2JU



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SLR Consulting Limited. A company incorporated in England and Wales with registered number 03880506 and with its registered office at 1 Bartholomew Close, London EC2N 2AX.

From: Philip Reese [REDACTED]

Sent: Friday, June 28, 2024 2:46 PM

To: Laura Black [REDACTED] >

Subject: Land south of Station Road, Stalbridge

You don't often get email from philip.reese@dorsetcouncil.gov.uk. [Learn why this is important](#)

Sites with outline planning permission

Dear Laura,

Please forward this to an appropriate contact at **Hampshire Homes** if necessary.

Planning application number (if applicable): P/RES/2023/05768

Site location: Land south of Station Road, Stalbridge

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			28	81	21

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or	

Sites with outline planning permission

delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		

Sites with outline planning permission

<p>Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?</p>		
<p>Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?</p>		
<p>Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?</p>		
<p>Has the site been marketed and how long for? What interest has there been in the site?</p>		
<p>Are there any other issues that are delaying the delivery of your site?</p>		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

Should you require any further information, please do not hesitate to contact me.

Kind regards,

Philip Reese

Senior Planning Policy Officer

Sites with outline planning permission

Economic Growth and Infrastructure

Dorset Council



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3.8 Sturminster Newton

3.8.1 Land at The Bull

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Major planning permission (outline)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">2/2017/1912/OUTP/RES/2024/02595
Key dates	<ul style="list-style-type: none">Outline permission granted 28/7/2021First RM application received March 2024 – withdrawnSecond RM app received May 2024
Development management team summary	<ul style="list-style-type: none">Overall, the design is good, but minor amendments are required to a few of the house types.
Site developer/landowner evidence summary	Email from agent dated 7/5/2024 that confirms intention to develop site in the next 5 years. The agent confirms that they are not aware of any issues or constraints to delivery.

Sites with outline planning permission

June engagement response summary	Emery Planning: <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.• Subtract 17 units.
Housing land supply summary	Relatively small site. RM app for 17 dwellings submitted.

Evidence

From: Paul Harrington [REDACTED]
Sent: 07 May 2024 12:02
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

See below.

Kind regards
Paul Harrington | Architect | Director | RIBA

Morgan Carey Architects

The Goods Shed | Sandford Lane | Wareham | Dorset | BH20 4DX

[REDACTED]

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:54 AM
To: Paul Harrington [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Sites with outline planning permission

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): 2/2017/1912/OUT

Site location: Land at The Bull

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

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

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

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

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

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

Sites with outline planning permission

For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

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

Sites with outline planning permission

abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?	N/A	
Are there any other issues that are delaying the delivery of your site?	no	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



3.9 Weymouth

3.9.1 Land at Newtons Road, Newtons Road (Former QinetiQ Site, Bincelaves)

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (outline)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/OUT/2022/00852 (outline)
Key dates	<ul style="list-style-type: none"> Outline permission granted 08/03/2024 Previous full planning permission WP/15/00833/FUL (technically commenced)
Development management team summary	No formal submissions of reserved matters application as of yet, but the developer is engaged in informal discussions with the Council.
Site developer/landowner evidence summary	Email from developer dated 26 April 2024 states an estimated trajectory of commencement on site in early 2025 with 131 dwellings completed across the years 2025/26 and 2026/27.
June engagement response summary	<ul style="list-style-type: none"> Complex 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. Lack of evidence to support the developer's trajectory. Suggest reduction by 131 dwellings.
Housing land supply summary	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

Sites with outline planning permission

195 supported living units and a 60 bed care home which was technically commenced.

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.

The Phasing Plan approved under Planning Condition 2 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:

- 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)

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 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.

Evidence

From: Hayzee Pritchard [REDACTED]
Sent: 26 April 2024 09:43
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/OUT/2022/00852

Site location: Land at Newtons Road, Newtons Road, Weymouth (Former QinetiQ Site, Bincelaves)

Sites with outline planning permission

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		51	80		

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	N/A
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	N/A
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Currently have outline planning consent and are looking to commence early 2025. By July/August 2024 we aim to have submitted and signed off all pre commencement conditions.

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more

Sites with outline planning permission

information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		Install and upgrade to sea defence works. Estimated costs circa £6 million. Construction of this to begin early 2025.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	No	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

Sites with outline planning permission

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



4. Local Plan allocations

4.1 Bridport

4.1.1 Land at Bredy Vets Centre

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Local plan allocations
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> BRID3: Land at Bredy Vets Centre (LP allocation reference)
Key dates	n/a
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from the developer of 13 May 2024 suggesting that delivery of 70 dwellings is anticipated from 2025/26 to 2028/29, and the work on ecology has been done and pre-application consultation with the Council is forthcoming.
June engagement response summary	<ul style="list-style-type: none"> No planning permission or application. Proforma on deliverability is lacking detail and does not provide clear evidence. Suggested reduction by 20 dwellings.
Housing land supply summary	<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.

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.

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.

Evidence

From: Ross Jessopp [REDACTED]
Sent: 17 July 2024 12:55
To: Christopher Lee
Subject: RE: Dorset Council Housing Land Trajectory - further information

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Lee,

As discussed on the phone, I am happy to confirm that we have undertaken full topographical, arboricultural and ecological surveys on the site. We have also engaged in pre app consultations with the Natural Environment team at Dorset Council and prepared a Landscape ecology management plan, and the proposals for bio diversity net gain. The will be a pre app consultation going in to the planning office in the next few days (this may already be in I will chase it) which outline our proposals for approximately 70 2 and three bedroom properties and it is our intention to submit a planning application ASAP, when we have the results of the the preapp.

Ross Jessopp

Local Plan allocations

Ross Jessopp

for and on behalf of

A.G.Jessopp Limited

5 Balena Close Creekmoor Industrial Estate, Poole Dorset BH17 7DD

From: Christopher Lee <[REDACTED]>
Sent: 17 July 2024 11:43
To: [REDACTED]
Subject: Dorset Council Housing Land Trajectory - further information

Dear Mr Jessop,

Thank you for your call last week. This is just a gentle reminder, I will need a response to the questions below, as discussed on the phone, otherwise I may not have enough evidence to include this site in the Housing Land Supply APS.

Should you have any queries, please do not hesitate to contact me.

Site reference: BRID3

Site name: Land east of Bredy Vets Centre

As you may be aware Dorset Council is currently producing an Annual Position Statement on 5 year housing land supply. Thank you for your previous correspondence indicating your intentions for the development of the site. I note that some ecological survey work has taken place.

Local Plan allocations

In order to confirm your site as within the 5 year housing land supply we would like the following information, if available, in order to demonstrate the deliverability of the site within 5 years. We need to understand if you have:

- Undertaken a pre-application consultation with the Council, or intend to submit a pre-application request shortly? If so, please can you provide dates/details
- Undertaken any other site assessment work?
- Intentions to submit a planning application on the site, and if so when do you expect to do this?

We understand that often before a developer submits a planning application or seeks pre-app advice, they undertake significant site survey work. Examples of this include ecological surveys (slow worm, bat surveys etc), aboricultural surveys, topographical surveys, ground investigation, identifying legal issues and undertaken utilities search. If any of this site assessment work has been undertaken, please can we have dates of when those surveys were completed or similar types of surveys? If you intend to undertake this survey work or other site assessment work shortly, can we please have these dates too.

We require information within the next week (by 19th July), and would be very grateful for any information to would be able to share with us.

Please note that any information you share will be published as part of the process for confirming the housing land supply.

Should you require any further information, please do not hesitate to contact me.

Kind regards

Christopher Lee

Planning Policy Officer

Economic Growth and Infrastructure

Dorset Council



Local Plan allocations

dorsetcouncil.gov.uk

From: Ross Jessopp [REDACTED]
Sent: 13 May 2024 14:42
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Please find the answers filled in below.

Ross Jessopp

for and on behalf of

A.G.Jessopp Limited

5 Balena Close Creekmoor Industrial Estate, Poole Dorset BH17 7DD
[REDACTED]

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 07 May 2024 11:54
To: [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): n/a

Site location: BRID3: Land east of Bredy Vets Centre

Local Plan allocations

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			20	25	25

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	

Local Plan allocations

Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	The site has had ecological survey's and we are about to request pre app discussions with the development control team, to put in an application shortly after.
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Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

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

Local Plan allocations

Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	no	
Has the site been marketed and how long for? What interest has there been in the site?	no	
Are there any other issues that are delaying the delivery of your site?		The submission of planning has been delayed by confusion caused by changes as to the biodiversity requirements.

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



4.1.2 BRID5: St Michaels Trading Estate

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (outline)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 1/D/11/002012 (outline application for 83 dwellings – resolved to grant permission subject to S106 agreement) WD/D/16/002852 (full application for 9 dwellings – resolved to grant permission subject to S106 agreement) Local Plan allocation ref: BRID5
Key dates	<ul style="list-style-type: none"> Resolution to grant at committee – June 2023
Development management team summary	<ul style="list-style-type: none"> Re-consultation has taken place with the Environment Agency post committee, following new Level 1 Strategic Flood Risk Assessment evidence. Current EA objections, but working to overcome them through amended Flood Risk Assessment Anticipated that the application will need to be taken again to committee in September 2024.
Site developer/landowner evidence summary	Developer email of 25 April 2024 estimating delivery of dwellings on the site from 2025/26 to 2028/29. Also highlights issues around new flood risk evidence and process issues with legal agreement.
June engagement response summary	<ul style="list-style-type: none"> No planning permission, validated in 2012. Holding objection from EA. Issues raised in developer's proforma. Pre-commencement conditions. Suggested reduction by 24-60 dwellings.
Housing land supply summary	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.

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.

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.

Evidence

From: Peter Atfield <[REDACTED]>
Sent: 25 April 2024 09:05
To: planningpolicy
Cc: [REDACTED]
Subject: FW: Dorset Council Housing Land Trajectory

Please find the reply below on behalf of Hayward & Co.

Dear Sir/Madam,

Planning application number (if applicable): 1/D/11/002012

Site location: BRID5: St Michaels Trading Estate

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

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

2024/25	2025/26	2026/27	2027/28	2028/29
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Local Plan allocations

Anticipated delivery of homes		12	24	24	32
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If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	<p>Current planning applications delayed because:</p> <ol style="list-style-type: none"> 1. Dorset Council lost parts of S.106 Agreement following signature by the applicant. 2. Dorset Council failed to disclose the need to update the FRA to applicant for a 2-year period. 3. Environment Agency are refusing to meet with applicant to swiftly progress a new FRA. <p>Therefore, planning permissions have not been issued despite committee resolution of June 2023 to grant planning permissions.</p>

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more

Local Plan allocations

information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	In Part	No action will be taken until the planning permissions are issued.
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	Unless Dorset Council further delays the applications and hence adversely impacting on scheme viability, mainly the deliverability of affordable housing.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	There are abnormal costs, but they are factored into the viability appraisal for the scheme.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	No	Unless Dorset Council raises new issues to thwart deliverability that the applicant is not currently aware of.

