

APPEAL BY GLADMAN DEVELOPMENTS LTD

LAND AT E 374230 N 117990 STATION ROAD

STALBRIDGE, DORSET

LPA REF: 2/2019/1799/OUT

Outline planning application to develop land by the erection of up to 130 no. dwellings (including affordable housing), form vehicular access from station road, public open space, landscaping and sustainable drainage system (suds)

HOUSING STATEMENT OF COMMON GROUND

**AGREED BETWEEN GLADMAN DEVELOPMENTS LTD AND DORSET
COUNCIL**

January 2022

Contents

1. INTRODUCTION	1
2. STRATEGIC HOUSING NEED – GUIDANCE.....	2
Standard method for calculating general housing need	2
National Planning Policy	3
3. STRATEGIC HOUSING NEED CALCULATIONS	3
Housing Delivery Test	5
Standard method figure for 2021	8
4. STRATEGIC HOUSING LAND SUPPLY	9
5. STALBRIDGE AND THE VILLAGES	11
APPENDIX 1: SCOTT SCHEDULE.....	13

1. INTRODUCTION

1.1 This Statement of Common Ground ("SOCG") has been prepared jointly by Gladman Developments Ltd "the Appellant" and Dorset Council as the Local Planning Authority ("the LPA").

1.2 It relates to the further main issue as identified by the Planning Inspector in the Post-Conference Note dated 15 December 2021.

iv) the existing housing need and land supply position at local and strategic level.

1.3 This SOCG sets out the main matters that are agreed between the two parties and summarises the areas of disagreement between the parties.

1.4 This SOCG is jointly agreed by:

Signed



Name P. Dutton

Date 26/01/2022

On behalf of Gladman Developments Ltd

Signed



Name

Date 27 January 2022

On behalf of Dorset Council

2. STRATEGIC HOUSING NEED – GUIDANCE

- 2.1 In accordance with paragraph 68-025 of the PPG, Dorset Council continues to measure five year housing land supply across the predecessor authority areas. Therefore, it is agreed that the five year housing land supply for the former North Dorset area is relevant to this appeal.
- 2.2 Paragraph 74 of NPPF states that Local Planning Authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. At the 1st April 2021, the Local Plan for North Dorset was more than 5 years old. Therefore, it is agreed that the five year housing land supply should be measured against the the local housing need figure calculated using the standard method for North Dorset.

Standard method for calculating general housing need

- 2.3 The standard method for calculating housing needs at Local Planning Authority level is set out in the government's Planning Practice Guidance, last updated in December 2020.¹ The method can be summarised by the following steps:

TABLE 2.1	
Step 1: setting the baseline	Use the 2014-based household projections for the area to calculate the projected average annual household growth over the next 10 years.
Step 2: an adjustment to take account of affordability	Use the most recent median workplace-based affordability ratios from ONS to make an adjustment to the baseline figure.
Step 3: apply a cap	Various rules to cap the figure
Step 4: cities and urban centre uplift	A 35% uplift is applied to the top 20 urban local authorities (not applicable to North Dorset)

¹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need>

National Planning Policy

2.4 The definition of 'deliverable' is given in the glossary to NPPF. It states:

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

3. STRATEGIC HOUSING NEED CALCULATIONS

3.1 For North Dorset, it is agreed that the standard method to calculate the 2021 housing need figure is as follows:-

Step 1: setting the baseline

3.2 The 2014-based housing projections for North Dorset for 2021 and 2031 are:²

TABLE 3.1	
Year	Number of households
2021	31,753
2031	34,391

² Figures from table 406 available from <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables>

3.3 These figures predict a total increase of 2,638 new households over the next 10-year period, equivalent to an average household growth of **264** per year.

Step 2: an affordability adjustment

3.4 The ONS published the latest housing affordability statistics for England and Wales in March 2021. This gives a workplace-based affordability ratio for Dorset in 2020 as 9.67.³ In April 2021 ONS supplemented this with equivalent ratios for some former local authority areas, including North Dorset.⁴ For North Dorset, the last two years' median house price and earnings figures, and their ratios, are set out below.

TABLE 3.2	Median house price	Median earnings	Median affordability ratio
2019	£261,500	£27,915	9.37
2020	£265,000	£32,578	8.13

3.5 National Planning Practice Guidance states that in the case of re-organised authorities (such as North Dorset) the latest affordability ratios for predecessor local authorities should be used where they are available.⁵

3.6 The adjustment factor is calculated using the following formula:

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

3.7 For North Dorset, using the latest affordability ratio of 8.13, the adjustment factor is: 1.258. The baseline figure from Step 1 can therefore be modified as follows:

$$264 \times 1.258 = \mathbf{332}$$

³ Table 5c available from <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/housepriceexistingdwellingstoworkplacebasedearningsratio>

⁴ Available from: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/13107housepricetoworkplacebasedearningsratioforformerlocalauthorities2019to2020>

⁵ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#para039>

Step 3: apply a cap

3.8 A cap can be applied in certain circumstances. The planning practice guidance states:

Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- the projected household growth for the area over the 10 year period identified in step 1; or
- the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

3.9 The figure from Step 1 is 264, and the figure from the adopted Local Plan Part 1 is 285 dwellings per annum (Policy 6). As the Local Plan figure is higher, it should be used. A 40% uplift on it would create a cap of 399 dwellings. However, the final figure from Step 2 is lower than the cap, so it remains unchanged by this step.

Step 4: cities and urban centres uplift

3.10 This applies a 35% uplift to the figures for the top 20 largest urban local authorities. As the list of largest urban local authorities does not include North Dorset, this step does not apply.

3.11 Therefore, it is agreed that the local housing need for North Dorset for the purposes of this appeal is 332 dwellings per annum.

Housing Delivery Test

3.12 The Housing Delivery Test is a percentage measurement of the number of net homes provided in a local authority area against the number of homes required, using national statistics and local authority data.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over 3 year period}}{\text{Total number of homes required over 3 year period}}$$

3.13 Dorset Council continues to measure HDT across the predecessor authority areas. It is therefore agreed that the HDT result for the former North Dorset area is relevant to this appeal.

3.14 The HDT measurement has various implications. These are:

TABLE 3.3		
HDT result	Implication	NPPF reference
Below 95%	An action plan is required.	Paragraph 76
Below 85%	Add 20% buffer to the deliverable housing land supply	Paragraph 74 and footnote 41
Below 75%	In decision-taking, apply the 'presumption in favour of sustainable development'	Paragraph 11 and footnote 8

3.15 It is agreed that the 2021 HDT result for North Dorset is 69% and therefore that all three of these implications apply in North Dorset.

