

Annual Monitoring Report 2017



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North Dorset District Council

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It is a requirement for every Local Planning Authority to prepare a Monitoring Report under section 35 of The Planning and Compulsory Act 2004 (as amended). The Annual Monitoring Report assesses the implementation of the Local Development Scheme, highlighting any changes to timetable. It also includes indicators which are used to measure performance of policies.

If you require further information you can contact the Planning Policy team.

By e-mail: planningpolicy@north-dorset.gov.uk

By post: Planning Policy (North Dorset), South Walks House, South Walks Road, DORCHESTER, DT1 1UZ

By phone: 01258 484224

Web: www.dorsetforyou.com/AMR/north

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1.0 INTRODUCTION

1.1 A Local Planning Authority Monitoring Report (AMR) is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended).

1.2 The Localism Act received royal assent in November 2011 and as a result regional strategies have now been abolished. The Act has introduced a local planning system that consists of Development Plan Documents (DPD) and Neighbourhood Development Plans. Section 113 of the Localism Act 2011 amends Section 35 of the Planning and Compulsory Purchase Act 2004 in respect of the requirements to prepare an AMR. There still remains a requirement for a local planning authority to prepare a monitoring report but with more flexibility as to when this is undertaken.

1.3 North Dorset District Council is part of a county wide monitoring and information group, which meets on a regular basis. These meetings are used to discuss any problems that have been encountered in AMR production and to agree best practice for future reports.

1.4 The Local Plan Part 1 was adopted in January 2016. It replaces many of the policies in the saved Local Plan (2003), although some of the 2003 policies still remain in force (see Appendix A of the Local Plan Part 1 for a complete list of replaced and saved policies).

1.5 This report covers the 12 month period from 1 April 2016 to 31 March 2017. The data included within this report has been collected from internal sources at North Dorset District Council, as well as official statistics produced by ONS and other Government departments.

1.6 The report looks at progress so far on the production of the Local Plan Review. It details indicators which are used to measure the performance of Local Plan Part 1 policies and highlight any policies which are not having the anticipated effects.

1.7 These indicators fall into two types: Local Plan and contextual. Local Plan indicators aim to show the impact of Local Plan policies in regard to the Council's objectives for sustainable development. 'Contextual' indicators aim to provide a wider picture of the district as a whole, looking at data on areas like housing, environment and the economy, comparing the results for North Dorset with other districts in Dorset and against the average for England. The contextual indicators are discussed in Section 2 of this report.

2.0 CONTEXTUAL INDICATORS

2.1 This section covers contextual indicators and aims to provide a wide overview of the North Dorset area. The district covers an area of 61,000 hectares, is the second largest council by size in Dorset, and has over 70 parishes. The major settlements in North Dorset are Gillingham, Blandford Forum, Shaftesbury, Sturminster Newton and Stalbridge. Over 50% of the population lives in one of these towns and they are critical in providing services to the wider community.

Population

	North Dorset	Dorset	England
Mid 2016 population estimate	71,064	422,727	55,268,100
Age split	0-15	17%	19%
	16-29	15%	18%
	30-64	44%	45%
	65+	25%	18%
Population density (per hectare)	1.17	1.66	4.24

Source: ONS

2.2 The 2016 mid-year population estimate for North Dorset is approximately 71,000 people. The district has a higher proportion of people aged 65+ than the national average (25% compared to 18%), although this proportion is not as high as in Dorset as a whole (28%). North Dorset has a lower proportion of young people (under 30 years old) than the national average, and the proportion of people aged 30-64 is roughly the same. In terms of population density, the district has 1.17 people per hectare, which is lower than the average for Dorset and over three times lower than the average for England.

Population change

2.3 Between 2015 and 2016, the population of North Dorset is estimated to have increased by around 351 people. The table below shows the different factors that have resulted in the population change over that time.

Births	Deaths	Internal Migration Inflow	Internal Migration Outflow	International Migration Inflow	International Migration Outflow	Other
+621	-695	4,248	-4,249	321	-129	+234

Source: ONS

2.4 The table below shows the ONS 2014-based sub-national population projections for the years 2021 and 2037 in North Dorset. This suggests that the district's population is predicted to grow by 12% between 2015 and 2037, compared to 14% nationally.

		North Dorset	Dorset	England
Future population projections	2021	73,000	432,300	57,248,400
	2037	79,100	467,300	62,699,600

Source: ONS

Housing tenure

	North Dorset	Dorset	England
% Local authority owned	0%	0%	7%
% Private Registered Provider	13%	12%	11%
% Other public sector	2%	1%	0%
% Private sector	85%	88%	82%
Total number of dwellings	31,540	200,470	23,733,000