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

Local Plan allocations

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



4.2 Chickerell

4.2.1 CHIC₁: East of Chickerell

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Local plan allocations
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">WD/D/20/002569 (hybrid application - full application for 186 dwellings, and an outline for 393 dwellings – under consideration)
Key dates	<ul style="list-style-type: none">Planning application received – 09/11/2020Reconsultation on amended details/further information – January 2023Reconsultation on amended details/further information – October 2023

Local Plan allocations

<p>Development management team summary</p>	<p>Awaiting further information and amended plans from the applicant. Outstanding issues can be overcome.</p>
<p>Site developer/landowner evidence summary</p>	<p>Email from developer April 2023 stating intention to deliver 213 dwellings by year ending 2026/27, with 65 dwellings expected to be delivered in 2027/28.</p>
<p>June engagement response summary</p>	<ul style="list-style-type: none"> • Hybrid planning application was validated over 3.5 years ago and is still under consideration. • Outstanding issues on the application. • Lack of developer proforma. • Some elements will be subject to RM application. • Suggest a start of actual delivery in 28/29 would be more reasonable. • Lack of clear evidence to support delivery. • Suggested reduction by 130-148 dwellings.
<p>Housing land supply summary</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>

Local Plan allocations

Evidence

See response below

Local Plan allocations

From: planningpolicyteamb
Sent: To: Buczynskij, David <[REDACTED]> 24 April 2023 12:04
Subject: RE: Chickerell Urban Extension East - HLT Dorset Council

Hi Planning,

These figures are based on achieving planning permission for the site in 2023.

Anticipated delivery of homes	18	65	65	65	65
-------------------------------	----	----	----	----	----

Kind regards,

Dave Buczynskij | Senior Development Planner

Persimmon South Coast | Aviation House, George Curl Way, Eastleigh, Southampton, SO18

2RY. **Direct line** | [REDACTED] **Switchboard** | 01329 514300

Email [REDACTED] **Web** | persimmonhomes.com | charleschurch.com

From: planningpolicyteamb <planningpolicyteamb@dorsetcouncil.gov.uk>

Sent: 24 April 2023 11:27

To: [REDACTED] >

Subject: Chickerell Urban Extension East - HLT Dorset Council

Dear Sir/Madam

Re: Chickerell Urban Extension East I am updating Dorset Council's Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will show the number of houses/flats that we expect to be built over the next few years. With regards to the above site, would you be able to update us on your anticipated timeframe for delivery? Delivery in this context means the number of units completed. Please see the table below setting out the type of information we require. Please fill in this table with your expected timeframe for delivery of this site.

2023/24	2024/25	2025/26	2026/27	2027/28	
Anticipated delivery of homes	18	75	65	65	65

If you can, please submit any further information that you think shows that the housing will be delivered in accordance with these inputs. It would also be helpful, if you could summarise where you currently are with progressing this site for delivery.

Please note that these estimates of housing delivery may be published in accordance with GDPR rules.

I would be grateful if you could respond with this information **by Friday 5th of May 2023**.

Local Plan allocations

Should you require any further information, please do not hesitate to contact Claire Lynch (Claire.lynch@dorsetcouncil.gov.uk) or Chris Lee (chris.lee@dorsetcouncil.gov.uk).

Best regards

Strategic Planning Team Economic Growth and Infrastructure

Dorset

Councilplanningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk

4.3 Crossways

4.3.1 Land at Crossways

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Local plan allocations
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WD/D/16/000378 (hybrid application – full application for 99 dwellings, and outline application for 409 dwellings – under consideration) CRS1: Land at Crossways (LP allocation ref.)
Key dates	<ul style="list-style-type: none"> Planning application received – 13/04/2016 Resolution to grant permission at planning committee – 5/09/2019
Development management team summary	<ul style="list-style-type: none"> Outstanding issues include the need to agree S106 and flood risk due to the Council’s publishing of L1 SFRA. Need for the application to go back to committee for determination. Nutrient neutrality issue resolved in relation to phosphates, awaiting details around nitrate neutrality from the applicant.
Site developer/landowner evidence summary	No response received.
June engagement response summary	<ul style="list-style-type: none"> Hybrid application 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. Suggested reduction by 99 dwellings.
Housing land supply summary	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

	<p>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 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.</p>
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4.4 Dorchester

4.4.1 FOUR PADDOCKS LAND SOUTH OF ST GEORGES ROAD DORCHESTER

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Local plan allocations
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/FUL/2021/02623 (full application for 107 dwellings – under consideration) DOR8: Land south of St George’s Road (LP allocation ref.)

Local Plan allocations

Key dates	<ul style="list-style-type: none"> • Planning application received – 12/08/2021
Development management team summary	<ul style="list-style-type: none"> • Resolution to granted permission at committee on 16th July 2024. • Holding objections from Network Rail and National Highways, so application will need to be referred to the Secretary of State for a final decision. • Legal agreement well advanced.
Site developer/landowner evidence summary	No response received.
June engagement response summary	<ul style="list-style-type: none"> • Full application was validated nearly 3 years ago and remains undetermined. • Outstanding issues on the application. • Lack of proforma completed regarding delivery, and no clear evidence provided. • Suggested reduction by 68 dwellings.
Housing land supply summary	<p>This site is 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 required within the catchment, and the applicant has addressed this satisfactorily.</p> <p>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.</p>

4.4.2 The Maltings and Maltings Mews, Dorchester

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Local plan allocation
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> DOR6: Weymouth Avenue Brewery Site P/FUL/2022/05673 – Full application for change of use and extensions to form 43 flats, and erection of five storey building to form 33 flats.
Key dates	<ul style="list-style-type: none"> Planning application received valid 06/02/2023
Development management team summary	<ul style="list-style-type: none"> Conservation concerns regarding the application have been overcome. Outstanding issue with amenity impacts – meeting with the applicant to put forward a solution.
Site developer/landowner evidence summary	No response received.
June engagement response summary	<ul style="list-style-type: none"> The site has been added to the supply subsequent to the June engagement, due to changes in circumstances with the application, and the resolution of phosphates mitigation requirements.
Housing land supply summary	<p>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 the regarding neighbouring amenity, opportunities to overcome these are being proactively explored by the Council with the developer and it is expected that the application will go before planning committee in 2024 . Given the clear evidence of progress towards gaining planning</p>

Local Plan allocations

	permission this site can reasonably be expected to deliver all 76 dwellings within the 5 year period.
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4.5 Ferndown

4.5.1 Land at Greenworlds

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Local plan allocation
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> FWP1 of the East Dorset Local Plan (2002)
Key dates	<ul style="list-style-type: none"> Local Plan was adopted in 2002. This policy is identified as a saved policy and still forms part of the development plan.
Development management team summary	<ul style="list-style-type: none"> The landowner recently sought pre-application for this site in 2023/2024. To get to pre app stage, site assessment work would be undertaken to inform proposed schemes such as ecological survey, topographical survey, arboricultural survey and ground investigations surveys for instance.
Site developer/landowner evidence summary	The planning agent, on behalf of the landowner, submitted a response to our development engagement in May 2024 stating that following planning approval, that they intend to deliver 15 units in 2026/27 and the remaining 35 units in 2027/28. This shows intent. Further information has been received in July 2024 regarding progress towards gaining planning permission.
June engagement response summary	No response received.
Housing land supply summary	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.

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.

Evidence

From: Adam Constantinou <[REDACTED]>

Sent: Friday, July 26, 2024 9:49 AM

To: Claire Lynch [REDACTED]

Cc: Secretary <Office@woolfbond.co.uk>; Bob Shattock <[REDACTED]> Steven Brown [REDACTED]

Subject: RE: APS - Land at Green Worlds, Ferndown - Request for further information

Dear Claire,

Thank you for getting in touch RE Ferndown.

I have annotated your email to myself (dated 12th July) in this email chain with the requested information.

I trust the information included is sufficient but please do let me know if you require anything further.

Many Thanks,
Adam Constantinou Bmus (Hons) MA MRTPI

Woolf Bond Planning Ltd
The Mitfords
Basingstoke Road
Three Mile Cross
Reading
RG7 1AT

Local Plan allocations

www.woolfbond.co.uk



Woolf Bond Planning
Chartered Town Planning Consultants

From: Claire Lynch [REDACTED]
Sent: Friday, July 26, 2024 9:10 AM

From: Claire Lynch
Sent: Friday, July 12, 2024 9:55 AM
To: [REDACTED]
Subject: APS - Land at Green Worlds, Ferndown - Request for further information

Dear Adam,

Site name: Land at Green Worlds, Ferndown

As you may be aware Dorset Council is currently producing an Annual Position Statement on 5 year housing land supply. In order to confirm your site as within the 5 year housing land supply we would like the following information, if available, in order to demonstrate the deliverability of the site. We need to understand if you have:

- Undertaken a pre-application consultation with the Council, or intend to submit a pre-application request shortly? If so, please can you provide dates/details
Two rounds of pre-application discussions have been held to date with Naomi Shinkins with input from the Council's design, landscape and tree officers. The first round of pre-app discussions was held on-site on the 29/02/2024 and written advice followed on the 12/04/2024 (LPA Ref P/PAP/2023/00731). A subsequent site meeting was held with Naomi on the 31/05/2024.
- Undertaken any site assessment work?
The following surveys have been undertaken and/or are underway:
 - **Ecology: PEA complete July 23, Sampling Aug 23, Bat Surveys Sept 23**
 - **Tree Surveys: Updated surveys underway as per Andrew Douglas' request on 31/05/24**
 - **Topography: Updated surveys underway as per Andrew Douglas' request on 31/05/24**
 - **Drainage: Underway (bore hole surveys currently in progress)**
- Intentions to submit a planning application on the site, and if so when do you expect to do this?

It is intended to submit an application in early 2025.

Local Plan allocations

We understand that often before a developer submits a planning application or seeks pre-app advice, they undertake significant site survey work. Examples of this include ecological surveys (slow worm, bat surveys etc), aborcultural surveys, topographical surveys, ground investigation, identifying legal issues and undertaken utilities search. If this site assessment work has been undertaken, please can we have dates of when those surveys were completed or similar types of surveys? If you intend to undertake this survey work or other site assessment work shortly, can we please have these dates too.

We require information within the next week, and would be very grateful for any information to would be able to share with us.

Please note that any information you share will be published as part of the process for confirming the housing land supply.


Should you require any further information, please do not hesitate to contact me.

Best regards,

Claire Lynch
Senior Planning Policy Officer
Economic Growth and Infrastructure
Dorset Council


dorsetcouncil.gov.uk



From: Adam Constantinou < >
Sent: 03 May 2024 13:07
To: planningpolicy
Cc: Bob Shattock; Steven Brown
Subject: Dorset Council Housing Land Trajectory - Land at Greenworlds, Ferndown

Dear Dorset Council,

Please find below completed tables regarding Land at Greeworlds, Ferndown to help inform the Council Housing Land Trajectory work.