3.16 The Housing Delivery Test Rule Book sets out how the measurement is calculated, and what counts as 'net homes delivered'. For the 2019/20 monitoring year the Government announced a reduction in the period for measuring total homes required (by the equivalent of 31 days) to account for disruption to housing delivery and monitoring caused by restrictions announced on 23 March 2020, in response to the COVID-19 pandemic. The 2021 HDT results confirm that the housing requirement figure for 2020-21 has been reduced by the equivalent of 122 days to take account of the disruption caused by Covid-19.

3.17 The housing requirement set by Policy 6 in the adopted North Dorset Local Plan Part 1 is for 5,700 net dwellings between 2011 to 2031. This is equivalent to an average net completion rate of 285 dwellings per annum. Until last year, general housing completions and supply in North Dorset have been measured against this target. However the North Dorset Local Plan Part 1 reached its fifth anniversary on 15 January 2021 – meaning that after this date, the housing requirement should be based on the local housing need figure calculated by the standard method rather than the requirement in the Local Plan.

3.18 The table below shows the net number of housing completions over the first ten years of the local plan period. Since the start of the plan period on 1st April 2011

until 31st March 2021 there has been 1,961.6 net completions.⁶ Against an adopted housing requirement of 2,850 dwellings over the same period, it is agreed that there has been a shortfall of 888 dwellings. The net completions per year are set out in the following table.

TABLE 3.4	Period	Net completions
1	2011/12	375
2	2012/13	144
3	2013/14	227
4	2014/15	178
5	2015/16	220
6	2016/17	142
7	2017/18	159
8	2018/19	223
9	2019/20	96
10	2020/21	197.6
	Total	1961.6

3.19 The table below sets out the 2021 HDT result for North Dorset:

TABLE 3.5			
Period	Housing target	Housing delivery	HDT %
2018-19	285	223	
2019-20	261	96	
2020-21	204	201	
Total	750	520	520 / 750 = 69%

3.20 As above, it is agreed that the 2021 HDT result for North Dorset means that the presumption in favour of sustainable development applies, a 20% buffer should be added to the five year supply calculation, and the Council will need to provide a HDT Action Plan.

⁶ Note that bedspaces in student and other adult communal accommodation (such as care homes) can be counted towards net completions. The Housing Delivery Test Rulebook sets out that bedspaces for other communal accommodation should be divided by 1.8 in order to calculate an equivalent number of dwellings. In the last year one additional bedspace was provided in a care home, and so this explains why there was 0.6 of a dwelling completed.

Standard method figure for 2021

- 3.21 Paragraph 74 of the NPPF requires the 5-year supply to have a 20% buffer “where there has been significant under delivery of housing over the previous 3 years, to improve the prospect of achieving the planned supply⁴¹” Footnote 41 states that this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.
- 3.22 The HDT results therefore require that a 20% buffer is applied. The **latest housing need figure** for the North Dorset area is calculated as follows:

TABLE 3.6	
Standard method figure	332
Basic 5-year supply requirement (332 x 5)	1,660
5-year requirement plus 20% buffer (1660 x 1.2)	1,992
Annualised requirement (1,992 / 5)	398

4. STRATEGIC HOUSING LAND SUPPLY

4.1 A summary of the components of the Council's claimed deliverable housing supply for North Dorset as at 1st April 2021 is as follows:

TABLE 4.1	Minor consents	Major PDL	Major greenfield	Total
Blandford	43	103	318	464
Gillingham	48	37	350	435
Shaftesbury	20	18	293	331
Sturminster Newton	36	29	98	163
Stalbridge	39	0	156	195
Bourton	6	29	0	35
Charlton Marshall	19	0	0	19
Child Okeford	10	0	0	10
East Stour	2	0	0	2
Fontmell Magna	9	0	30	39
Hazelbury Bryan	11	0	21	32
Iwerne Minster	3	0	0	3
Marnhull	32	0	0	32
Milborne St Andrew	14	0	25	39
Milton Abbas	1	0	0	1
Motcombe	21	0	12	33
Okeford Fitzpaine	57	0	27	84
Pimperne	15	0	29	44
Shillingstone	17	0	0	17
Stourpaine	6	0	0	6
Winterbourne Kingston	4	0	0	4
Winterbourne Stickland	2	0	0	2
Winterbourne Whitechurch	1	0	0	1
Countryside	69	0	0	69
Total	486	222	1359	2060

4.2 The disputed elements are contained in the Scott Schedule in Appendix 1. Taking these areas of disagreement into account, we calculate the number of years of deliverable housing land supply to be as follows:

TABLE 4.2	
Latest housing need figure	332 dwellings per annum
Basic 5-year supply requirement (332 x 5)	1,660
5-year requirement plus 20% buffer (= 1,660 x 1.2)	1,992

Annualised requirement (= 1,992 / 5)	398 dwellings per annum	
	LPA	Appellant
Deliverable housing land supply	2,060	1,495
Number of years supply (= 2,076/398)	5.17 years	3.75

5. STALBRIDGE AND THE VILLAGES

- 5.1 Policy 2 of the adopted Local Plan sets out the spatial strategy for the District. The distribution of housing is set out in Policy 6 of the Local Plan, which states that at least 825 new dwellings are to be built in the countryside, including Stalbridge and the villages, during the plan period 2011 –2031 to contribute towards meeting identified local and essential rural housing needs.
- 5.2 Each party will set out their positions on Policy 2 and 6 in evidence, including the extent to which their reference to local housing need is material, whether they are up to date and the weight to be given to the policies and any conflict with them in the tilted planning balance.
- 5.3 In relation to housing delivery, the parties agree that Table 5.2 sets out the components of the deliverable housing supply for Stalbridge (as of April 2021), including those sites with affordable housing provision.

TABLE 5.2				
Ref	Site	Granted	Plots	AH
2/2016/0593/FUL	Land Off Station Road	02/08/2016	1	
2/2018/0829/FUL	Land At E 375111 N 117904, Station Rd	29/08/2018	1	
2/2018/1042/FUL	19 High Street	09/10/2018	1	
2/2017/2021/FUL	Stalbridge Barns, Church Hill	17/01/2019	8	
2/2019/0296/FUL	19 And 19A High Street	02/05/2019	1	
2/2019/0162/REM	Land N of Lower Road	29/08/2019	96	33 ⁽¹⁾
2/2019/1317/FUL	Land at Hamwood Farm	11/12/2019	2	
2/2019/0878/FUL	Land NE of Laburnum House, Ring St	08/01/2020	9	
2/2020/0488/OUT	Land West Of Grove House, Park Grove	08/06/2020	1	
2/2018/0372/OUT	Land At E373160 N117864 Pond Walk	09/07/2020	9	
2/2020/0268/FUL	Crown Inn, High Street	22/08/2020	3	
2/2019/1710/REM	Thornhill Road	16/09/2020	60	60
2/2020/1011/OUT	Land At Stapleford Court	15/12/2020	2	
P/FUL/2020/00191	Stalbridge Pharmacy, High Street	03/03/2021	1	
TOTAL			195	93

(1) Out of the 48 affordable homes being provided, the Council has identified that 15 were completed in 2020/21

5.4 In addition to the above, permission has also granted at appeal for a further 114 dwellings (including 46 affordable homes) on Land South of Lower Road (3265743 - 2/2020/0406/OUT).