Source: DCLG, Table 100

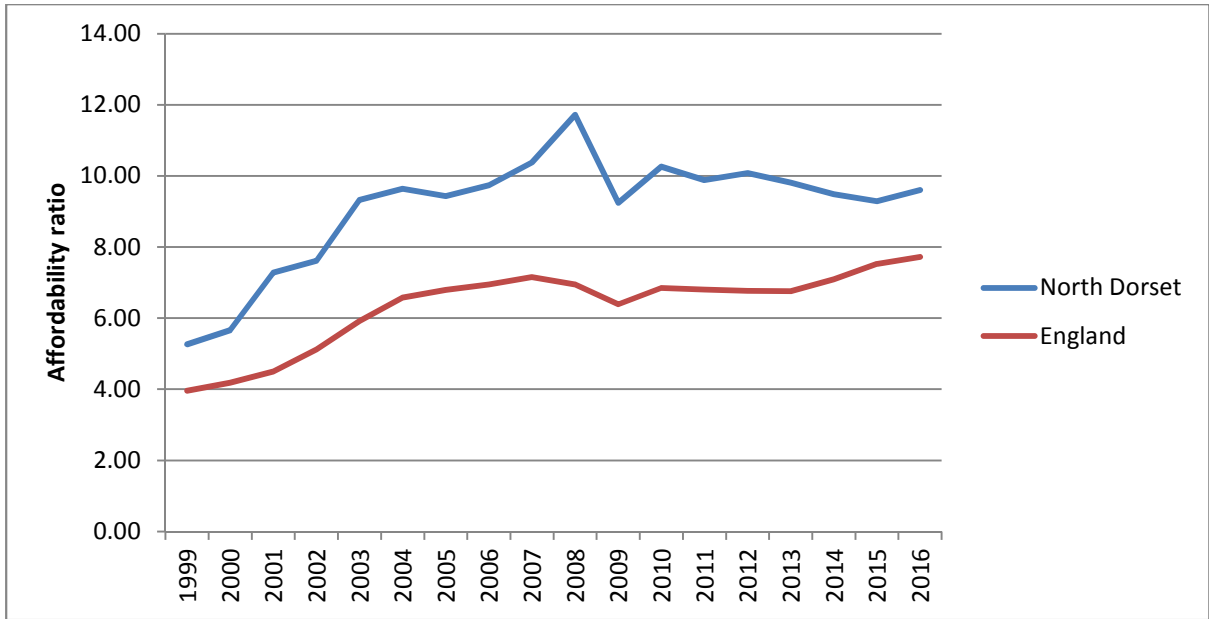
2.5 The table above shows the number of dwellings in North Dorset, Dorset and England at 1 April 2016, as well as the proportions of housing stock by tenure. In 2016 there were 31,540 dwellings in the district, which is just under 16% of the total housing stock for Dorset. 13% of these were owned by a private registered provider, which is higher than the national average of 10%. However, North Dorset does not have any local authority owned houses, and has a higher proportion of private sector owned houses than the national average (85% compared to 82%).

Housing affordability

2.6 The graph below shows the ratios of house prices to workplace-base earning (median values) for North Dorset and England. In 2016 the ratio is significantly higher in North Dorset compared to the national average (9.60 compared to 7.72). This suggests that it is harder for people living and working in North Dorset to afford to buy a house. 1999 is the first year that directly comparable statistics are available. Almost two decades ago, affordability ratios were considerably lower, as they have risen dramatically in recent years.

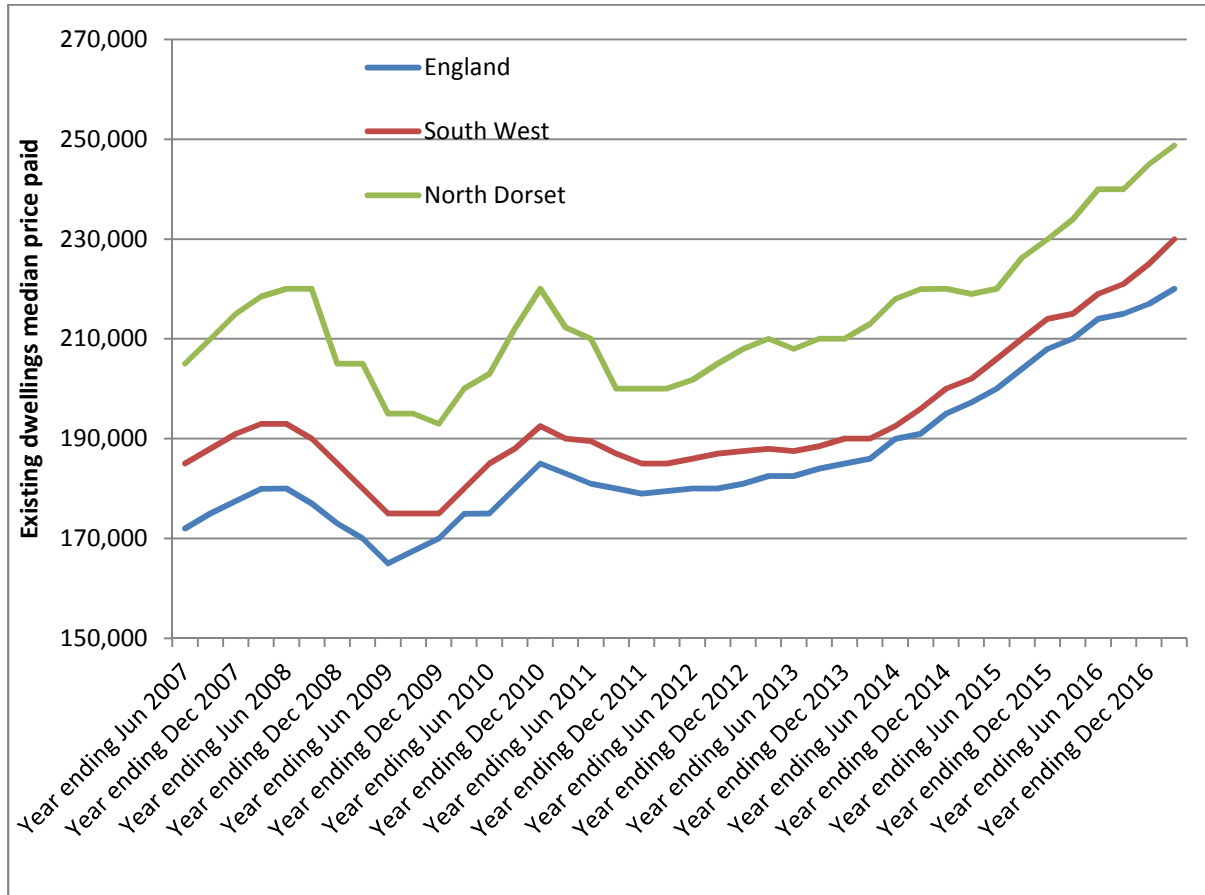
Year	1999	2016
North Dorset	5.26	9.60
England	3.96	7.72

Source: ONS



Source: ONS

2.7 The graph below shows the median price paid for existing dwellings in North Dorset, England and the South West region for the 10 year period between Q2 2007 and Q1 2017. House prices in the South West have consistently been higher than the national average, and North Dorset higher than the regional average. Over the 10 year period, house prices in the three geographical areas have followed similar trajectories, with a couple of dips in the last 10 years, but since 2012 there has been a steady increase.