Local Plan allocations

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	0	15	35	

Further information	Response/comment
For sites with detailed planning permission:	N/A
Number of homes under construction and completed each year.	N/A
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	N/A
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	N/A
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	N/A

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	yes	Some limited tree clearance required. Following grant of planning permission, it is anticipated first delivery of new homes will occur in 2026/27.
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	

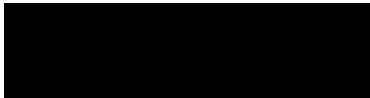
Local Plan allocations

Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	No	

I trust the completed tables are sufficient but please do let me know if you require anything further.

Many Thanks,
Adam Constantinou Bmus (Hons) MA MRTPI

Woolf Bond Planning Ltd
The Mitfords
Basingstoke Road
Three Mile Cross
Reading
RG7 1AT



www.woolfbond.co.uk



4.5.2 Land west of New Road, West Parley

Summary of the position

Information type	Details
Supply category	Local plan allocation
Planning/allocation/SHLAA reference(s)	This is an allocated site FWP7 in the East Dorset and Christchurch Local Plan 2014.
Key dates	Anticipated planning application in Summer/ Autumn 2025
Development management team summary	No response received.
Site developer/landowner evidence summary	<ul style="list-style-type: none"> • Further correspondence received from the developer indicated that a pre application did take place in June 2022/23. They have engaged with statutory bodies such as Historic England. They intend to submit a planning application in the summer/ autumn of 2025. • A full suite of site assessment work has been undertaken (ecology, SI, drainage, landscape) however, some of this will now be updated given the time as past. Updated ecology surveys are due to be instructed this summer and will be updated/supplemented next summer.
June engagement response summary	The developer emailed in June 2024, confirming that some units will be delivered within the 5YHLS period. The developer mentioned that they are working with the landowners to deliver this site. They do note that there are some viability challenges on this site however the developer is confident that these can be overcome. They provided the following trajectory of developing 27 units in 26/2027, 40 units in 27/2028 and 40 units in 28/2029.
Housing land supply summary	This is a Category B site. It is an allocated site in the development plan, and the planning agent confirmed via email

Local Plan allocations

sent on 30/06/2024 that they intend to deliver 107 units in the 5YHLS period. The developer has confirmed that they have undertaken a suite of survey work and other site assessments which will be updated in time for when the planning application is submitted in summer/ autumn 2025. There is no evidence to suggest that units won't be delivered within the 5YHLS period.

Evidence

From: Laura Bheenick [REDACTED]
Sent: Tuesday, July 23, 2024 10:56 AM
To: Claire Lynch [REDACTED]
Subject: RE: APS - Land west of New Road, West Parley - Request for further information

Apologises Claire

A planning application submission is August 2025

Laura Bheenick
Senior Planning Manager

[REDACTED]

Please note my new mobile number

CALA Homes (Thames) Ltd.

CALA House, 54 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX



Proud to support



Local Plan allocations

CALA Homes (Thames) Limited (02522271), **Legal & General Homes Communities (Arborfield) Limited** (11050597),

Legal & General Homes Communities (Crowthorne) Limited (10563263). All having their registered office at: CALA House, 54 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX

and acting for and on behalf of **CALA Management Limited** (SC013655) with its registered office at 5 New Mid Cultins, Edinburgh, EH11 4DU, Scotland.

Please consider the environment before printing this email.

From: Claire Lynch [REDACTED]
Sent: Tuesday, July 23, 2024 9:45 AM
To: Laura Bheenick [REDACTED]
Subject: FW: APS - Land west of New Road, West Parley - Request for further information

That's no problem Laura,

Just to confirm, do you intend to submit a planning application or a further app in Autumn 2025?

Best regards,

Claire Lynch
Senior Planning Policy Officer
Economic Growth and Infrastructure
Dorset Council



dorsetcouncil.gov.uk



From: Laura Bheenick <[REDACTED]>
Sent: Sunday, July 21, 2024 9:25 PM
To: Claire Lynch [REDACTED]
Subject: RE: APS - Land west of New Road, West Parley - Request for further information

Hi Claire

Local Plan allocations

Apologies in the delay in coming back to you.

Please find comments in red below.

- Undertaken a pre-application consultation with the Council, or intend to submit a pre-application request shortly? If so, please can you provide dates/details. **We submitted a pre app in 2022 and received written pre app advice in Feb 2023 (P/PAP/2022/00219). In addition, we have also engaged with Historic England with regards to the stie and its relationship with the Scheduled Ancient Monument). A new pre app will be submitted in Autumn 2025.**
- Undertaken any site assessment work? **A full suite of site assessment work has been undertaken (ecology, SI, drainage, landscape) however, some of this will now be updated given the time as past. Updated ecology surveys are due to be instructed this summer and will be updated/supplemented next summer.**
- Intentions to submit a planning application on the site, and if so when do you expect to do this? **Summer 2025/Autumn 2025**

Please let me know if you need any further information.

Kind regards

Laura

Laura Bheenick

Senior Planning Manager



Please note my new mobile number

CALA Homes (Thames) Ltd.

CALA House, 54 The Causeway, Staines-Up-on-Thames, Surrey, TW18 3AX



Proud to support



Local Plan allocations

CALA Homes (Thames) Limited (02522271), **Legal & General Homes Communities (Arborfield) Limited** (11050597),

Legal & General Homes Communities (Crowthorne) Limited (10563263). All having their registered office at: CALA House, 54 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX

and acting for and on behalf of **CALA Management Limited** (SC013655) with its registered office at 5 New Mid Cultins, Edinburgh, EH11 4DU, Scotland.

Please consider the environment before printing this email.

From: Claire Lynch [REDACTED]
Sent: Friday, July 12, 2024 10:04 AM
To: Laura Bheenick [REDACTED] >
Subject: APS - Land west of New Road, West Parley - Request for further information

Dear Laura,

Site name: Land west of New Road, West Parley (FWP7)

As you may be aware Dorset Council is currently producing an Annual Position Statement on 5 year housing land supply. In order to confirm your site as within the 5 year housing land supply we would like the following information, if available, in order to demonstrate the deliverability of the site. We need to understand if you have:

Undertaken a pre-application consultation with the Council, or intend to submit a pre-application request shortly? If so, please can you provide dates/details

- Undertaken any site assessment work?
- Intentions to submit a planning application on the site, and if so when do you expect to do this?

We understand that often before a developer submits a planning application or seeks pre-app advice, they undertake significant site survey work. Examples of this include ecological surveys (slow worm, bat surveys etc), aborcultural surveys, topographical surveys, ground investigation, identifying legal issues and undertaken utilities search. If this site assessment work has been undertaken, please can we have dates of when those surveys were completed or similar types of surveys? If you intend to undertake this survey work or other site assessment work shortly, can we please have these dates too.

We require information within the next week, and would be very grateful for any information to would be able to share with us.

Please note that any information you share will be published as part of the process for confirming the housing land supply.

Local Plan allocations

Should you require any further information, please do not hesitate to contact me.

Best regards,

Claire Lynch

Senior Planning Policy Officer

Economic Growth and Infrastructure

Dorset Council



dorsetcouncil.gov.uk



Local Plan allocations

4.6 Lytchett Matravers

4.6.1 Blaney's Corner

Summary of the position

Information type	Details
Supply category	Local plan allocation
Description	Erect 25 dwellings (C3 use class), new vehicular and pedestrian access onto Wimborne Road and other associated works including landscaping and open space.
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • Policy H6 – Land at Blaney’s Corner (Purbeck Local Plan) • P/FUL/2022/01095 (full – under consideration)
Key dates	<ul style="list-style-type: none"> • 02/03/22 – valid planning application • Adoption of the Purbeck Local Plan - 18 July 2024.
Development management team summary	Application under consideration. Aiming for committee at end of year.
Site developer/landowner evidence summary	03/05/24 – Developer response confirming expected trajectory pending adoption of Purbeck Local Plan and resolution of nutrient neutrality requirements.
June engagement response summary	<ul style="list-style-type: none"> • Developer response suggests absence of clear evidence of deliverability. Although site is proposed to be allocated, Purbeck Local Plan not yet adopted. Site does not yet have planning permission, outstanding objections and uncertain when application will be determined. • 25 dwellings should be removed from the 5YHLS. • See Disputed Sites.
Housing land supply summary	<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>

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.

Development management expect the application to go to committee by the end of 2024.

In May 2024, the developer, Wyatt Homes 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.

The agent acting on behalf of Wyatt Homes 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.

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.

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.

Evidence

From:
Sent:

Tim Hoskinson - Wyatt Homes [REDACTED]
03 May 2024 16:15

Local Plan allocations

To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see below for the completed housing trajectory for land at Blaneys Corner, Lytchett Matravers.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyathomes.co.uk



Lewis Wyatt (Construction) Ltd is a company registered in England and Wales under number 2566865. Registered office: 1 Parkstone Road, Poole, Dorset, BH15 2NN, United Kingdom. This email transmission is confidential and intended for the addressee only. If you are not the person or organisation to whom it is addressed you must not print, copy or distribute it. If you have received this transmission in error, please notify us immediately by telephone or e-mail. The company accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company.

 Please consider the environment before printing.

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:45

To: Tim Hoskinson - Wyatt Homes <[redacted]>

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/FUL/2022/01095

Local Plan allocations

Site location: Blaney's Corner, Lytchett Matravers

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		4	21		

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Full planning application for 25 homes submitted February 2022. Determination is pending, subject to progress of the Purbeck Local Plan. Delivery programme is also contingent on resolution of nutrient neutrality requirements.

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater

Local Plan allocations

understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

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

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

Local Plan allocations

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



4.6.2 East of Flowers Drive

Summary of the position

Information type	Details
Supply category	Local plan allocation
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">Policy H6 – Land to the east of Flowers Drive (Purbeck Local Plan)
Key dates	<ul style="list-style-type: none">Adoption of the Purbeck Local Plan - 18 July 2024.
Development management team summary	No response received.
Site developer/landowner evidence summary	03/05/24 – Developer response confirming full planning application for 28 dwellings to be submitted in quarter 3 of

Local Plan allocations

	<p>2024 and expected trajectory, pending adoption of Purbeck Local Plan and resolution of nutrient neutrality requirements.</p>
<p>June engagement response summary</p>	<ul style="list-style-type: none"> • Developer response suggests absence of clear evidence of deliverability. Although site is proposed to be allocated, Purbeck Local Plan not yet adopted. Site does not yet have planning permission and no application pending. • 28 dwellings should be removed from the 5YHLS. • See Disputed Sites.
<p>Housing land supply summary</p>	<p>In May 2024, the developer, Wyatt Homes 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 need to undertake a standard Habitats Regulations Assessment on any application.</p> <p>The agent acting on behalf of Wyatt Homes 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.</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 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>

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 16:47
To: planningpolicy
Subject: FW: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please note there is an error my previous email below regarding East of Flowers Road, Lytchett Matravers. The correct information for this site is set out below.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			12	16	

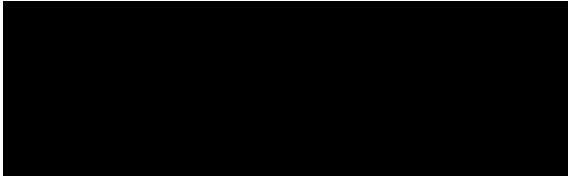
Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Full planning application for 28 homes is currently being prepared for submission Q3 2024. Delivery programme is subject to progress of the Purbeck Local Plan and resolution of nutrient neutrality requirements.