APPENDIX 1: SCOTT SCHEDULE

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
A01	Land adjacent to Wincombe Business Park, Shaftesbury	162	0	-162	<ul style="list-style-type: none"> Please refer to pages 005-007 of appendix EP1 and appendix EP3 of my main proof of evidence. <p>Background</p> <p>As shown on page 005 of my appendix EP1, every time the Council produces a trajectory, it shows the site is about to deliver dwellings only for the delivery to be pushed back when the next trajectory is published.</p> <ul style="list-style-type: none"> The site has had planning permission since June 2016 for 191 dwellings (LPA ref: 2/2014/1350/F) but has not delivered any dwellings. That permission – for Barratt Homes – is not going to be implemented. <p>Current Planning Status</p> <ul style="list-style-type: none"> The site has planning permission for 191 dwellings but that permission is not going to be implemented. A revised application for 162 dwellings was validated in April 2021 (LPA ref: P/FUL/2021/01429). It was approved at committee in January 2022 subject to the signing of a s106 agreement and 26 conditions (including pre-commencement conditions). However, the S106 has not been signed and therefore the decision notice has not been issued. <p>Firm progress towards the submission of an application</p> <ul style="list-style-type: none"> No evidence has been provided in terms of when the S106 is to be signed, when the decision notice is to be issued and when applications to discharge the pre-commencement conditions are to be made. 	<ul style="list-style-type: none"> The site is identified as a housing growth area by Policy 18 in the North Dorset Local Plan Part 1 (adopted Jan 2016). The site has full extant consent for residential development granted June 2016 (ref: 2/2014/1350/FUL). This was for 191 dwellings but unlike the most recent scheme includes a small parcel of land to the south of Wincombe Lane. Barratt Homes commenced construction work (digging foundation trenches) which means that the consent is technically extant. However, an ownership constraint regarding the parcel of land south of Wincombe Lane meant that the original application could not be implemented. Barratt Homes applied for pre-app advice on an alternative scheme in November 2019. Barratt Homes applied for planning permission (P/FUL/2020/00332) to amend the width and re-align Wincombe Lane in 2020 in order to overcome the ownership constraint. This was granted in March 2021 and construction of the road widening works has commenced. This appears to be clear evidence that the developer has both the desire and financial imperative to complete the housing as quickly as possible. Barratt Homes submitted a full application for 162 dwellings in April 2021 (ref P/FUL/2021/01429). This revised scheme excluded the small parcel of land to the south of Wincombe Lane which was constraining the previously approved application. Members

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
					<p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates</p> <ul style="list-style-type: none"> Given the history of the site and the failure of it to deliver dwellings it is surprising that the Council has not provided a written agreement between the LPA and the developer confirming their anticipated start and build out rates. Furthermore, the Council's trajectory for this site is unrealistic. It includes 40 dwellings being delivered in 2022/23. However, the decision notice has not been issued and the pre-commencement conditions for the 162 dwelling permission have not been discharged. <p>Firm progress with site assessment work</p> <ul style="list-style-type: none"> The full planning application for 162 dwellings includes some details on site assessment work. The committee report explains that there are pre-commencement conditions. No evidence has been provided in relation to these. <p>Clear, relevant information about viability, ownership constraints or infrastructure provision</p> <ul style="list-style-type: none"> Given the history of the site, it is surprising that the Council has not provided any evidence to explain why the previous permission did not lead to any dwellings delivered or any relevant information about viability or ownership (the site is in multiple ownership). <p>Summary</p> <ul style="list-style-type: none"> At the base date, the site had planning permission for 191, approved on 8 June 2016, and a material start had been made. However, no dwellings have been delivered. Given the history of the site, the Council should provide 	<p>approved this revised scheme subject to conditions and S.106 agreement at planning committee on 11th January 2022. At the time of writing, the case officer states that good progress is being made with the S.106 agreement and that the Council is aiming to issue permission by the end of the month (January 2022). It is also the case officer's view that pre-commencement conditions could be discharged by the end of February 2022.</p> <ul style="list-style-type: none"> In an email to the Council dated 14/6/2021 (see Appendix A1), Barratt Homes stated that the timescale for delivery depends (for obvious reasons) on getting permission. They were hoping to get permission in early autumn 2021, which would lead to a delivery rate of 40-41 dwellings a year between 2022 and 2026. Dorset Council concede that the required planning permission is around 6 months behind Barratt Homes' schedule. However, Dorset Council also feel that 40 dwellings a year seems a low delivery rate for a national housebuilder. For example, Redrow Homes are currently developing a site for around 170 dwellings at Littledown, Shaftesbury (2/2018/1418/REM). Looking at the existing set of completion certificates for this site between August 2020 and December 2021, the completion rate is equivalent to 48 dwellings a year. Other volume housebuilders that we cite in this schedule suggest that their predicted delivery rate will be 50 to 60 dwellings a year. The developer's website https://www.dwh.co.uk/new-homes/dev002306-

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
					<p>clear evidence that housing completions will begin on this site in the next five years.</p> <ul style="list-style-type: none"> Whilst a full planning application comprising an alternative scheme for 162 dwellings was determined at Planning Committee on 11 January 2022, the S106 has not been agreed and therefore the decision notice has not been issued. Even if the application is approved, the Council's trajectory assumes that dwellings will be delivered from 1st April 2022 and 40 dwellings would be delivered in 2022/23. This is unrealistic because the site does not have planning permission. Pre-commencement conditions would need to be discharged, a start on site made, infrastructure put in place before any dwellings would be delivered. Therefore, even if the latest application is approved, 40 dwellings should be removed from the five year supply. 	<p>niveus-walk/ is actively marketing the site (see Appendix A1)</p> <ul style="list-style-type: none"> As the principle of residential development had already been established with the original application, and a revised scheme was in the pipeline in April 2021, it seems entirely appropriate to include this site in the 5YHLS. Despite the slight delay in granting approval for an amended scheme, we think it is justified to continue to include 162 dwellings in the 5YHLS based on the delivery rate of comparable sites.
A02	Ham Farm and Newhouse Farm, Gillingham	100	0	-100	<ul style="list-style-type: none"> Please refer to pages 008-010 of appendix EP1 and appendix EP4 of my main proof of evidence. <p>Background</p> <ul style="list-style-type: none"> As shown on page 008 of my appendix EP1, every time the Council produces a trajectory, it shows this very large site (capacity = 961 dwellings) is about to deliver dwellings only for the delivery to be pushed back when the next trajectory is published. <p>Current Planning Status</p> <ul style="list-style-type: none"> An outline planning application by Wellbeck Land was made 4 years ago in January 2018. It was approved at committee in May 2020 subject to the signing of a S106 agreement. The S106 agreement was signed and the decision notice 	<ul style="list-style-type: none"> This forms part of the Gillingham Southern Extension, a strategic site allocation for 1800 homes plus associated infrastructure. The area is allocated by Policy 21 in the North Dorset Local Plan Part 1 (adopted Jan 2016). Policy 21 required a Master Plan Framework (MPF) to be drawn up to ensure the site is developed in a comprehensive and coordinated manner, and that facilities and infrastructure are provided and delivered in step with housing and employment development. A consortium consisting of Welbeck Land, CG Fry & Son Development, and Taylor Wimpey has worked on and drawn up an MPF for the Southern Extension. The latest version of the MPF is dated August 2018.