Source: ONS, House Price Statistics for Small Areas

Economy

2.8 In 2017 the unemployment rate in the district is low at 0.7% of the working age population claiming out-of-work benefits; the unemployment rate in Dorset is slightly higher, but still low at 0.9% and both are much lower than the 1.9% unemployment rate for England.

2.9 In 2016 the percentage of the working age population with no formal qualifications was 4.9% (note that this figure is based on a low sample size so may not be reliable). This is about the same as Dorset and lower than England as a whole.

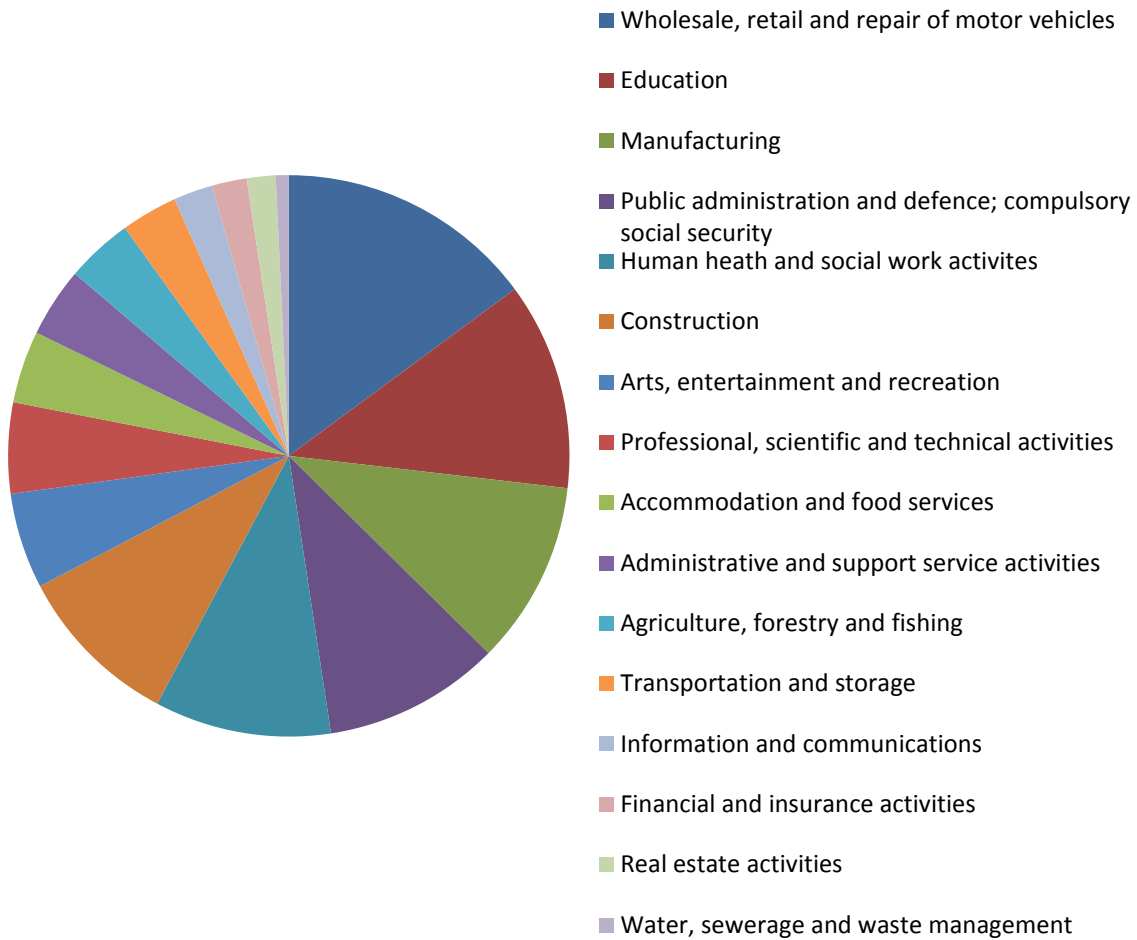
2.10 In 2017 the average weekly workplace based earnings were £495 in North Dorset, which is almost the same as in Dorset but 11% lower than the average in England. The residence based weekly average earnings were higher at £497, which is lower than the £525 in Dorset and £556 in England.

	North Dorset	Dorset	England
Population aged 16-64 claiming out-of-work benefits (November 2017)	0.7%	0.9%	1.9%
Population aged 16-64 with no qualifications (2016)	4.9%	5.1%	7.8%
Workplace based avg gross weekly FT earnings (2017)	£495	£498	£556
Residence based avg gross weekly FT earnings (2017)	£497	£525	£556

Source: Nomisweb.co.uk

2.11 The chart below shows the percentage of employees in North Dorset working in the different sectors of the economy. The sectors employing the largest proportion of people are: 15% in wholesale/retail trade & repair of motor vehicles, 12% in education, 10% in manufacturing, and 10% in human health & social work.