Kind regards

Local Plan allocations

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyatthomes.co.uk



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 Please consider the environment before printing.

From: Tim Hoskinson - Wyatt Homes <[REDACTED]>

Date: Friday, 3 May 2024 at 16:04

To: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see below for the completed housing trajectory for land East of Flowers Drove, Lytchett Matravers.

Kind regards

Tim

Local Plan allocations

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:45

To: Tim Hoskinson - Wyatt Homes <[REDACTED]>

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: East of Flowers Drove, Lytchett Matravers

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		12	48	35	

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	

Local Plan allocations

Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Full planning application for 95 homes submitted May 2021. Determination is pending, subject to progress of the Purbeck Local Plan. Delivery programme is also contingent on resolution of nutrient neutrality requirements.
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Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

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

Local Plan allocations

Are there any other issues that are delaying the delivery of your site?		
---	--	--

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



4.6.3 East of Wareham Road

Summary of the position

Information type	Details
Supply category	Local plan allocation
Description	Phased residential development of site for 95 dwellings, new vehicular and pedestrian access onto Wareham Road and other associated works including landscaping and open space.

Local Plan allocations

<p>Planning/allocation/SHLAA reference(s)</p>	<ul style="list-style-type: none"> • Policy H6 – Land to the east of Wareham Road (Purbeck Local Plan) • 6/2021/0282 (full – under consideration)
<p>Key dates</p>	<ul style="list-style-type: none"> • Valid application 16/08/21 • Adoption of the Purbeck Local Plan - 18 July 2024.
<p>Development management team summary</p>	<p>Under consideration. Aiming for committee end of the year.</p>
<p>Site developer/landowner evidence summary</p>	<p>03/05/24 – Developer response confirming expected trajectory pending adoption of Purbeck Local Plan and resolution of nutrient neutrality requirements.</p>
<p>June engagement response summary</p>	<ul style="list-style-type: none"> • Developer response suggests absence of clear evidence of deliverability. Although site is proposed to be allocated, Purbeck Local Plan not yet adopted. Site does not yet have planning permission, outstanding objections and uncertain when application will be determined. • 95 dwellings should be removed from 5YHLS. • See Disputed Sites.
<p>Housing land supply summary</p>	<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.</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 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>

Local Plan allocations

Development management expect the application to go to committee by the end of 2024.

In May 2024, the developer, Wyatt Homes 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.

The agent acting on behalf of Wyatt Homes 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.

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.

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.

Evidence

From: Tim Hoskinson - Wyatt Homes <[REDACTED]>
Sent: 03 May 2024 16:36
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

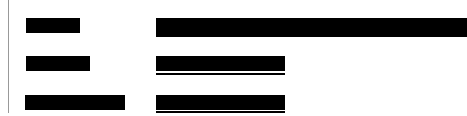
Dear Strategic Planning Team

Please see below for the completed housing trajectory for East of Wareham Road, Lytchett Matravers.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN wyatthomes.co.uk

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Please consider the environment before printing.

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Date: Friday, 19 April 2024 at 14:45
To: Tim Hoskinson - Wyatt Homes < >
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): 6/2021/0282

Site location: East of Wareham Road, Lytchett Matravers

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		12	48	35	

Local Plan allocations

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Full planning application for 95 homes submitted May 2021. Determination is pending, subject to progress of the Purbeck Local Plan. Delivery programme is also contingent on resolution of nutrient neutrality requirements.

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are		

Local Plan allocations

the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk





4.7 Upton

4.7.1 Land at Policemans lane (phase 2)

Summary of the position

Information type	Details
Supply category	Local plan allocation
Description	Erection of 92 dwellings with access via Osprey Close, associated landscaping, drainage and footpaths onto Watery Lane.
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 6/2019/0717 (full – under consideration) Policy H7 (Purbeck Local Plan)
Key dates	<ul style="list-style-type: none"> Valid application 17/01/2020 Adoption of the Purbeck Local Plan - 18 July 2024.
Development management team summary	Under consideration. Aiming committee end of the year.
Site developer/landowner evidence summary	03/05/24 – Developer response confirming expected trajectory pending adoption of Purbeck Local Plan and resolution of nutrient neutrality requirements.
June engagement response summary	<ul style="list-style-type: none"> Developer response suggests absence of clear evidence of deliverability. Although site is proposed to be allocated, Purbeck Local Plan not yet adopted. Site does not yet have planning permission and uncertain when application will be determined.

Local Plan allocations

	<ul style="list-style-type: none"> • See Disputed Sites.
<p>Housing land supply summary</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 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 Homes 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>The agent acting on behalf of Wyatt Homes 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.</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 content that progress is being made on the application and there is clear evidence that 92 dwellings should remain in the 5YHLS on this allocated site, given the developer’s</p>

Local Plan allocations

response in May 2024 and the evidence and assessment work already undertaken to support the allocation.

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 15:59
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see below for the completed housing trajectory for Policemans Lane Phase 2.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

[REDACTED]
[REDACTED]
[REDACTED]



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyathomes.co.uk



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Please consider the environment before printing.

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:45

Local Plan allocations

To: Tim Hoskinson - Wyatt Homes [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): 6/2019/0717

Site location: Land at Policemans lane, Upton (phase 2)

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		13	52	27	

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status,	Full planning application for 92 homes submitted in 2019, determination is pending, subject to progress of the Purbeck Local

Local Plan allocations

timescales for commencement on site and progress towards detailed permission.	Plan. Delivery programme is also contingent on resolution of nutrient neutrality requirements.
---	--

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

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

Local Plan allocations

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



4.8 Weymouth

4.8.1 Council Offices, North Quay

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">Local plan allocations
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">WEY7: Westwey Road and North Quay area (LP allocation ref.)

Local Plan allocations

Key dates	<ul style="list-style-type: none"> • Demolition of the former Council Offices completed in April 2024 • £943,255 of funding secured from government to support bringing forward the site for development – October 2021
Development management team summary	<ul style="list-style-type: none"> • Demolition has taken place and site is in temporary use as a car park.
Site developer/landowner evidence summary	<p>Email of 29 April 2024 from the landowner (Dorset Council) stating the intention for delivery of 75 dwellings on the site across years 2025/26 and 2026/27.</p> <p>Expectation to secure a development partner and gain full planning permission in 2024, with start on site estimated for May 2025.</p>
June engagement response summary	<ul style="list-style-type: none"> • No planning permission or application submitted. • Longstanding allocation. • Lack of developer on board. • Given lead in time there is a lack of clear evidence of deliverability. • Suggested reduction by 45-75 dwellings.
Housing land supply summary	<p>This site benefits from Government LUF funding to support its redevelopment for housing. The site is required to be released for development in 2024 in order to benefit from the funding. This provides an incentive to move quickly in procuring a developer.</p> <p>Dorset Council as the landowner, have 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>

Local Plan allocations

Evidence

From: Craig Bates
Sent: 29 April 2024 10:12
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

North Quay

We expect to procure a development partner this year, subject to detailed planning consent. Final contract to be signed by May 2025 so they can start building late 2025. As the scheme has yet to be determined I have estimated 75 units. It could be more. If the scheme is all flats then completion may not be until 26/27 with none in 25/26

Kind regards,

Craig

Craig Bates
Interim Development Manager
Assets & Property
Dorset Council



dorsetcouncil.gov.uk



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 26, 2024 1:27 PM
To: Craig Bates [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable):

Site location: Council Offices, North Quay, Weymouth

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

Local Plan allocations

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		30	45		

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Local Plan allocations

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

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Local Plan allocations

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



4.9 Wool

4.9.1 North of railway line, Wool (WOOL3)

Summary of the position

Information type	Details
Supply category	Local plan allocation
Description	Development of 35 new homes, together with the provision of associated pedestrian and vehicle access, infrastructure, drainage, open space, landscaping and ancillary and related development.
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">• Policy H5 – Land to the north of the railway line (Purbeck Local Plan)• 6/2021/0045 (full – under consideration)
Key dates	<ul style="list-style-type: none">• 30/04/21 – Valid application• Adoption of the Purbeck Local Plan - 18 July 2024.
Development management team summary	Application subject to EOT to 30/09/24 - awaiting nutrient budget calculation and appropriate assessment.

Local Plan allocations

Site developer/landowner evidence summary	Developer trajectory provided December 2022.
June engagement response summary	<ul style="list-style-type: none"> • Planning application remains undetermined. No clear evidence of deliverability. No record of correspondence with developer. • 35 dwellings should be removed from the 5YHLS. • See Disputed Sites.
Housing land supply summary	<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. 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>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).</p>

Evidence

From: Philip Saunders [REDACTED]

Sent: Friday, December 23, 2022 12:30 PM

To: Debbie Turner [REDACTED]

Cc: Cliff Lane [REDACTED]

Subject: Wool - housing trajectory figures

Hi Debbie,

Please see below our updated trajectory for housing delivery at Wool. Previously supplied figures to the Council (July 2020) are in red.

Local Plan allocations

Any questions, please let Cliff or I know.

Chalk Pit Lane / Oakdene Road

	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32
Anticipated delivery of homes			35	35	70	70	70	40		
					35	35	70	70	70	40

North of railway line

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Anticipated delivery of homes	15	15						
			15	15 + 5				

North East of Burton Cross Rdbt

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Anticipated delivery of homes	15	20	20	35				
				15	20	20	35	

North West of Burton Cross Rdbt

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Anticipated delivery of homes		15	15					
				15	15			

Totals										
--------	--	--	--	--	--	--	--	--	--	--

Local Plan allocations

	30	50	70	70	70	70	70	70			470
			15	50	70	55	105	70	70	40	475

Philip Saunders MRTPI

Associate

Central South Planning

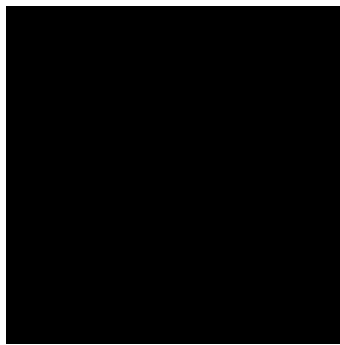
Savills, Wessex House, Priors Walk, East Borough, Wimborne, BH21 1PB



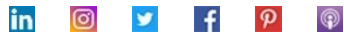
Tel

Mobile

Email



Website : www.savills.co.uk



5. Neighbourhood Plan allocations

5.1 Alton Pancras

5.1.1 Austral Farm

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Neighbourhood plan allocations
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WD/D/20/003302 (full application for 9 dwellings and other works – under consideration) Piddle Valley Neighbourhood Plan Policy 8: Land at Austral Farm, Alton Pancras
Planning application description	Removal of modern buildings (including agricultural building, grain store, silage pit & dutch barn etc). Conversion of traditional buildings into offices (Class E (g)) and a café (Class E (b)). Creation of 9no residential units (Class C3) & 2no. workshop buildings (Class B2).
Key dates	<ul style="list-style-type: none"> Planning application received – 20/01/2021
Development management team summary	<ul style="list-style-type: none"> Landscape issues have been overcome through recent amendments.
Site developer/landowner evidence summary	Email from developer stating they are unable to provide a trajectory as the application isn't yet determined.
June engagement response summary	<ul style="list-style-type: none"> Full planning application validated over 3 years ago and remains undetermined. Outstanding issues on the application. Proforma has not been completed by the developer. No clear evidence of delivery. Suggested reduction by 10 dwellings.
Housing land supply summary	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

Neighbourhood Plan allocations

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.