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
					<p>issued until September 2021 (14 months after a resolution to grant permission was made).</p> <ul style="list-style-type: none"> • A reserved matters application has not been made. <p>Firm progress towards the submission of an application</p> <ul style="list-style-type: none"> • No evidence of firm progress towards the preparation and submission of a reserved matters application has been provided. It is unclear who the developer of the first phase of this very large site is. • Condition 2 of the outline planning permission states that an application for reserved matters for the first phase must be made within 2 years of the date of permission i.e. by 9th September 2023. However, condition 3 of the outline planning permission states that the first phase does not even need to be commenced until 4 years of 9th September 2021 (i.e. 9th September 2025). <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates</p> <ul style="list-style-type: none"> • A written agreement between the LPA and the developer confirming their anticipated start and build-out rates has not been provided. This is not surprising as it is not known who the developer will be or what their intentions are. <p>Firm progress with site assessment work</p> <ul style="list-style-type: none"> • No clear evidence of firm progress with any of the site assessment work has been provided. • The outline planning permission has been granted subject to 38 conditions (appendix EP4B), including pre-commencement conditions. 	<ul style="list-style-type: none"> • Welbeck Land applied for outline permission for 961 dwellings on this portion of the Southern Extension in January 2018 (ref 2/2018/0036/OUT). Welbeck Land are strategic land promoters. • The Council's planning committee resolved to grant permission to this application subject to successful S.106 negotiations in May 2020. • Following successful S.106 agreement, outline permission was granted in September 2021. • The Council appreciates that the Southern Extension is taking longer to deliver than originally envisaged. This is largely down to the amount of upfront infrastructure that is required, which has an impact on viability. • The Council has over the years put in considerable resources to ensure that delivery of this site is viable (for example, by agreeing to reduced affordable housing requirements for the first phases) and that the necessary infrastructure is in place. • A 'principal road' running east-west across the site is considered to be an important part of the infrastructure needed to unlock this site. • Dorset Council made a bid and was awarded £6.3m through the Government's Housing Infrastructure Fund (HIF) in to deliver the 'principal road' in advance of the housing. • Dorset Council applied for planning permission for the principal road (2/2020/0379/FUL) which was granted permission in November 2020. Construction work on the principal road began in late July 2021 and is now well underway (Appendix A2: extract from https://news.dorsetcouncil.gov.uk/2021/07/2

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
					<p>Clear, relevant information about viability, ownership constraints or infrastructure provision</p> <ul style="list-style-type: none"> Given the size of the site, it is surprising that the Council has not provided any evidence about viability, ownership or infrastructure provision. <p>Summary</p> <ul style="list-style-type: none"> At the base date, the site did not have planning permission. An outline planning application for 961 dwellings was approved on 9 September 2021, almost 4 years after being submitted. However, an application for reserved matters has not been submitted to date. No evidence has been provided to demonstrate that progress is being made towards the submission of a reserved matters application. Indeed, the Council has not provided any "clear evidence" of the type referred to in paragraph 68-007 of the PPG that housing completions will commence on this very large site within the next five years. 	<p>2/preparation-work-starts-for-new-north-dorset-road/ and (https://news.dorsetcouncil.gov.uk/2022/01/14/4/junction-work-for-new-road-in-gillingham/).</p> <ul style="list-style-type: none"> Dorset Council applied for planning permission for a temporary access for the construction of the principal road (P/FUL/2020/00282) which was granted April 2021. Dorset Council applied for planning permission for a floodplain compensation area adjacent to the principal street (P/FUL/2021/00063) which was granted September 2021. Viability is always most difficult at the early stages of a large development, hence a Government HIF loan was obtained and affordable housing requirements are lower for the first phases. However, Dorset Council expect viability to improve substantially once the essential infrastructure is in place and development has commenced. The HIF loan will be repaid from S.106 payments as the Southern Extension is developed. The outline permission has a condition that reserved matters for the first phase of development should be made within 2 years. Phase 1A (205 dwellings) is currently being marketed by Carter Jonas – see Appendix A3 marketing brochure from https://www.carterjonas.co.uk/development-for-sale/dorset/pds210004 It is accepted that the majority of the dwellings will be built after 5 years, but given the considerable progress made by the towards unlocking this strategic site, it seems highly probable that a modest quantum of the

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
						overall capacity of this site will be delivered in the next 5 years.
A03	Lodden Lakes – Phase 2, Gillingham	60	0	-60	<ul style="list-style-type: none"> Please refer to pages 011-012 of appendix EP1 and appendix EP5 of my main proof of evidence. <p>Background</p> <ul style="list-style-type: none"> The first phase to the north of this site has planning permission and is under construction but has not delivered any dwellings. <p>Current Planning Status</p> <ul style="list-style-type: none"> The phase 2 site now has outline planning permission for 115 dwellings. The decision notice was issued on 6th January 2022. An application for reserved matters has not been made. The outline planning permission does not require a reserved matters application to be made until 6th January 2024 and a start on site within 2 years of the approval of reserved matters. <p>Firm progress towards the submission of an application</p> <ul style="list-style-type: none"> The Council has not provided any clear evidence of the firm progress towards the submission of a reserved matters application. <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates</p> <ul style="list-style-type: none"> No evidence has been provided by the Council which sets out a written agreement between the LPA and the developer (Taylor Wimpey) in relation to their anticipated start and build-out rates for the phase 2 site. <p>Firm progress with site assessment work</p> <ul style="list-style-type: none"> No clear evidence of firm progress with any of the site assessment work has been provided. 	<ul style="list-style-type: none"> Lodden Lakes forms part of the Gillingham Southern Extension, a strategic site allocation for 1800 homes plus associated infrastructure. The area is allocated by Policy 21 in the North Dorset Local Plan Part 1 (adopted Jan 2016). Policy 21 required a Master Plan Framework (MPF) to be drawn up to ensure the site is developed in a comprehensive and coordinated manner, and that facilities and infrastructure are provided and delivered in step with housing and employment development. A consortium consisting of Welbeck Land, CG Fry & Son Development, and Taylor Wimpey has worked on and drawn up an MPF for the Southern Extension. The latest version of the MPF is dated August 2018. Taylor Wimpey applied for reserved matters for 90 dwellings on Lodden Lakes Phase 1 (ref 2/2018/0483/REM) which was granted in February 2019. The site is under construction with the first building control completion certificate issued in December 2021. Dorset Council estimate a modest delivery rate on Phase 1 of 10 completions for 2021-22, 40 completions for 2022-23, and 40 completions for 2023-24. It is highly likely that Taylor Wimpey will wish to continue construction work of Phase 2 of the development as soon as Phase 1 is complete in 2024. Taylor Wimpey applied for outline permission for 115 dwellings on Phase 2