Employment of residents by sector (2011)



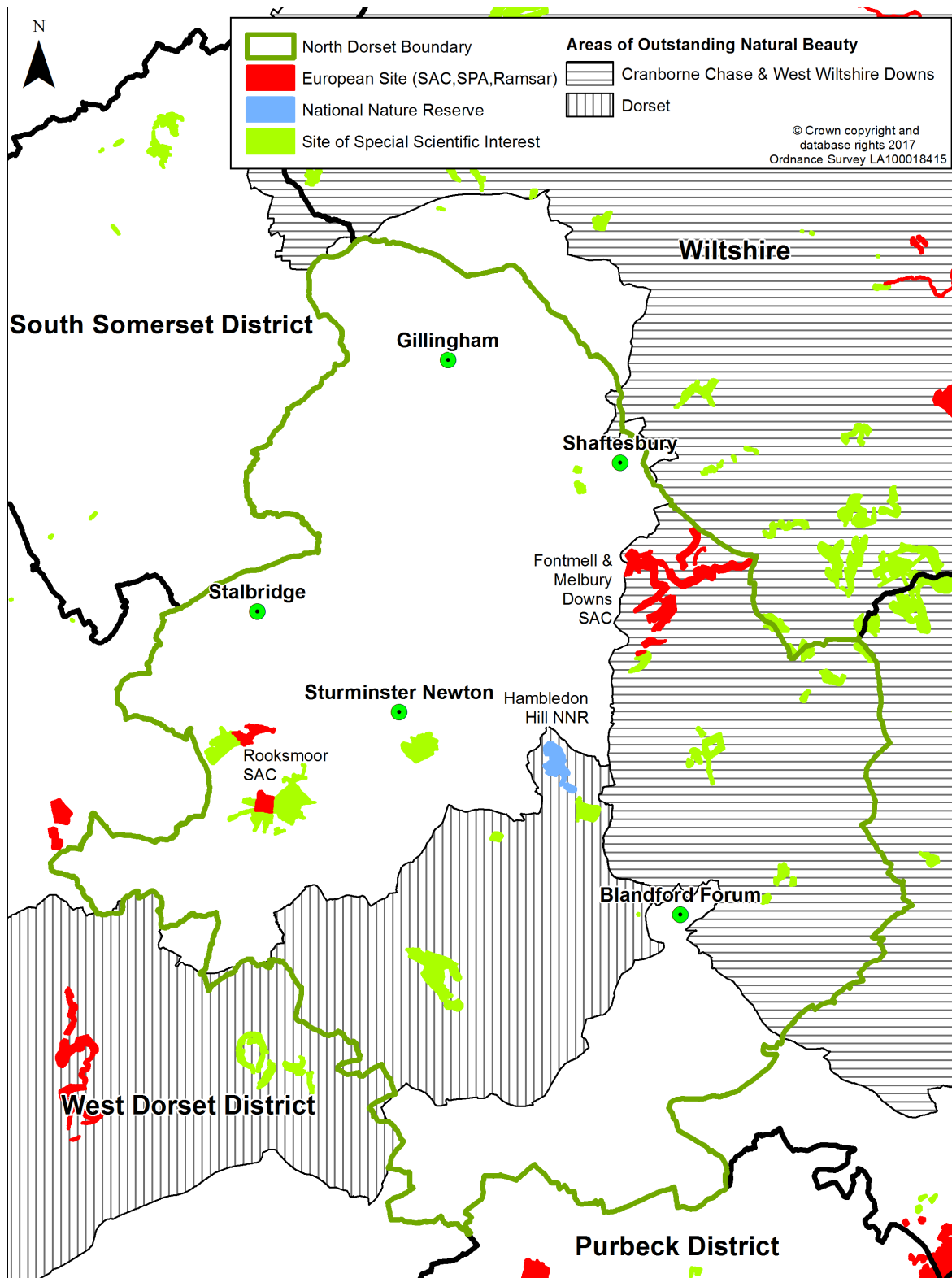
Source: DCC / Census 2011

Environment

2.12 North Dorset has a large number of environmental designations. As well as Special Areas of Conservation (SAC), Sites of Nature Conservation Interest (SNCI), Sites of Special Scientific Interest (SSSI) and Local Nature Reserves (LNR), the district is also partly covered by two Areas of Outstanding Natural Beauty (AONB). As a result, environmental and conservation issues feature strongly. The map below shows some of the main environmental designations in the district, including SACs, National Nature Reserves, AONBs and SSSIs.

2.13 All local authorities are required to carry out a review and assessment of air quality in their area. The aim is to make sure that national air quality objectives are being met, if a review shows that objectives are not being met the local authority must declare an Air Quality Management Area (AQMA). The 2016 Air Quality Annual Status Report for North Dorset shows that there are no areas in the district which require an AQMA.

2.14 Three sites in North Dorset have attained Green Flag Awards. These are in Blandford (the Milldown and Stour Meadows) and Gillingham (Jubilee Fields).



Transport

2.15 There is a high reliance on cars in the district, especially in the more rural areas, where access to public transport is not as widespread. North Dorset does not have a motorway and the majority of roads are small minor roads, with only four classified as A or trunk roads. Despite this, the amount of traffic using these routes is increasing.

Availability of Cars or By Household In North Dorset Census 2011				
No Car/Van	1 Car/Van	2 Cars/Van	3 Cars/Van	4 or More Cars/Van
12.0%	42.1%	33.5%	8.8%	3.6%
Source : Dorset County Council 2013				

2.16 As the table above shows 88% of households in North Dorset have access to at least one car or van and 12% do not have access to a car or van.