Development management officers have indicated that the landscape issues have been overcome through recent amendments to the application.

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.

1.1.1.

Evidence

From: Nicola Quick <[REDACTED]>
Sent: 22 April 2024 08:42
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Dear Sirs

Planning hasn't yet been approved for this site so we're unsure of timescales.

Kind regards

Nicola

Nicola Quick MRICS FAAV
Associate Partner

Carter Jonas

[carterjonas.co.uk](https://www.carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue, Taunton, TA1 2PX

Neighbourhood Plan allocations



INVESTORS IN PEOPLE
We invest in people Gold



Please consider the environment. Do you really need to print this email?

Classification L2 - Business Data

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 19, 2024 2:44 PM
To: Nicola Quick <[REDACTED]>
Subject: [Ext Msg] Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: Austral Farm

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

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

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

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

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

Further information	Response/comment
For sites with detailed planning permission:	

Neighbourhood Plan allocations

Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

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

Neighbourhood Plan allocations

What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



5.2 Bere Regis

5.2.1 Back Lane

Summary of the position

Information type	Details
Supply category	Neighbourhood plan allocation
Planning/allocation/SHLAA reference(s)	Policy BR7 – Bere Regis Neighbourhood Plan (2019)
Key dates	n/a
Development management team summary	No response received.
Site developer/landowner evidence summary	03/05/24 – developer response providing trajectory and outlining that an application is being prepared for 51 dwellings for submission towards the end of 2024.
June engagement response summary	<ul style="list-style-type: none"> • No planning permission or application. No clear evidence of deliverability. • 51 dwellings should be removed from the 5YHLS; start date should be pushed back. • <i>See Disputed Sites.</i>
Housing land supply summary	<p>The site is allocated in the Bere Regis Neighbourhood Plan.</p> <p>The developer, Wyatt Homes completed the APS proforma (in May 2024) stating that an application is due to be submitted this year.</p> <p>The agent acting on behalf of Wyatt Homes have subsequently 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>

Neighbourhood Plan allocations

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:

<https://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.

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.

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.

51 dwellings are included in the 5 year housing land supply as outlined in the developer's trajectory (years 2026/27 – 2027/28).

Evidence

From: Tim Hoskinson - Wyatt Homes <[REDACTED]>
Sent: 03 May 2024 16:57
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

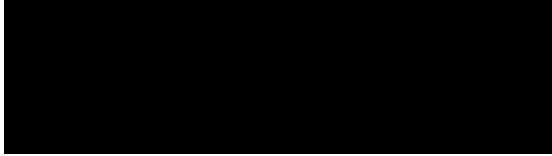
Please see below for the completed housing trajectory for Back Lane, Bere Regis.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Neighbourhood Plan allocations



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyathomes.co.uk



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Please consider the environment before printing.

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:45

To: Tim Hoskinson - Wyatt Homes <>

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: Back Lane, Bere Regis

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			18	33	

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

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

Neighbourhood Plan allocations

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	A full planning application is currently being prepared for submission Q2 2024. Delivery programme is subject to resolution of nutrient neutrality requirements.

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these		

Neighbourhood Plan allocations

financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk





5.2.2 Former School Site

Summary of the position

Information type	Details
Supply category	Neighbourhood plan allocation
Planning/allocation/SHLAA reference(s)	Policy BR7 – Former School Site Bere Regis Neighbourhood Plan (2019)
Key dates	n/a
Development management team summary	No response received.
Site developer/landowner evidence summary	<ul style="list-style-type: none"> • 25/07/24 – landowner response confirming position. • 19/04/24 – landowner response providing trajectory and outlining that an application will be prepared following nutrient neutrality announcement. • 09/01/24 – landowner response confirming registered provider.
June engagement response summary	<ul style="list-style-type: none"> • No planning application submitted and no clear evidence of deliverability. School building to be demolished and delivery in 26/27 unlikely. • 21 dwellings should be removed from the 5YHLS. • See Disputed Sites.
Housing land supply summary	The site is allocated in the Bere Regis Neighbourhood Plan and has been identified by the Council’s Housing Enabling Team.

Neighbourhood Plan allocations

	<p>There is a registered provider and funding is in place for the scheme.</p> <p>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>Submission of an application was put on hold due to nutrient neutrality, but this is now resolved.</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 to 2027/28.</p>
--	--

Evidence

From: Stella Yates <[REDACTED]>
Sent: Thursday, July 25, 2024 2:22 PM
To: Terry Sneller <[REDACTED]>
Subject: Bere Regis - former Middle School, Rye Hill

Hi Terry

The offer for Bere Regis was presented by Sovereign Housing Association in September 2022 and accepted. Sovereign were keen to develop the site with approximately 23 affordable housing units. Unfortunately, the uncertainty of the mitigation and cost implications of both the nitrates and phosphates meant they were unable to establish the final cost of the scheme which is required for their internal board to authorise the investment. In June of this year, we received the necessary guidelines for minerals in the Poole Harbour Catchment area and Sovereign are now reviewing their position with the original offer since such time has elapsed. In a recent meeting with the Council's asset team, they have confirmed their sustained interest in Bere Regis and intention to work towards its acquisition.

Kind Regards

Stella Yates

Interim Lead Manager Developments

Assets & Property

Neighbourhood Plan allocations

Dorset Council



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 19, 2024 2:45 PM
To: Chris McDermott <[REDACTED]>
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: Former School Site, Bere Regis

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		21			

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	

Neighbourhood Plan allocations

If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	YES	School to be demolished. Depends when they can get planning permission as when this will happen.
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal	No	

Neighbourhood Plan allocations

costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	Yes	This is a Council owned site and was put out to tender which closed 30 Sept 2022
Are there any other issues that are delaying the delivery of your site?	YES	Nutrient Neutrality

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



From: Chris McDermott <[REDACTED]>

Sent: Tuesday, January 9, 2024 1:47 PM

[REDACTED]
 [REDACTED]

Subject: FW: Housing Land Supply - Delivery of Former School Site, Bere Regis

Neighbourhood Plan allocations

Hi Sara,

This is also one of the developments that I am involved in.

It is a DC owned site and [REDACTED] are the registered providers looking to provide 21 units of which 11 affordable rented units and 10 shared ownership units. Due to nutrient neutrality problems no planning application has been made yet so until that has happened and if planning is granted then I will have a better forecast on the delivery.

Kind regards

Chris

Chris McDermott

Senior Housing Enabling & Policy Officer

Housing

Dorset Council



dorsetcouncil.gov.uk



5.2.3 Land at White Lovington

Summary of the position

Information type	Details
Supply category	Neighbourhood plan allocation
Description	Erect 17 No. dwellings, create an access and associated parking and landscaping
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">• Policy BR7 – Bere Regis Neighbourhood Plan (2019)• 6/2020/0013 (full – under consideration)

Neighbourhood Plan allocations

Key dates	29/01/20 - Valid application
Development management team summary	Confirmed with policy that no infrastructure contributions are required. Awaiting response from applicant regarding education contributions and from Natural England regarding the completed appropriate assessment.
Site developer/landowner evidence summary	22/04/24 – developer response providing trajectory and outlining information in relation to full application for 17 dwellings.
June engagement response summary	<ul style="list-style-type: none"> • Suggested that there is no clear evidence of deliverability since the full planning application remains undetermined after 4 years and there are outstanding objections/issues. • 17 dwellings should be removed from the 5YHLS. • See Disputed Sites.
Housing land supply summary	<p>The site is allocated in the Bere Regis Neighbourhood Plan and a full application is under consideration (6/2020/0013).</p> <p>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 now agreed to an extension 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 development. 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 legal agreement. 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 case officer has confirmed no</p>

Neighbourhood Plan allocations

	<p>infrastructure contributions are necessary. Education contributions will be necessary and they are awaiting confirmation on 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>
--	---

Evidence

From: Adam Bennett [REDACTED]
Sent: 22 April 2024 16:00
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Further to your request for information in respect of the intended delivery of Land at White Lovington, Bere Regis, I can advise as follows;

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		10	7		

Further information	Response/comment
For sites with detailed planning permission:	Awaiting nutrient mitigation/Government announcement in relation to the LURA list of WWTP's requiring upgrade by 2030.
Number of homes under construction and completed each year.	Likely to be constructed from a single outlet once consent has been granted.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Delivery has been substantially delayed by the Nutrient Neutrality issue. The Application was originally recommended for approval in April 2021 by the Dorset Eastern Area Planning Committee.
For sites with outline consent or allocated in adopted plans (or with permission in principle	Allocated Bere Regis Neighbourhood Plan site

Neighbourhood Plan allocations

identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Awaiting a grant of planning permission pursuant to resolution of the Nutrient Neutrality issue.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	Yes	Minimal clearance; the site is currently grazed.
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	None.
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Yes, these can be overcome. Matters will be discussed with Officers following clarity on the Nutrient Neutrality issue.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Confirmation awaited, due to the delay in permission being granted, whether there remains a requirement for a site specific Heathland Infrastructure Project (HIP) to be delivered in the short term.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	None.
Has the site been marketed and how long for? What interest has there been in the site?	No	None.

Neighbourhood Plan allocations

Are there any other issues that are delaying the delivery of your site?	Yes	Ongoing Nutrient Neutrality issues and awaiting a grant of planning permission.
---	-----	---


Kind Regards

Adam Bennett
BA (Hons) MRTPI
Senior Associate Planning Consultant



Anniversary House
23 Abbott Road
Bournemouth BH9 1EU



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13 Queens Road, Westbourne, Bournemouth BH2 6BA

Company no:4653064 VAT 807 5083 33

Neighbourhood Plan allocations

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:45 PM

To: Adam Bennett [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): 6/2020/0013

Site location: White Lovington, Bere Regis

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

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

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

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	

Neighbourhood Plan allocations

Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

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

Neighbourhood Plan allocations

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

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



5.2.4 North Street

Summary of the position

Information type	Details
Supply category	Neighbourhood plan allocation
Planning/allocation/SHLAA reference(s)	Policy BR7 – Bere Regis Neighbourhood Plan (2019)

Neighbourhood Plan allocations

Key dates	n/a
Development management team summary	No response received.
Site developer/landowner evidence summary	03/05/24 – developer response providing trajectory and outlining that an application is being prepared for 15 dwellings for submission in 2024.
June engagement response summary	<ul style="list-style-type: none"> • No planning permission or application. No clear evidence of deliverability. • 51 dwellings should be removed from the 5YHLS; start date should be pushed back. • <i>See Disputed Sites.</i>
Housing land supply summary	<p>The site is allocated in the Bere Regis Neighbourhood Plan.</p> <p>The developer, Wyatt Homes completed the APS proforma (in May 2024) stating that an application is due to be submitted this year.</p> <p>The agent representing Wyatt Homes has subsequently 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: https://bereregis.clplanning.co.uk/</p> <p>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,</p>

Neighbourhood Plan allocations

given the developer's response in May 2024 and the pre-application work and engagement already undertaken.