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
					<ul style="list-style-type: none"> The outline planning permission has been granted subject to 25 conditions (appendix EP5C), including pre-commencement conditions. Clear, relevant information about viability, ownership constraints or infrastructure provision The Council has not provided any evidence about viability, ownership or infrastructure provision. Summary The site did not have planning permission at the base date. An outline application for 115 dwellings was approved at Planning Committee on 24 August 2021 subject to a signed Section 106 Agreement before 29 January 2022 and the decision notice was issued in January 2022. The site only has outline planning permission and the onus is on the Council to provide the clear evidence required for the inclusion of this site as set out in my main proof of evidence and in the definition of deliverable. As the name suggests, this is the second phase of development and the first phase (for 90 dwellings), whilst under construction had not delivered any dwellings by the base date. 	<p>(P/OUT/2020/00495) in December 2020. This was granted consent on 6th January 2022.</p> <ul style="list-style-type: none"> Taylor Wimpey also sought pre-app advice on reserved matters for Phase 2 in September 2021 – which strongly suggests intentions of delivering Phase 2 as soon as possible. A reserved matters application for 115 dwellings on Phase 2 (P/RES/2022/00263) was submitted by Taylor Wimpey to Dorset Council on 14th January 2022. At the time of writing, this application is still being validated. This confirms the Council's view that Taylor Wimpey have serious intentions on delivering this site in the next 5 years. On this basis, Dorset Council has estimated delivery on Phase 2 to follow immediately after the completion of Phase 1. We estimate 20 completions in 2024-25 and 40 completions in 2025-26 (i.e. a total of 60 dwellings in the 5YHLS). These could be on the low side, particularly if Phase 2 follows smoothly after Phase 1. The delivery rates estimated by Dorset Council are considered to be modest given that this is a national housebuilder. Rates of 50 to 60 completions per year would not be considered unreasonable, especially given there are few other outlets at Gillingham currently.
A04	Park Farm, Gillingham	50	0	-50	<ul style="list-style-type: none"> Please refer to pages 013-014 of appendix EP1 and appendix EP6 of my main proof of evidence. Background As shown on page 013 of my appendix EP1, every time the Council produces a trajectory, it shows this very large site (capacity = 634 dwellings) is 	<ul style="list-style-type: none"> Park Farm forms part of the Gillingham Southern Extension, a strategic site allocation for 1800 homes plus associated infrastructure. The area is allocated by Policy 21 in the North Dorset Local Plan Part 1 (adopted Jan 2016).

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
					<p>about to deliver dwellings only for the delivery to be pushed back when the next trajectory is published.</p> <p>Current Planning Status</p> <ul style="list-style-type: none"> An outline planning application by CG Fry and Son was made 4 years ago in January 2018. It was approved at committee in May 2020 subject to the signing of a S106 agreement. The decision notice was issued in September 2021 (14 months after a resolution to grant permission was made). A reserved matters application has not been made. <p>Firm progress towards the submission of an application</p> <ul style="list-style-type: none"> No evidence of firm progress towards the preparation and submission of a reserved matters application has been provided. Condition 2 of the outline planning permission states that an application for reserved matters for the first phase must be made within 2 years of the date of permission i.e. by November 2023 . However, condition 3 of the outline planning permission states that the first phase does not even need to be commenced until 4 years after the last reserved matters were approved for the first phase. <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates</p> <ul style="list-style-type: none"> A written agreement between the LPA and the developer confirming their anticipated start and build-out rates has not been provided. This is not surprising as it is not known when the reserved matters application is going to be made, how 	<ul style="list-style-type: none"> Policy 21 required a Master Plan Framework (MPF) to be drawn up to ensure the site is developed in a comprehensive and coordinated manner, and that facilities and infrastructure are provided and delivered in step with housing and employment development. A consortium consisting of Welbeck Land, CG Fry & Son Development, and Taylor Wimpey has worked on and drawn up an MPF for the Southern Extension. The latest version of the MPF is dated August 2018. CG Fry applied for outline permission for up to 634 dwellings in January 2018 (2/2018/0077/OUT). This was at the same time as Welbeck Land applied for outline permission for the Ham Farm and Newhouse Farm site (see A02 above). To a large extent, this application and the application for Ham Farm and Newhouse Farm have progressed in parallel. This is because both aim to deliver the agreed vision set in the MPF. It should be noted that CG Fry are a Dorset-based housebuilder. As well as developing portions of the Poundbury development at Dorchester, they are involved in construction work across Dorset, Devon, Cornwall, Somerset and Wiltshire. They can therefore be considered a regional developer. The Council's planning committee resolved to grant permission to this application subject to successful S.106 negotiations in May 2020. Following successful S.106 agreement, outline permission was granted in November 2021.

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
					<p>long it will take to determine and what the developer's intentions are on this large site.</p> <p>Firm progress with site assessment work</p> <ul style="list-style-type: none"> No clear evidence of firm progress with any of the site assessment work has been provided. The outline planning permission has been granted subject to 24 conditions (appendix EP6B), including pre-commencement conditions. <p>Clear, relevant information about viability, ownership constraints or infrastructure provision</p> <ul style="list-style-type: none"> Given the size of the site it is surprising that the Council has not provided any evidence about viability, ownership or infrastructure provision. <p>Summary</p> <ul style="list-style-type: none"> The site did not have planning permission at the base date. An outline application for 634 dwellings was approved at Planning Committee on 14 May 2020 subject to a Section 106 Agreement and a decision notice was subsequently issued on 22 November 2021. However, a reserved matters application has not been made and the Council has not provided any clear evidence that housing completions will begin on this site within five years. 	<ul style="list-style-type: none"> CG Fry applied for pre-app advice on reserved matters in August 2020, in advance of the outline consent being granted. This indicated a strong desire by CG Fry to start delivery of this site at the earliest opportunity. Regarding Park Farm, CG Fry's website states: "Outline Planning Permission has now been granted (November 2021) and work is under way (following public consultation in October and November 2021) on a detailed application for a first phase of around 300 dwellings. Submission of this detailed application is likely during February 2022 and a site start is expected in summer 2023." Appendix A4 extract from https://www.cgfry.co.uk/land-and-planning/south-gillingham-strategic-site/. It is accepted that the majority of the dwellings will be built after 5 years, but given the considerable resources that have been put into delivery of this site and the wider Southern Extension, and that this site is under the control of an active and sizeable housebuilder, it seems appropriate and reasonable to include a modest proportion of the total quantum of this site in the 5YHLS.
A05	Land north and east of Blandford Forum, Blandford	49	0	-49	<ul style="list-style-type: none"> Please refer to pages 015-016 of appendix EP1 and appendix EP7 of my main proof of evidence. <p>Current Planning Status</p> <ul style="list-style-type: none"> A hybrid planning application was made in September 2020 for 600 dwellings (433 outline and 167 in full). It is still pending determination and it is unknown when it will be determined. The last correspondence on the Council's website 	<ul style="list-style-type: none"> This site is allocated by Policy B2 in the Blandford + Neighbourhood Plan, which was made in June 2021. The Policy states that the land north and east of Blandford Forum is allocated for a mix of residential, education, community and allotment uses. Wyatt Homes Ltd submitted a hybrid planning application on the site in September 2020