2.17 In the district 49,140 people are of working age, over 62% (30,600) of these people travel to work, 6% (2,832) work mainly at or from home and 32% (15,708) are not in employment.

2.18 The table below shows the breakdown of the method of travel to work in the district. The majority of people, at 71.6%, travel to work by a car or van and is followed by people who travel to work on foot at 16.5%.

North Dorset Method of Travel To Work Census 2011								
	Travel By Car or Van	Travel On Foot	Passenger in Car or Van	Travel By Public Transport	Travel By Bicycle	Other Method of Travel	Motorcycle, Scooter or Moped	Taxi
Number of people	21,916	5,047	1,504	870	713	240	243	67
Percentage	71.6%	16.5%	4.9%	2.8%	2.3%	0.8%	0.8%	0.2%
Source: Office for National Statistics 2013								

Crime

2.19 According to police statistics, Dorset is the tenth safest area in England and Wales. However, between April 2016 and March 2017 Dorset had a 8% increase in reported crime (compared to 10% rise nationally).¹ As statistics are published by police force area, data specific to North Dorset does not appear to be available.

Health and Education

Health Indicators			
Indicator	North Dorset	Dorset	England
Life Expectancy At Birth Females 2012-2014	85.6	85.0	83.1
Life Expectancy At Birth Males 2012-2014	81.8	81.5	79.4
Proportion of People Who Considered Themselves To Be In Good or Very Good Health Census 2011	83	80.5	81.2
Proportion of People With A health problem or disability that limits their day-to-day activities Census 2011	17.5	20.1	17.9

Source: Office for National Statistics

2.20 The life expectancy of females and males in the district is 85.6 and 81.8 respectively. This is close to the life expectancy in Dorset and quite a lot higher than the average life expectancy in England.

2.21 The latest Ofsted results (as of December 2017) suggest that 71% of schools in North Dorset with an Ofsted assessment are either Good or Outstanding. Only a minority (29%) are considered Inadequate or Requires Improvement. The table below summarises the results for both primary and secondary schools in the District.

Ofsted rating	Number of schools
1 Outstanding	2
2 Good	18
3 Requires Improvement	6
4 Inadequate	2

Source: www.compare-school-performance.service.gov.uk

¹ <https://www.dorset.police.uk/news-information/article/3267>

Deprivation

2.22 Indices of deprivation were updated in 2015. The aim of the indices is to illustrate levels of deprivation nationally. Lower level Super Output Areas are used to produce deprivation statistics; they are Census-based geographies with an average population of 1,500 people.

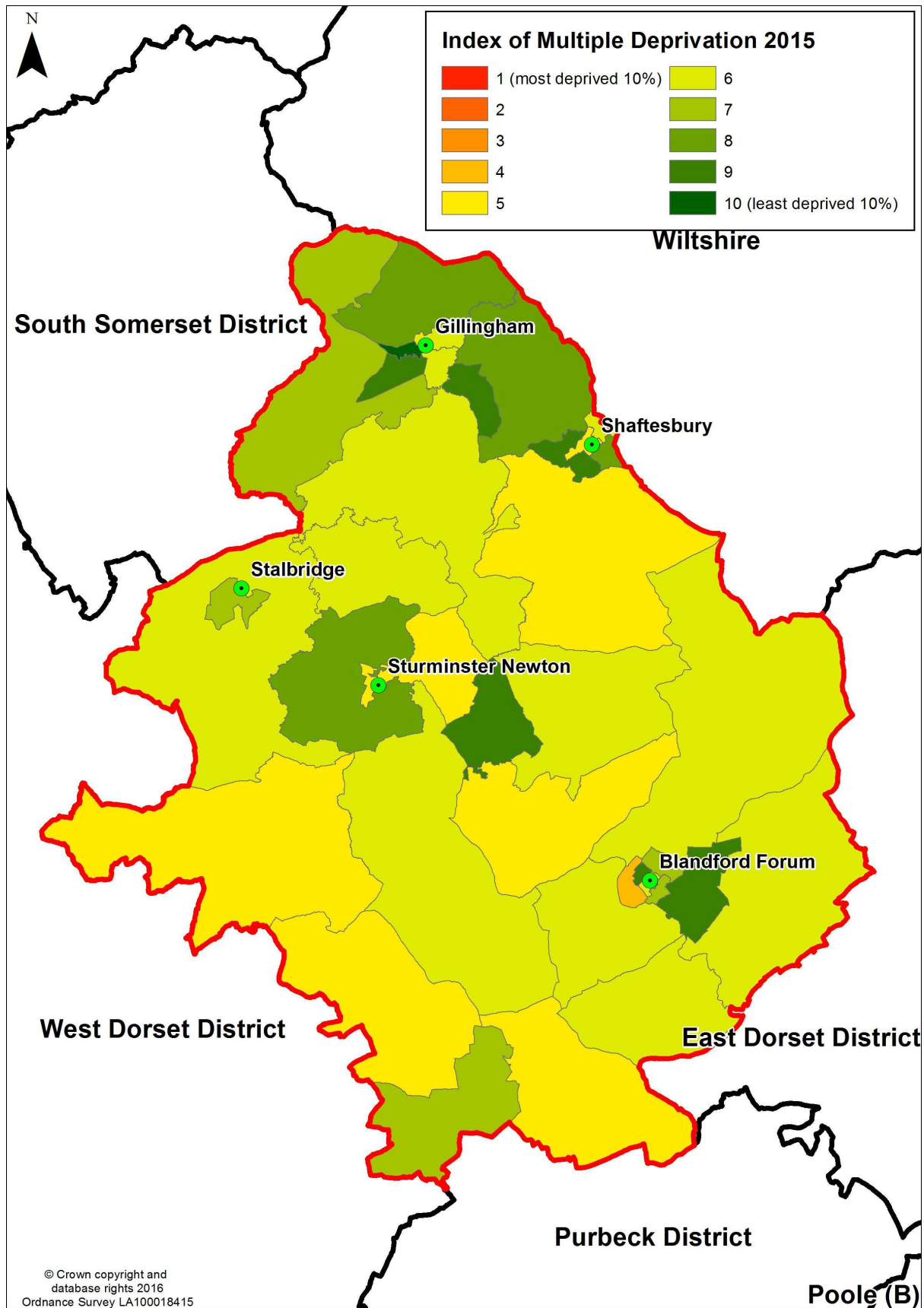
2.23 The Index of Multiple deprivation includes indices which cover the following domain areas: income, employment, health/disability, education/skills/training, barriers to housing/services, living environment and crime and aims to give a picture of overall deprivation.