15 dwellings are included in the 5 year housing land supply as outlined in the developer's trajectory (years 2027/28 – 2028/29).

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 16:58
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see below for the completed housing trajectory for North Street, Bere Regis.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyatthomes.co.uk



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Neighbourhood Plan allocations

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:45

To: Tim Hoskinson - Wyatt Home [REDACTED]
[REDACTED]ory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: North Street, Bere Regis

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes				5	10

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	

Neighbourhood Plan allocations

Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	A full planning application is currently being prepared for submission Q2 2024. Delivery programme is subject to resolution of nutrient neutrality requirements.
--	--

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

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

Neighbourhood Plan allocations

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

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

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



Cerne Abbas

5.3 Cerne Abbas

5.3.1 Swanhills, Cerne Abbas

Summary of the position

Information type	Details
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Neighbourhood Plan allocations

Supply category	Neighbourhood plan allocation
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • P/FUL/2023/02553 – full application for 18 dwellings
Key dates	<ul style="list-style-type: none"> • Full planning permission granted 02/07/2024 • Planning application received May 2023
Development management team summary	Full planning permission for 18 dwellings.
Site developer/landowner evidence summary	No response received.
June engagement response summary	Added to the APS housing supply after the June engagement due to changes in circumstances of the site.
Housing land supply summary	At the base date of the APS this application had a planning application submitted, and its determination has been held up solely due to nutrient neutrality requirements. Therefore, the site was considered deliverable. The site received full planning permission for 18 homes on 02/07/2024, which further emphasises its deliverability within the 5 year supply period.

5.4 Fontmell Magna

5.4.1 Blandfords Farm

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> • Neighbourhood plan allocations

Neighbourhood Plan allocations

Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">• P/OUT/2023/02893
Key dates	<ul style="list-style-type: none">• Outline Planning application received 18/5/2023
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from agent dated 23/4/2024 confirms the intention to build 9 units on the site in the next 4 years.
June engagement response summary	No response received.
Housing land supply summary	Outline app likely to be approved in the near future as a delegated decision. Site should help meet the demand for self and custom build homes.

Evidence

From: Simon Trueick [REDACTED] >
Sent: 23 April 2024 08:30
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Morning

We are awaiting outline planning consent on this site, which we hope to obtain in the next few weeks (case officer has indicated a delegated approval).

Intelligent Land intends to build this site as custom build housing ourselves - not sell on to another developer. Architects are being selected to work with us on the custom build Reserved Matters applications.

On that basis, I have completed your tables below with our estimates, but please come back to me if you require any more details.

Kind regards
Simon Trueick
Managing Director

Neighbourhood Plan allocations



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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:44 PM

To: Simon Trueick [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/OUT/2023/02893

Site location: Blandfords Farm

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

Neighbourhood Plan allocations

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	0	5	4	0

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	n/a
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	n/a
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Outline planning consent awaiting approval – case officer has indicated a delegated approval. Conditions are agreed, now awaiting final drafting of S106. Consent hoped to be granted May/June 2024.

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

Neighbourhood Plan allocations

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

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Neighbourhood Plan allocations

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



5.5 Sturminster Newton

5.5.1 Clarkes Yard

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">• Neighbourhood plan allocations
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">• P/RES/2021/00696
Key dates	<ul style="list-style-type: none">• Reserved matters permission granted 11/11/2021 – lapsed November 2023• Outline permission granted 04/08/2017
Development management team summary	No response received.
Site developer/landowner evidence summary	Email from the agent dated 22/4/2024 that confirms the intention to submit a new planning application in Summer 2025.

Neighbourhood Plan allocations

June engagement response summary	<p>Emery Planning:</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.• Subtract 30 units. <p>Chapman Lily Planning:</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.• Subtract 18 units. <p>Tor&co:</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.• Subtract 30 units.
Housing land supply summary	Site is a NP allocation and has previously had full planning permission. As such, the principle has been established.

Evidence

From: Simon Sharp [REDACTED]
Sent: 22 April 2024 10:00
To: planningpolicy
Subject: FW: Clarke's Yard, Sturminster Newton, Dorset Council Housing Land Trajectory

Thank you for your email. The tables are populated below as requested.

Kind regards

Simon

Neighbourhood Plan allocations

Simon Sharp

BSc (Hons) BA (Hons) DipTP MRTPI
Associate | Town Planner

boon brown

RIBA
Chartered Practice

RTP1
Chartered Practitioner

Landscape
Institute
Registered Practitioner

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 19, 2024 2:44 PM
To: Simon Shar [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: Clarkes Yard

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	12	18	0	0

Neighbourhood Plan allocations

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	We are intending to submit a full application in Summer 2025 with sufficient information to avoid the need for pre-commencement conditions. A Housing Association is already secured to deliver the affordable housing.
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	Yes	6 months following permission being granted.
Are there any ownership issues that may affect delivery? Do you anticipate that	No	

Neighbourhood Plan allocations

these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Made ground (former railway cutting)
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	N/A	
Are there any other issues that are delaying the delivery of your site?	Could affect delivery	Securing planning permission from Dorset Council

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



5.5.2 North of the Livestock Market

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Neighbourhood plan allocations
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/FUL/2023/06986
Key dates	<ul style="list-style-type: none"> Planning application received November 2023
Development management team summary	<ul style="list-style-type: none"> Case officer 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.
Site developer/landowner evidence summary	<ul style="list-style-type: none"> No response received.
June engagement response summary	<p>Emery Planning:</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.

Neighbourhood Plan allocations

	<ul style="list-style-type: none"> • There are ecological constraints associated with the site. • No clear evidence of deliverability has been provided. • Subtract 86 units. <p>Chapman Lily Planning:</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 43 units beyond the 5-year period. • 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>Subtract 43 units.</p>
Housing land supply summary	Neighbourhood Plan allocation. CG Fry (housebuilders) have submitted a full planning application for the site. It seems reasonable to assume that 86 dwellings can be completed on the site in 5 years.

5.6 Wareham

5.6.1 Former Gas Works Site (H7) and autopoint

Summary of the position

Information type	Details
Supply category	Neighbourhood plan allocation
Description	Change of use of no. 68 North Street to form a 1 x dwelling and erection of 8 x dwellings to rear served from existing vehicular means of access; associated car parking and landscaping; construction of brick wall enclosure to gas governor compound on North Street frontage.
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • Policy H7 – Wareham Town Northern Gateway (Gasworks and Autopoint sites) - Wareham Neighbourhood Plan (2021)

Neighbourhood Plan allocations

	<ul style="list-style-type: none"> • P/FUL/2022/01906 (full – under consideration)
Key dates	<ul style="list-style-type: none"> • 06/04/22 – Valid application
Development management team summary	Awaiting nutrient calculator and appropriate assessment. Awaiting confirmation from policy about infrastructure contributions.
Site developer/landowner evidence summary	15/05/24 – developer response setting out trajectory
June engagement response summary	No response received.
Housing land supply summary	<p>The site is allocated for ‘about 20 dwellings’ in the Wareham Neighbourhood Plan and a full application for 9 dwellings is under consideration.</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 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. For this to be completed, an extension of time for determination of the application has been granted to 30/09/24.</p> <p>As the site is allocated in a neighbourhood plan and there is evidence that firm progress is being made on the application, as well as an expected trajectory from the developer, 9 dwellings are included in the 5 year housing land supply.</p>

Evidence

From: Tim Water [REDACTED]
Sent: 17 May 2024 18:57
To: planningpolicy
Subject: Re: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Please see the below.

Regards

Tim

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Date: Wednesday, 15 May 2024 at 10:28
To: Tim Waters [REDACTED]
Subject: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): P/FUL/2022/01906

Site location: Former Gas Works Site (H7) and autopoint

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			9		

Neighbourhood Plan allocations

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are	No	

Neighbourhood Plan allocations

the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	None currently known.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	Yes	Resolution of current nutrient neutrality issue.

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk





5.6.2 Westminster Road Industrial Estate (H5)

Summary of the position

Information type	Details
Supply category	Neighbourhood plan allocation
Description	Demolish the existing industrial unit at 1 Westminster Road, and erect 9 residential dwellings (Outline application with all matters reserved)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • Policy H5 – Westminster Road - Wareham Neighbourhood Plan (2021) • P/OUT/2022/01345 (outline – under consideration)
Key dates	<ul style="list-style-type: none"> • 10/03/22 – Valid application
Development management team summary	Determination of application expected to be by 30/09/24.
Site developer/landowner evidence summary	No response received.
June engagement response summary	<ul style="list-style-type: none"> • Outline application for 9 dwellings under consideration, outstanding objections and no developer response. • See Disputed Sites.
Housing land supply summary	The site is allocated for ‘about 30 dwellings’ in the Wareham Neighbourhood Plan and an outline application for 9 dwellings

Neighbourhood Plan allocations

is under consideration (P/OUT/2022/01345). There is an extension of time for determination by 30/09/24.

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.

There is no requirement for affordable housing and the case officer has confirmed this is not a matter of dispute.

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.

6. Specific large sites

6.1 Blandford St Mary

6.1.1 Brewery site (Lot 2), Blandford St Mary

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> • Specific large sites
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • P/FUL/2024/00233
Key dates	<ul style="list-style-type: none"> • Planning application received January 2024
Development management team summary	<ul style="list-style-type: none"> • Out for re-consultation. • Limited remaining issues to resolve. • Currently estimate September or October committee.
Site developer/landowner evidence summary	No response received.
June engagement response summary	<p>Emery Planning:</p> <ul style="list-style-type: none"> • No planning permission - full planning application is still pending. • Dorset Police have concerns regarding the proposed scheme. • 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. • Subtract 41 units.