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
					<p>is dated July 2021. It is unclear as to whether progress has been made since then.</p> <ul style="list-style-type: none"> It is not known whether the application will be approved. There are several objections to the application from consultees and it is not clear when these are to be addressed. <p>Firm progress towards the submission of an application</p> <ul style="list-style-type: none"> As above, a hybrid planning application has been pending determination for over 15 months. <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates</p> <ul style="list-style-type: none"> A written agreement between the LPA and the developer confirming their anticipated start and build-out rates has not been provided. This is not surprising as it is not known whether the application will be approved. <p>Firm progress with site assessment work</p> <ul style="list-style-type: none"> Some site assessment work has been prepared as part of the application. However, no evidence has been provided of firm progress made with site assessment work required to deliver dwellings on the site. <p>Clear, relevant information about viability, ownership constraints or infrastructure provision</p> <ul style="list-style-type: none"> Given the size of the site, it is surprising that the Council has not provided any evidence about viability, ownership or infrastructure provision. <p>Summary</p> <ul style="list-style-type: none"> The site did not have planning permission at the base date. A Hybrid application for 600 dwellings (433 dwellings under an outline application and 167 dwellings proposed under a full application) 	<p>(P/OUT/2020/00026). The application is for 600 dwellings in total (plus associated infrastructure), with full permission being requested for 167 dwellings at this stage.</p> <ul style="list-style-type: none"> It should be noted that Wyatt Homes are a Dorset-based housebuilder, and is active in a number of sites across the county, as well as sites in neighbouring Somerset and Hampshire. An email from Wyatt Homes dated 1/10/2021 stated that their intention, subject to planning permission, is to deliver 7 dwellings on the site in 2024/25, and 42 dwellings in 2025/26 (i.e. 49 dwellings in the 5YHLS) – see Appendix A5. From 2026/27 onwards they say their approximate delivery rate would be 50 homes per year. Wyatt Homes website lists the site as a future development. It is called Lancaster Gate and it states: "Situated on the north-east periphery of historic Blandford Forum, the development will provide around 600 homes in a landscaped setting containing tree lined roads and parkland. Pedestrian and cycle links into Blandford along with a range of ecological enhancements are integral to the masterplan design which also provides for a new first school." Viewers of the website are invited to register their interest. – see Appendix A6 https://www.wyathomes.co.uk/developments viewed 18/1/2022 . The site is allocated in the neighbourhood plan, suggesting it has local support. Clearly the hybrid application will need to go through due process in order to be determined. As

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
					<p>was submitted in September 2020. The application is pending determination and there is no evidence provided which suggests the application will be approved of if it is to be approved, when. Several consultee responses remain to be addressed based on the information provided on the Council's website and there appears to be significant public objection to the application.</p> <ul style="list-style-type: none"> In summary, the Council has not provided the clear evidence required for the inclusion of this site in the five year supply. 	<p>Dorset Council officers have assisted with the production of the neighbourhood plan, they are not aware of any major impediments which would block the current application from being permitted. It therefore seems entirely reasonable to include a modest proportion of the total number of houses proposed in the 5YHLS.</p>
A06	ATS Euromaster site, New Road, Shaftesbury	18	18	0	<ul style="list-style-type: none"> Please refer to pages 017-018 of appendix EP1 and appendix EP8 of my main proof of evidence. Current Planning Status A previous planning application for 18 dwellings was refused in May 2021 due to the harm to the conservation area and the setting of several listed buildings. The appeal for this previous application has now been allowed, such that it is acknowledged that the 18 dwellings associated with this scheme can be included in the Council's supply. A revised application was made for 24 dwellings in July 2021 and is pending determination. It is subject to objection, including from the Town Council and Urban Design and Landscape officers. Firm progress towards the submission of an application As above, a planning application has been made but it is subject to objection. It is unclear whether it will be approved. 	<ul style="list-style-type: none"> This is a vacant brownfield site adjacent to Shaftesbury town centre. Full permission was approved in March 2017 to demolish the garage and erect 28 sheltered apartments (2/2016/0629/FUL). As the garage has subsequently been demolished, it is argued that this consent is extant. At roughly the same time, a similar scheme for retirement apartments in the town centre was approved and constructed. It is thought that this may have saturated the market for this type of product. Westcoast (Bristol) Ltd applied for full permission for an alternative scheme of 18 dwellings in May 2019 (2/2019/0680/FUL). While the case officer recommended the scheme for approval, Members elected to refuse this during a committee on 27 April 2021. The reasons for refusal can be summarised as: excessive scale; inappropriate materials; unacceptable appearance in a prominent location; and harm to nearby

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
					<p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates</p> <ul style="list-style-type: none"> A written agreement between the LPA and the developer confirming their anticipated start and build-out rates has not been provided. This is not surprising as it is not known whether the application will be approved. <p>Firm progress with site assessment work</p> <ul style="list-style-type: none"> Some site assessment work has been prepared as part of the application. However, no evidence has been provided of firm progress made with site assessment work required to deliver dwellings on the site. <p>Clear, relevant information about viability, ownership constraints or infrastructure provision</p> <ul style="list-style-type: none"> The Council has not provided any relevant information about viability, ownership constraints or infrastructure provision. <p>Summary</p> <ul style="list-style-type: none"> At the base date, the site did not have planning permission. An application for 24 dwellings is pending determination. Given the objections to it, there is no evidence that demonstrates the application will be approved. It is acknowledged that a further application for 18 dwellings has now been allowed at appeal. On this basis I accept that 18 units from this site can be included in the Council's supply, but 6 units must be discounted from the full 24 total that were previously currently included in the deliverable supply, for the reasons explained above. 	<p>heritage assets. It is understood that the applicant has now lodged an appeal with PINS regarding this decision.</p> <ul style="list-style-type: none"> Westcoast Ltd have applied for full permission for a different scheme involving 24 dwellings in April 2021 (P/FUL/2021/01338). This application is still under consideration. Officers at Dorset Council feel that notwithstanding the refusal of a full application on this site in April 2021, the site is the appropriate location for residential development. The extant approval from March 2017 is evidence that it is possible for schemes to be acceptable in planning terms. While there is clearly some debate about the compatibility of a particular scheme with its immediate surroundings, in general development of the site has to be seen as preferable to leaving it in its current vacant and derelict state. The issue is therefore not one of principle but one of detailed design matters. Providing a scheme comes forward with an acceptable design, it should be approved. This is not to ignore the fact that the site has a unique set of constraints due in part to its small size and close proximity to the historic town centre. However, the recent planning history demonstrates that the site is of keen interest to developers, indicating that overall it is considered to be viable. It is therefore considered reasonable to include this vacant brownfield site in the 5YHLS.