2.24 The table below shows the most deprived and the least deprived lower super output areas in North Dorset for the Index of Multiple Deprivation 2015. Blandford Old Town is the most deprived and Gillingham Coldharbour the least deprived.

Most deprived areas in North Dorset	Decile (where 1 is 10% most deprived areas nationally)
Blandford Old Town	4
Sturminster Newton Town	5
Shaftesbury Central	5
The Beacon	5
Milton Abbas & Hilton	5
Durweston & Stourpaine	5
Lydden Vale	5
The North Winterbornes	5

Least deprived areas in North Dorset	Decile (where 10 is 10% least deprived areas nationally)
Gillingham Coldharbour	10
Landgton Long	9
Shaftesbury Underhill	9
Gillingham Wyke	9
Blandford Damory Down	9
Gillingham Ham	9
Child Okeford & Shillingstone	9

2.25 A map illustrating the lower super output areas in North Dorset and their relative Index of Multiple Deprivation scores, is shown on the next page.



3.0 MONITORING OF LOCAL DEVELOPMENT SCHEME (LDS) IMPLEMENTATION

3.1 AMRs are required to include a section which discusses the implementation of the LDS. Local Authorities should refer to the milestones for the production of each Development Plan Document (DPD) and give an indication of progress on documents where preparation has started, making note of any adjustments to the timetables that are felt necessary.

3.2 The latest version of the Council's LDS was published in April 2016.

3.3 The Development Plan Documents (DPD) specified in the authority's LDS are:

- **North Dorset Local Plan.** The document will be all encompassing in respect of its content and therefore will set out the overall spatial strategy for North Dorset, strategic policies, including in respect of housing numbers, and detailed development management policies.
- **Dorset-wide Gypsy, Traveller and Travelling Showpeople.** Site Allocations Joint DPD. This DPD will be jointly prepared by Local Planning Authorities in the Dorset sub-region (i.e. Bournemouth, Dorset and Poole). It will allocate sufficient specific sites to meet the identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the sub-region.

Progress on Development Plan Documents

North Dorset Local Plan production milestones

Milestones	Dates
Publication	July 2017
Submission	January 2018
Adoption	November 2018

Source: North Dorset Local Development Scheme

3.4 The Council is consulting on an Issues and Options Consultation Document regarding the Local Plan Review between November 2017 and January 2018. It is acknowledged, therefore, that there has been some slippage against the LDS timetable that is set out above. The LDS will be updated in due course with a revised timetable relating to the Local Plan Review.

3.5 The production of the Dorset Wide Joint Gypsy and Traveller Site Allocations DPD commenced some time ago. A Dorset wide Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (October, 2017) has recently been published. This updates evidence that was previously published. The Strategic Planning Policy Managers' Forum (SPPMF) and the Strategic Planning Forum are considering how the DPD should progress taking into account the findings of the accommodation assessment.