Specific large sites

<p>Housing land supply summary</p>	<p>The Brewery site at Blandford is identified by Policy 16 in the North Dorset Local Plan (2016) as a regeneration site. The redundant parts of the brewery have been subdivided into various lots. Lots 1 and 3 have already been developed, leaving Lots 2 and 4. This is a brownfield site. The principle can be said to be established. The applicant for Lot 2 is Homes England & Arlington Ltd.</p>
------------------------------------	--

6.1.2 Brewery site (Lot 4), Blandford St Mary

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> • Specific large sites
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> • P/PAP/2023/00787
Key dates	<ul style="list-style-type: none"> • Pre-application received December 2023
Development management team summary	<ul style="list-style-type: none"> • Progress on gaining planning permission • Discharging Conditions • Anticipated date of determination/committee date
Site developer/landowner evidence summary	<p>Email from the agent dated 17/5/2024 confirms intention to deliver 21 dwellings in 2025/26. States that the purchase of the site is being negotiated between Helix Partnership Homes and Homes England. No other issues to delivery are identified.</p>
June engagement response summary	<p>Emery Planning:</p> <ul style="list-style-type: none"> • No reserved matters application has been submitted. • No proforma or information on deliverability has been provided. • Subtract 21 units. <p>Chapman Lily Planning:</p>

Specific large sites

	<ul style="list-style-type: none">• No planning application – so no timetable for delivery.• The developer correspondence provides no clear evidence of potential delivery.• Subtract 21 units. <p>Tor&co:</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.• Subtract 21 units.
Housing land supply summary	The Brewery site at Blandford is identified by Policy 16 in the North Dorset Local Plan (2016) as a regeneration site. The redundant parts of the brewery have been subdivided into various lots. Lots 1 and 3 have already been developed, leaving Lots 2 and 4. This is a brownfield site. The principle can be said to be established.

Evidence

From: David Ramsay [REDACTED]
Sent: 17 May 2024 11:18
To: planningpolicy
Cc: Anisha Dhillon
Subject: FW: Final Reminder - Dorset Council Housing Land Trajectory

Good morning

Please see our response below.

Please let me know if you have any queries.

Kind regards

David

David Ramsay
MRTPI MTCP(Hons)
Partner

For and on behalf of Vail Williams LLP



Specific large sites



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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Wednesday, May 15, 2024 10:28 AM

To: Solent Planning [REDACTED]

Subject: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): P/PAP/2023/00787

Site location: Lot 4, Brewery Site

Specific large sites

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		21			

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	n/a
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more

Specific large sites

information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	N	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	N	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	N	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	N	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	N	
Has the site been marketed and how long for? What interest has there been in the site?		The purchase of the site is currently being negotiated [REDACTED] [REDACTED] [REDACTED] as part of our on going partnership with [REDACTED] and their drive to improve housing delivery via trusted local SME developers
Are there any other issues that are delaying the delivery of your site?	N	

Specific large sites

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



6.2 Broadmayne

6.2.1 Land adjacent to Broadmead

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">• Specific large sites
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">• P/OUT/2021/05309 (outline application for 80 dwellings – committee resolution to approve, subject to S106)
Key dates	<ul style="list-style-type: none">• Granted outline planning permission on 12 July 2024

Specific large sites

Development management team summary	No response received.
Site developer/landowner evidence summary	Email of 30 April 2024 stating expected delivery of 40 homes per year in 2026/27 and 2027/28.
June engagement response summary	<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.• Suggested reduction by 80 dwellings.
Housing land supply summary	<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.</p> <p>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>

Evidence

From: Sarah Barney [REDACTED]
Sent: 30 April 2024 13:53
To: planningpolicy
Subject: FW: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see details as requested below.

Happy to pick up any queries.

Thanks, Sarah

Sarah Barney

Specific large sites

Senior Land Manager

Abri

Alvington | Lupin Way | Yeovil | Somerset | BA22 8WN

abri.co.uk

Creating communities,
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Specific large sites



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 19, 2024 2:44 PM
To: Brett Spiller [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: Land adjacent to Broadmead

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
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Specific large sites

Anticipated delivery of homes			40	40	
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If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Resolution to approve Outline Consent – subject to completion of S106 (and confirmation of offset phosphates mitigation strategy)

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	

Specific large sites

Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	█ expected to acquire following issue of outline consent and expiry of JR period.
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	No current constraints – this may change if continued delays through planning etc
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Abnormal costs have been costed and do not currently impact on delivery
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	But may change depending on off-site phosphates mitigation strategy (being delt with by the current landowner)
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?		As above

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Specific large sites

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



6.3 Charminster

6.3.1 Charminster Farm Phase 4

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">• Specific large sites
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">• WD/D/20/003259 (full application for 30 dwellings under consideration)
Key dates	<ul style="list-style-type: none">• Planning application received – 21/12/2020
Development management team summary	<ul style="list-style-type: none">• Planning application to be considered by committee in the next couple of months• Legal agreement in progress
Site developer/landowner evidence summary	Email of 3 May 2024 states expected delivery of 23 homes in 2025/26 and 7 homes in 2026/27.
June engagement response summary	No response received.

Specific large sites

Housing land supply summary

This site has a live full application and is part of a wider phased Charminster Farm development that has come through as windfall and delivered around 200 homes overall since 2017. This application has been subject to various amendments to overcome issues, and held up due to nutrient neutrality requirements, which are now resolved. Given the evidence that the application will be seen by committee in the next two months, and that the developer has stated their intentions with the site, 30 homes have been included in the 5 year supply, albeit in the latter two years of the supply period.

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 15:35
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see below for the completed trajectory for Charminster Farm Phase 4.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Specific large sites

Lewis Wyatt (Construction) Ltd is a company registered in England and Wales under number 2566865. Registered office: 1 Parkstone Road, Poole, Dorset, BH15 2NN, United Kingdom. This email transmission is confidential and intended for the addressee only. It may contain confidential information. If you are not the person or organisation to whom it is addressed you must not print, copy or distribute it. If you have received this transmission in error, please notify us immediately by telephone or e-mail. The company accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company.

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:44

To: Tim Hoskinson - Wyatt Homes [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): WD/D/20/003259, WD/D/19/001474

Site location: Charminster Farm Phase 4 etc.

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		23	7		

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to	

Specific large sites

commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

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

Specific large sites

Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



6.4 Dorchester

6.4.1 Tennis Courts, Trinity St Carpark

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Specific large sites
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> WD/D/20/001242 (full application for 15 units – under consideration)
Key dates	<ul style="list-style-type: none"> Planning application received – 27/05/2020
Development management team summary	<ul style="list-style-type: none"> Awaiting an amended Appropriate Assessment as a result of nutrient neutrality for phosphates having been resolved. Delegated approval could be issued once Appropriate Assessment has been completed – within the next few weeks.
Site developer/landowner evidence summary	Email of 16 May 2024 stating expected delivery of 15 dwellings in 2027/28.
June engagement response summary	<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.
Housing land supply summary	This site is subject to a planning application that has been in the system for some time, having 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

Specific large sites

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.

The planning officer states that delegated approval will be issued in July 2024.

Given this clear evidence and the statement of intent by the developer that the site will be delivered in 2027/28, the Council includes 15 dwellings in the 5 year supply within the final year.

Evidence

From: Robin James [REDACTED]
Sent: 16 May 2024 09:42
To: Jim Reed; planningpolicy
Cc: daclt@reedwatts.com
Subject: RE: Final Reminder - Dorset Council Housing Land Trajectory

Hello

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	0	0	15	0

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

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

Further information	Response/comment
For sites with detailed planning permission:	Not yet.
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to	

Specific large sites

commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	Yes	Easement will be needed with Dorset Council. Negotiations underway.
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Our build programme is fully committed. So start has been delayed until at least 2026/27.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Close to roman walls. Will need archaeological surveys during build.

Specific large sites

Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	N/A	
Are there any other issues that are delaying the delivery of your site?	Yes	Held up by Nutrient Neutrality issue.

Best Wishes

Robin James
Senior Development Manager
East Boro Housing Trust

[Redacted]

[Redacted]

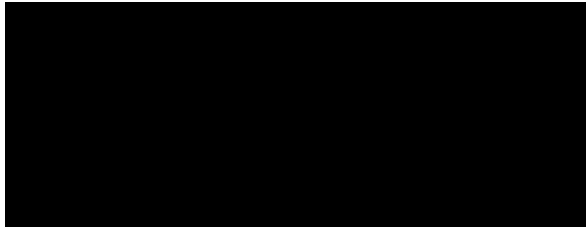
Head Office: Faulkner House, 31 West Street, Wimborne, Dorset, BH21 1JS



Part of the Aster Group

 **consider the environment - do you really need to print this email?**

Specific large sites



On 15 May 2024, at 10:27, planningpolicy <planningpolicy@dorsetcouncil.gov.uk> wrote:

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council’s Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): n/a

Site location: Tennis Courts, Trinity St Carpark

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

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

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

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

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

Further information	Response/comment
For sites with detailed planning permission:	

Specific large sites

Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

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

Specific large sites

Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



6.5 Sixpenny Handley

6.5.1 Land at Back Lane (site 1)

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Major planning permission (detailed)
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/FUL/2021/05768 Allocated in the East Dorset District Local Plan (2002) as CHASE6. This is a saved policy.
Key dates	<ul style="list-style-type: none"> Planning application approved on 14/06/2024 for 21 units.
Development management team summary	No response received.
Site developer/landowner evidence summary	Planning agent on behalf of the developer submitted an email in May 2024 confirming that development on site is likely in 2026/2027.
June engagement response summary	No response received.
Housing land supply summary	The site was an allocated site that has since been granted full planning permission. This, in addition to the email submitted in 2024 below is clear evidence that this site should be included in the 5YHLS. As a category A site there is no evidence to suggest the homes won't be delivered within 5 years.

Evidence

From: Alex King [REDACTED]
Sent: 07 May 2024 17:48
To: planningpolicy

Specific large sites

Subject: RE: Dorset Council Housing Land Trajectory

Hi

Answers below – its brief, but let me know if you need anything further that would assist you

Kind regards,

Alex King - Managing Director

Mission Town Planning Ltd

[REDACTED]

[REDACTED]



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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Tuesday, May 7, 2024 3:42 PM

To: Alex King [REDACTED] >

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

Specific large sites

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): P/FUL/2021/05768

Site location: Land at Back Lane (site 1), Sixpenny Handley

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			22		

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

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

Further information	Response/comment
For sites with detailed planning permission:	Ref; P/FUL/2021/05768
Number of homes under construction and completed each year.	All within 26/27
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	The application has been with the Council for 3 years waiting for determination.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	

Specific large sites

Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	
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Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

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

Specific large sites

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

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



6.6 Stoborough

6.6.1 Land North of West Lane

Summary of the position

Information type	Details
Supply category	Specific large sites

Specific large sites

Description	Outline application for up to 15 residential dwellings, site re-profiling and associated infrastructure, with all matters reserved apart from vehicular access from West Lane
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 6/2019/0639 (outline – under consideration)
Key dates	<ul style="list-style-type: none"> 21/11/19 – Valid application
Development management team summary	The application is now being progressed with the appropriate assessment due to be completed, taking into account the recently completed nutrient budget calculator.
Site developer/landowner evidence summary	14/05/24 – developer provided trajectory and confirmed that the S106 agreement is complete.
June engagement response summary	<ul style="list-style-type: none"> Outline application remains undetermined and objection from LLFA is unresolved. 15 dwellings should be removed from the 5YHLS. <i>See Disputed Sites.</i>
Housing land supply summary	<p>There is an outline application for 15 dwellings under consideration (6/2019/0639).</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 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>

Specific large sites

The applicant completed the APS proforma in May 2024 confirming a development partner has been identified and setting out the expected trajectory.