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
A08	Land east of Franwill Industrial Estate, Pimperne	15	0	-15	<ul style="list-style-type: none"> Please refer to page 019 of appendix EP1 and appendix EP9 of my main proof of evidence. <p>Current Planning Status</p> <ul style="list-style-type: none"> The site is an allocation in the neighbourhood plan. A full planning application for 15 no. dwellings was submitted in December 2020 (LPA ref: P/FUL/2020/00411) and is pending determination. <p>Firm progress towards the submission of an application</p> <ul style="list-style-type: none"> As above, an application has been made. It is unclear when it will be determined or if it will be approved. The last correspondence on the Council's file is dated October 2021. <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates</p> <ul style="list-style-type: none"> No written agreement has been provided between the LPA and the developer. It is therefore unknown what the developer's start and build out rates are. <p>Firm progress with site assessment work</p> <ul style="list-style-type: none"> No evidence has been provided. <p>Clear, relevant information about viability, ownership constraints or infrastructure provision</p> <ul style="list-style-type: none"> No evidence has been provided. <p>Summary</p> <ul style="list-style-type: none"> In summary, the Council has not provided any clear evidence that housing completions will begin on this site within five years. It should be removed from the deliverable supply. 	<ul style="list-style-type: none"> The site is allocated by Policy HSA1 in the Pimperne Neighbourhood Plan, made in January 2019. The policy states that the land is allocated for up to 15 dwellings. The owners of the land applied for full permission for 15 dwellings on the site in December 2020 (P/FUL/2020/00411). The application is still under consideration. The Neighbourhood Plan has commenced a review (and has reached Reg 14) with the planning application for this site acknowledged and the allocation retained. The combination of a neighbourhood plan allocation (suggesting local support) plus a full application (suggesting an immediate intention to build) indicates that it is appropriate to include this site in the 5YHLS.

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
A09	Land at Bittles Green, Motcombe	12	0	-12	<ul style="list-style-type: none"> Please refer to page 020 of appendix EP1 and appendix EP10 of my main proof of evidence. Current Planning Status An outline planning application for 12 no. dwellings was submitted in November 2019 (LPA ref: 2/2019/1603/OUT) and is pending determination two years later. Firm progress towards the submission of an application As above, an application has been made. It is unclear when it will be determined or if it will be approved. The last correspondence on the Council's file is dated October 2020. Written agreement between the LPA and the developer confirming their anticipated start and build-out rates No written agreement has been provided between the LPA and the developer. It is therefore unknown what the developer's start and build out rates are. Firm progress with site assessment work No evidence has been provided. Clear, relevant information about viability, ownership constraints or infrastructure provision No evidence has been provided. Summary In summary, the Council has not provided any clear evidence that housing completions will begin on this site within five years. It should be removed from the deliverable supply. 	<ul style="list-style-type: none"> The site is allocated by Policy MOT11 of the Motcombe Neighbourhood Plan, made in December 2019. The policy states that the land is allocated for about 10 dwellings including at least 4 affordable homes, at a density appropriate to the village's character. Wyatt Homes submitted an outline application for 12 dwellings on this site in November 2019 (2/2019/1603/OUT). At the time of writing, the case officer states that the Council is about to complete the S.106 and issue the decision. As discussed above (A05) Wyatt Homes are a local housebuilder who are active in the area. An email from Wyatt Homes to the Council in October 2021 states an intention to build the 12 homes in 2025-26, i.e. within the current 5YHLS period (see Appendix A5). Given that this is a neighbourhood plan allocation (which suggests local support for the site), and the planning application from a local housebuilder supplemented by a recent email stating an intention to develop the site within 5 years, it is considered appropriate to include this site in the 5YHLS.
A10	St Mary's Hill, Blandford St Mary	269	200	-69	<ul style="list-style-type: none"> Please refer to page 021 of EP1 of my main proof of evidence. 	<ul style="list-style-type: none"> The area is identified as a housing growth area by Policy 16 in the North Dorset Local Plan Part 1 (adopted Jan 2016).

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
					<ul style="list-style-type: none"> • I accept this site is deliverable, but I dispute the number of dwellings which could be considered deliverable in the five year period (i.e. the build rate). • The Council's trajectory considers that 269 dwellings are deliverable in the five year period with 42 dwellings in year 1, 47 dwellings in year 2 and then 60 dwellings in years 3, 4 and 5. • The site has planning permission for 350 no. dwellings. It is under construction. Bellway Homes is delivering the site. Ten dwellings were delivered in 2020/21. • It is unclear why the Council has included a build rate of 60 dwellings per annum in years 3, 4 and 5. As can be seen on the trajectory for other large sites (appendix EP2), the build rate is 40-45 dwellings per annum. Examples include: <ul style="list-style-type: none"> - Brewery Site, Blandford St Mary – Drew Smith Homes - 36.5 dwellings per annum; - Lodden Lakes, Gillingham – Taylor Wimpey (phase 1 and phase 2) – 40 dwellings per annum; - Land adjacent to Wincome Business Park, Shaftesbury – David Wilson Homes – 40 dwellings per annum; - Land west of Littledown, Shaftesbury – Redrow – 44.5 dwellings per annum. • On this basis, I have applied the average build rate of 40 dwellings per annum. This means that 200 dwellings should be considered deliverable – a deduction of 69 dwellings in the Council's supply. 	<ul style="list-style-type: none"> • The housing growth area is confirmed by the Blandford + Neighbourhood Plan, made June 2021. Policy B1 of the neighbourhood plan includes this site in the revised settlement boundary for the town. • Outline permission for 350 dwellings was granted on this site in November 2016 (2/2015/1935 /OUT). • Bellway Homes applied for reserved matters on phase 1 for 89 dwellings (2/2018/1590/REM). This was granted in January 2020. • Bellway Homes applied for reserved matters for the full 350 dwellings (phases 1+2) in November 2019 (2/2019/1627/REM). While this was refused by the Council, PINS allowed it on appeal in January 2021. • Bellway Homes also applied for reserved matters on phase 2 for 261 dwellings in November 2019 (2/2019/1607/REM). This was granted approval in October 2021. • Bellway Homes have commenced construction work. Dorset Council recorded 10 dwelling completions on the site for the period 2020-21. In total, completion certificates for 41 dwellings have been received up to the end of December 2021. • An email from Bellway Homes dated 5 August 2020 suggests that delivery will start is 2021-22 with 42 dwellings in 2021-22, then 47 in 2022-23, and then 60 a year for 2023-26 – see Appendix A7. On this basis, Bellway appear to be slightly ahead of schedule by already completing 41 dwellings by December 2021