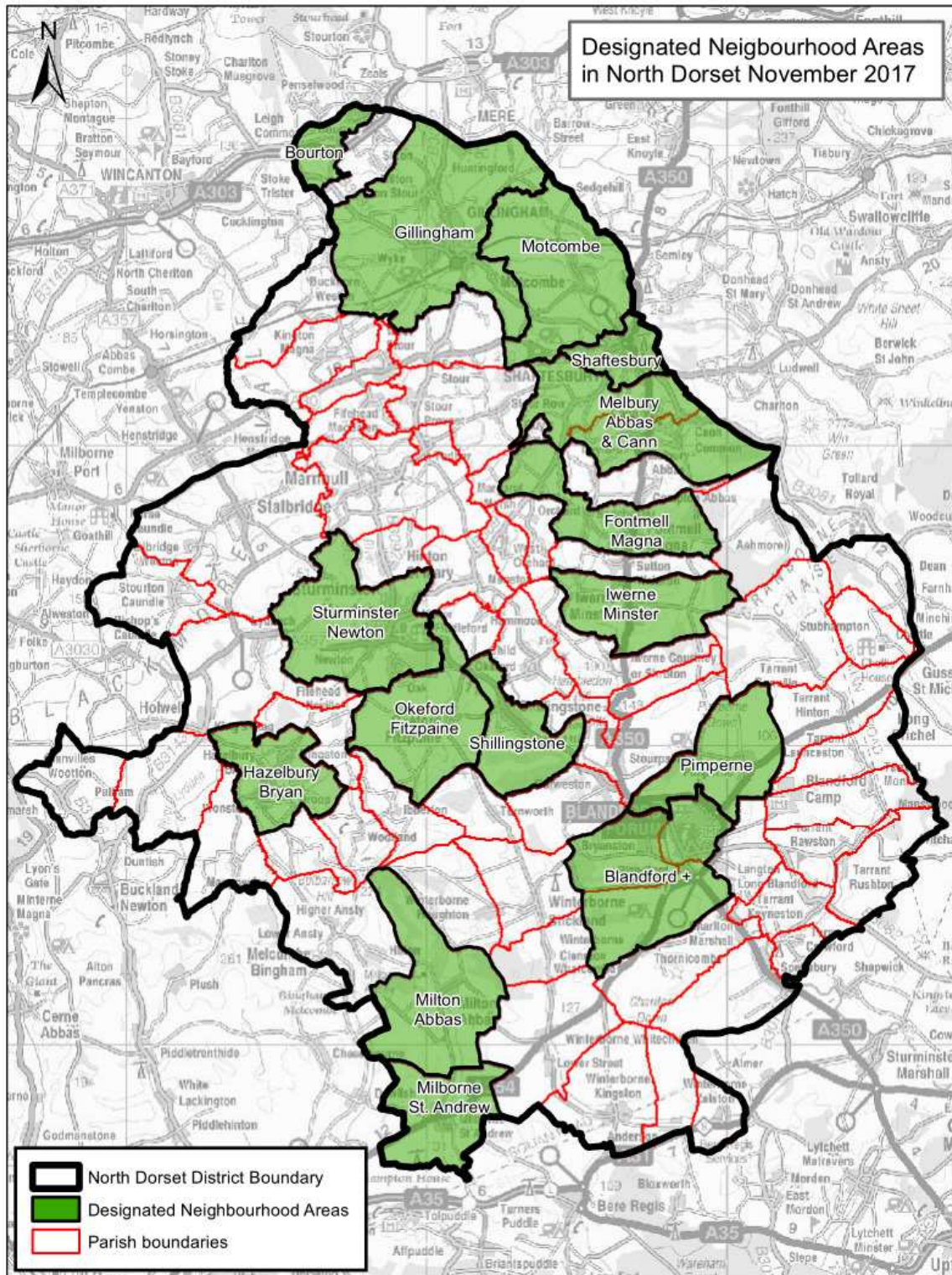
4.0 Neighbourhood Planning

4.1 The Neighbourhood Planning (General) Regulations came into force in April 2012. Neighbourhood Development Plans (usually known as Neighbourhood Plans) are prepared by local communities. If they are found to meet the basic legal conditions and pass a referendum they are 'made' part of the statutory development plan for the district.

4.2 To date, only Shillingstone Neighbourhood Plan has been 'made' part of the development plan for North Dorset. The table below lists the neighbourhood plans being produced in North Dorset by town and parish councils, the date when their neighbourhood plan areas were designated, and the status as of December 2017. The latest information can be found at

<https://www.dorsetforyou.com/neighbourhoodareaapplicationanddesignation/north>

Town or parish	Designation date	Status at Dec 2017
Blandford+ (Blandford Forum, Blandford St Mary and Bryanston)	February 2014	Examiner's report issued July 2017.
Bourton	December 2012	Referendum scheduled for 11 January 2018.
Fontmell Magna	June 2016	Pre-submission consultation
Gillingham	August 2012	Submission consultation Jan to Feb 2018.
Hazelbury Bryan	October 2016	Preparing draft plan
Iwerne Minster	June 2016	Pre-submission consultation Sept to Oct 2017.
Melbury Abbas and Cann	November 2017	Preparing draft plan
Milborne St Andrew	June 2014	Preparing draft plan
Milton Abbas	September 2015	Preparing draft plan
Motcombe	February 2016	Preparing draft plan
Okeford Fitzpaine	April 2014	Pre-submission consultation Sept to Nov 2016 with further consultation May to July 2017.
Pimperne	April 2014	Pre-submission consultation Nov to Dec 2017.
Shaftesbury	November 2017	Preparing draft plan
Shillingstone	September 2013	Plan 'made' on 21 February 2017
Sturminster Newton	February 2014	Plan being submitted (Reg 15 stage)



5.0 LOCAL PLAN INDICATORS

5.1 The North Dorset Local Plan Part 1 was adopted in January 2016. The following section is split by the objectives in the Local Plan Part 1:-

- Objective 1 - Meeting the Challenge of Climate Change
- Objective 2 - Conserving and Enhancing the Historic and Natural Environment
- Objective 3 - Ensuring the Vitality of the Market Towns
- Objective 4 - Supporting Sustainable Rural Communities
- Objective 5 - Meeting the District's Housing Needs
- Objective 6 - Improving the Quality of Life