15 dwellings are included in the 5YHLS as set out in the developer's trajectory (years 2025/26 – 2026-27).

Evidence

From: Martin Miller [REDACTED]
Sent: 14 May 2024 11:29
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory
Attachments: West Lane Stoborough Delivery timetable.docx

Dear Sir / Madam

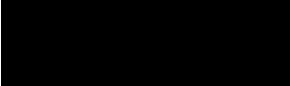
Here is our estimate of delivery for the West Lane Stoborough site.

Regards

Martin

--

Martin Miller MPhil MRTPI
Director



Planning application number (if applicable): 6/2019/0639

Site location: Land North of West Lane, Stoborough

Dorset Council resolved to approve outline planning application 6/2019/0639 in August 2021. The section 106 agreement was signed in March 2022 but the planning permission has not been able to be issued due to nutrient neutrality. A solution has, however, been identified and so we are hopeful that the planning permission will be issued by 1 June 2024. This will pave the way for a reserved matters application to be prepared and submitted.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	0	8	7	0

Specific large sites

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	N/A
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	N/A
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	The site will be built out by a local development company. We currently anticipate the construction of 8 dwellings per annum.

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

Specific large sites

What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	Yes	The site has been marketed for the last five years and a development partner has been identified
Are there any other issues that are delaying the delivery of your site?	Yes	Nutrient neutrality has delayed the issuing of the planning permission

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Tuesday, 7 May 2024 at 11:55

To: Martin Miller [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): 6/2019/0639

Site location: Land North of West Lane, Stoborough

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

Specific large sites

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

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

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

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

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Specific large sites

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

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

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

Best regards,

Specific large sites

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



6.6.2 West Lane, Land at Steppingstones Fields

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none">• Specific large sites
Description	<ul style="list-style-type: none">• Erection of 12 dwellings (Use Class C3), including access, drainage, landscaping and associated infrastructure
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none">• P/FUL/2022/07955 (full – under consideration)
Key dates	<ul style="list-style-type: none">• 25/01/23 – Valid application
Development management team summary	The application is now being progressed with the appropriate assessment due to be completed, taking into account the recently completed nutrient budget calculator. The application has an extension of time to 30/09/24.
Site developer/landowner evidence summary	03/05/24 – developer provided trajectory

Specific large sites

June engagement response summary	<ul style="list-style-type: none">• Application undetermined and objection from LLFA unresolved. No developer correspondence.• 9 dwellings should be removed from 5YHLS.• See Disputed Sites.
Housing land supply summary	<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 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>

Evidence

From: Edward Leeson [REDACTED]
Sent: 03 May 2024 16:43
To: planningpolicy
Cc: Michael Drake; Gavin Davis
Subject: RE: Dorset Council Housing Land Trajectory

Specific large sites

Good afternoon,

In response to Dorset Council's email below, regarding planning application P/FUL/2022/07955 and the expected delivery of units on the site for the Council's Housing Land Trajectory, we would advise that 9 units are expected to be delivered in the year 2025/26. We would also advise that the issue of nutrient neutrality is likely to have an impact on the timeframe for determining the application.

I trust the above is helpful and of use but please do come back to us if you have any queries.

Kind regards

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: 22 April 2024 16:17

To: Amber Janney [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/FUL/2022/07955

Site location: West Lane, Land at Steppingstones Fields, Stoborough

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

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

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

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

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

Further information	Response/comment
For sites with detailed planning permission:	

Specific large sites

Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

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

Specific large sites

Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



6.7 Wimborne

6.7.1 Furzehill, former East Dorset Council Offices site

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Local plan allocations SHLAA
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> Christchurch and East Dorset Core Strategy – Part 1 – Policy RA2 SHLAA – LA/COLE/22
Key dates	<ul style="list-style-type: none"> Local Plan adopted in 2014. SHLAA, most recent update is 2023.
Development management team summary	No response received.
Site developer/landowner evidence summary	<ul style="list-style-type: none"> The landowner sent in an email on 10 May 2024 confirming that they intend to dispose of the site, and subject to planning, they envisage that the site will be delivered in 5YHLS period. They have confirmed in email in July 2024, that they intend to undertake further inspections and survey work in 2024. Previous work undertaken includes: <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
June engagement response summary	No response received.
Housing land supply summary	This is an allocated site and is also a site within a SHLAA. For this reason, this site is a Category B site. The landowner has sent in an email stating their intention to dispose of the site, with the

Specific large sites

intention that it will be sold, subject to planning and delivered within the 5YHLS period. As the principle of residential has been accepted on this site, there is no clear evidence to suggest why this site should not be included within the 5YHLS period.

Evidence

From: Stella Yates [REDACTED]
Sent: Wednesday, July 17, 2024 4:21 PM
To: Claire Lynch [REDACTED]
Subject: Furzehill, former East Dorset Council Offices - Request for further information

Hi Claire

Following the withdrawal of the previous potential developers last year, the site was remarketed and a new land purchaser/developer is currently in negotiation with the Council.

A discussion prior to a pre-application took place between the Planning Team, Assets and the developer on 1st July 2024. An initial design was presented and considered with a series of suggestions given to improve on the scheme.

Site assessment work taken place previously includes:

- 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

Further inspections and survey reports are anticipated in Autumn 2024 but dates are not yet confirmed.

Shown below is the extract from the Christchurch and East Dorset Local Plan which features the Furzehill site. This local plan is still current and in effect.

Policy RA2

Furzehill Village Envelope

The Village Envelope will be amended at Furzehill to include the Council Offices and neighbouring buildings.

Redevelopment of the site for residential, offices, residential institutions, non residential institutions, hotel and/or community uses will be acceptable to support the provision of new Council Offices elsewhere. The following requirements must be met:

- a. Replacement buildings will not exceed the current floorspace of existing buildings and will not exceed their height.
- b. The wooded areas of the site should be retained.
- c. A landscape screen should be provided on the western edge of the site, so that views from the wider countryside, including the Area of Outstanding Natural Beauty are not harmed.
- d. Redevelopment should support the implementation of traffic calming measures through the village.

Kind Regards

Stella Yates

Interim Lead Manager Developments

Assets & Property

Dorset Council

██████████

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From:

Stella Yates

Sent:

10 May 2024 11:32

Specific large sites

To: planningpolicy
Subject: Dorset Council Housing land Trajectory - Response for Furzehill, former East Dorset Council Offices site

Good Afternoon

The previously selected developer due to purchase the site at **Furzehill** withdrew over a year ago due to increased costs impacting the viability of their proposed scheme.

In February 2024 the site was re-marketed with offers invited to purchase and develop the site.

We are currently reviewing the offers received which are all subject to planning. From the returned offers a calculation of the number of housing units is assumed at this stage and equally the projected delivery dates. This is the assumption of what might be achieved:

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			15	20	

Kind Regards

Stella Yates
Interim Lead Manager Developments
Assets & Property
Dorset Council


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6.8 Wool

6.8.1 Pug Pit, Wool

Summary of the position

Information type	Details
Supply category	Specific large sites
Description	Erect 8 residential dwellings with associated access driveway, parking and turning.
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> 6/2021/0331 (full – under consideration)
Key dates	<ul style="list-style-type: none"> 29/09/21 – Valid application
Development management team summary	Outstanding resolvable highways matters. The application now needs to undergo scheme of delegation.
Site developer/landowner evidence summary	No response received.
June engagement response summary	No response received.
Housing land supply summary	Site identified in SHLAA. Full planning application under consideration for 8 dwellings (6/2021/0331). 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

Specific large sites

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. The case officer's is awaiting Natural England's response on the appropriate assessment.

8 dwellings are included in the 5YHLS.

7. Rural exception sites

7.1 Corfe Castle

7.1.1 Corfe Caste CLT

Summary of the position

Information type	Details
Supply category	Rural exception sites
Planning/allocation/SHLAA reference(s)	
Key dates	n/a
Development management team summary	No response received.
Site developer/landowner evidence summary	01/05/24 – landowner (Dorset council) confirmed that an application will be prepared following nutrient neutrality announcement.
June engagement response summary	<ul style="list-style-type: none"> • No permission or application submitted and no evidence of firm progress towards submission of an application. Site does not have a planning status. • 22 dwellings should be removed from the 5YHLS. • <i>See Disputed Sites.</i>
Housing land supply summary	<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>

7.2 Holt

7.2.1 Springfields

Summary of the position

Information type	Details
Supply category	<ul style="list-style-type: none"> Rural exception site
Planning/allocation/SHLAA reference(s)	<ul style="list-style-type: none"> P/ful/2022/06724(full) 11/0117/FUL - extant permission
Key dates	<ul style="list-style-type: none"> 09/11/13 - extant permission was granted on appeal P/ful/2022/06724 (full) - Currently under consideration, with the expectation that a decision will be issued imminently.
Development management team summary	<ul style="list-style-type: none"> Progress on gaining planning permission Permission 11/0117/ful was granted via appeal. The developer discharged the pre-commencement conditions and made a valid commencement of works after this within the 3yr time to start and therefore the permission remains extant and capable of being built (6 houses). The new permission seeks to change the access road. However, the applicant can continue development with the extant permission.
Site developer/landowner evidence summary	Email received in 2024 confirming that the delivery of 6 units in 2026/27.
June engagement response summary	No response received.
Housing land supply summary	An email received in 2024 indicates that this site will be developed upon receiving grant of the new planning permission. This decision is due imminently however the developer can continue development of the extant permission should this wish. Therefore, as a category B site there is no evidence to suggest the remaining homes won't be delivered within 5 years.

Rural exception sites

Evidence

From: Martin Short
Sent: 29 April 2024 13:48
To: planningpolicy
Cc: Paul Derrien
Subject: RE: Dorset Council Housing Land Trajectory

Good morning

Thank you for your email (below), which has been forwarded to me to reply.

The Housing Enabling team are aware of this proposed scheme, which proposes to provide six affordable homes, as rural exception site. The breakdown of the scheme is as follows:

3 x 3 bedroom houses. Rented.

2 x 3 bedroom houses. Shared Ownership

1 x 4 bedroom house. Shared Ownership

A planning application has been submitted for the scheme and is currently under consideration by the case officer.

We have not been made aware of timeframe for delivery of these homes but anticipate completion in year 26/27.

Thank you

Best regards

Martin Short
Housing Enabling Officer
Housing
Dorset Council



Monday-Thursday (Friday - non-working day)

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Rural exception sites



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 26, 2024 11:15 AM
To: Paul Derrien [REDACTED] >
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable):

Site location: Springfields, Holt

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

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

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			6		

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

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

Further information	Response/comment
For sites with detailed planning permission:	

Rural exception sites

Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		

Rural exception sites

<p>Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?</p>		
<p>Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?</p>		
<p>Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?</p>		
<p>Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?</p>		
<p>Has the site been marketed and how long for? What interest has there been in the site?</p>		
<p>Are there any other issues that are delaying the delivery of your site?</p>		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

Rural exception sites

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

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

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk