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
						<p>(including 10 that fell into the previous year 2020-21).</p> <ul style="list-style-type: none"> • It is noted that the appellant is disputing the delivery rate of 60 dwellings a year, but this is the position set out by Bellway Homes. Given that they are a volume house builder and this is a large site, it does not seem an unreasonable position. • For example, Persimmon Homes, another national developer, built out an entire site of 61 homes in the same parish within one year (Dorchester Hill, Blandford St Mary, ref 2/2015/0813/FUL). In that context, there is nothing remarkable about the delivery rate that we are proposing for this site. • It should also be noted that despite the site benefiting from full permission and is under construction, we have not included all the remaining plots (340) within the 5YHLS. The quantum we have included (269) is in our opinion a realistic estimate given the evidence set out above.
A11	Wessex Park Homes, Shillingstone Lane, Okeford Fitzpaine	44	0	-44	<ul style="list-style-type: none"> • Please refer to pages 022-023 of appendix EP1 and appendix EP11 of my main proof of evidence. • The site has permission for 44 dwellings (4 full planning permission and 40 dwellings with prior approval). The Council's housing land data confirms that development at the site has not started. Indeed the permissions were subject to pre-development conditions, which have not been discharged. • An outline planning application has been made to demolish all the industrial buildings and 	<ul style="list-style-type: none"> • This site currently comprises of 16 prior approvals and 1 full planning permission. These range from 1 dwelling to 4 dwellings. As they are not classed as 'major' development, they all fall under criterion (a) in the NPPF definition of 'deliverable', i.e. they are considered deliverable until permission expires or there is clear evidence that homes will not be delivered within 5 years. • All the approvals/permissions were granted between September 2019 and December 2020. They therefore have not lapsed.

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
					<p>replace them with 70 no. dwellings (LPA ref: P/OUT/2021/01720) . The application was made by Oakford View Ltd in May 2021 and is pending determination. The planning statement for the outline planning application explains that the demolition of existing buildings would result in a much better form of development which would provide better living accommodation within a well arranged residential environment (paragraph 1.3). It also explains that the prior approval applications were made to establish the principle of development at the site but many of the residential units were over large and do not make good use of the internal floor space available (paragraph 1.7). It is clear from this that the prior approval decisions are not going to be implemented.</p> <ul style="list-style-type: none"> The outline planning application is subject to several objections, including from the planning policy officer who considers the proposal is contrary to the spatial strategy and that the site is not in a sustainable location for large-scale residential development. It is also subject to objections from Shillingstone and Okeford Fitzpaine Parish Councils. Further information is required in relation to highways and landscape impact. In summary, it is not known whether the outline planning application will be approved. Even if it is, the site would only be in category b) of the definition of deliverable and the Council has not provided any clear evidence that housing completions will begin on this site within five years. Therefore for the reasons above, the site is not deliverable and 44 dwellings should be removed. 	<ul style="list-style-type: none"> An outline application for 70 dwellings has been submitted (P/OUT/2021/01720). However, it is contrary to Local Plan policy and is in excess of the 'fallback' position of 44 dwellings. Dorset Council has therefore chosen not to include this scheme in the 5YHLS. The site is a vacant brownfield site on the outskirts of a village. NPPF para 120(c) gives substantial weight to using suitable brownfield land sites. While development of the site is contrary to Local Plan policy (as it is outside the settlement boundary), there are compelling material considerations that an appropriately designed scheme for 44 dwellings would be suitable. These include the established mechanism of referring to the 'fallback' position, and the fact that the site is vacant brownfield and therefore would benefit from redevelopment. For the reasons set out above, the Council has included 44 dwellings on this site in the 5YHLS.

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
A12	The Bungalow, 326 Bournemouth Road, Charlton Marshall	3	0	-3	<ul style="list-style-type: none"> This site had outline planning permission at the base date but there is clear evidence that it will not be implemented because a reserved matters application was not submitted within the required timescales. 	<ul style="list-style-type: none"> The site was granted outline permission for 3 dwellings in November 2018 (2/2018/1320/OUT). The outline permission included a condition that reserved matters had to be submitted within 3 years. The expiry date of this permission was therefore November 2021. We are not aware that a reserved matters application has been submitted, and therefore it seems that this application has expired. However, the 5YHLS under discussion has a base date of 1st April 2021. Site with permission on that date should be included unless there is a reason to exclude them as set out in the NPPF definition of 'deliverable'. Part (a) of the NPPF definition of 'deliverable' states that it includes "sites which do not involve major development and have planning permission ... until permission expires." As the site did not involve major development and had planning permission on the base date of our assessment, it is appropriate to include it in the 5YHLS.
A13	Part Garden of 28 Wessex Avenue, Shillingstone	1	0	-1	<ul style="list-style-type: none"> This site had outline planning permission at the base date but there is clear evidence that it will not be implemented because a reserved matters application was not submitted within the required timescales. 	<ul style="list-style-type: none"> The site was granted outline permission in November 2018 (2/2018/1039/OUT). The outline permission included a condition that reserved matters had to be submitted within 3 years. The expiry date of this permission was therefore November 2021. We are not aware that a reserved matters application has been submitted, and therefore it seems that this application has expired. However, the 5YHLS under discussion has a base date of 1st April 2021. Site with

Ref	Address	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's comments	Summary of Council's comments
						<p>permission on that date should be included unless there is a reason to exclude them as set out in the NPPF definition of 'deliverable'.</p> <ul style="list-style-type: none"> Part (a) of the NPPF definition of 'deliverable' states that it includes "sites which do not involve major development and have planning permission ... until permission expires." As the site did not involve major development and had planning permission on the base date of our assessment, it is appropriate to include it in the 5YHLS.
A14	Phoenix Hewletts Drove, Rivers Corner	0	0	0	<ul style="list-style-type: none"> The permission at this site, as previously referenced in the deliverable supply, is for the demolition of 1 no. dwelling and the erection of a replacement dwelling (i.e. net increase of 0). 	<ul style="list-style-type: none"> The site was granted outline permission in November 2018 (2/2018/1123/OUT). Dorset Council agree with the appellant that this is an application for a replacement dwelling and therefore does not represent a net gain in dwellings. As such, it should not be included in the 5YHLS as a net gain.
			Total	-565		