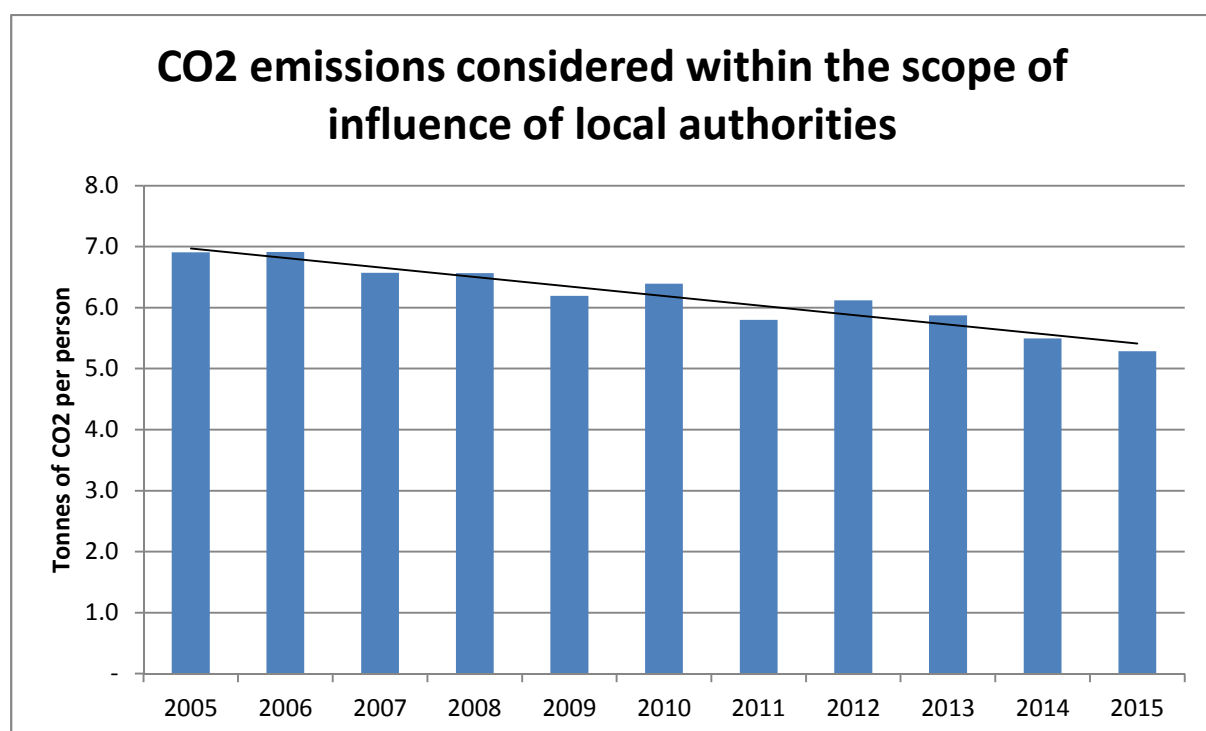
5.2 The complete list of indicators is in Figure 11.1 of the Local Plan Part 1 (pages 356-371). These indicators have been linked to the Sustainability Appraisal objectives to which they closely relate.

Objective 1 - Meeting the Challenge of Climate Change

5.3 The objective is to address the causes and effects of climate change by:

- encouraging the use of sustainable construction techniques;
- encouraging the use of renewable energy technologies appropriate to the local area; and
- ensuring the wise use of natural resources, particularly previously developed land and water.

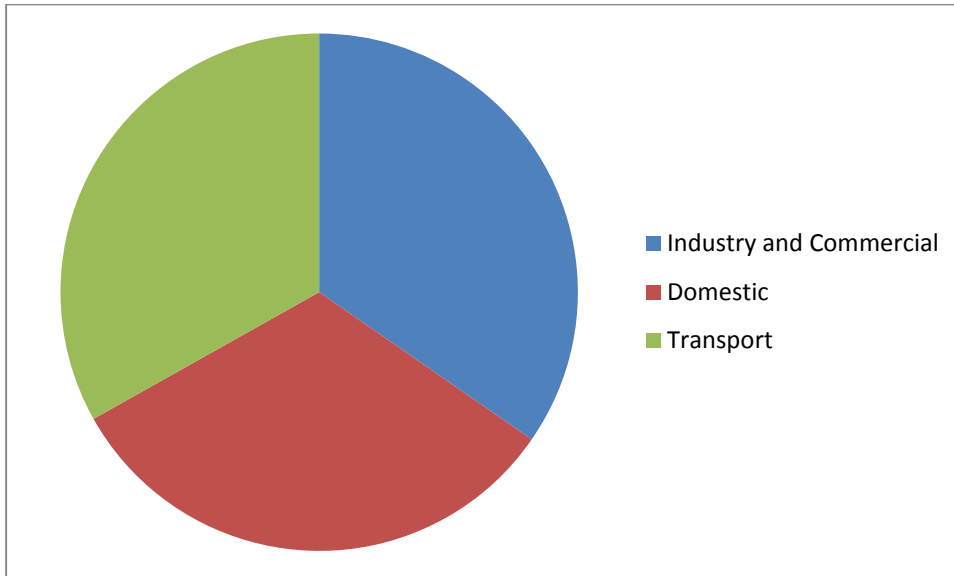
Greenhouse gas emissions



Source: Department for Business, Energy & Industrial Strategy

5.4 The graph above shows data for carbon dioxide (CO₂) emissions that are considered to be within the scope of influence of local authorities (as defined by the Government). The overall trend, as shown by the trend line, is that the carbon dioxide emissions per capita for North Dorset are reducing, despite annual fluctuations. In 2005, 6.9 tonnes of carbon dioxide were emitted per person compared to 5.3 tonnes per person in 2015.

5.5 The following pie chart shows the CO₂ emissions for the district in 2015 split by sector. Industry and commercial users, domestic users, and road transport all emit roughly the same, at around a third each.



Source: Department for Business, Energy & Industrial Strategy

Renewable energy generation by installed capacity and type

5.6 Green Alliance commissioned Regen SW to collect information on renewable energy installations across the country. The data showing the total number of heat and electricity renewable energy projects in North Dorset split by type of installation is shown in the table below. It is correct up to the end of March 2016. There were a total of 1,979 completed renewable energy projects in the district by 2016, with total capacity for 59.17 MW of electricity and 15.34 MW of heat generation. Between April 2015 and March 2016 they generated 66.6 GWh of electricity and 49.9 GWh of heat. This provided 22% of North Dorset's electricity needs and 10% of its gas needs.

	No of projects	MW elect capacity	MW heat capacity
Anaerobic digestion	3	1.92	2.21
Biomass	96	0	9.74
Heat pumps	284	0	3.15
Hydro	3	0.06	0
Wind	11	0.28	0
Solar PV	1,501	56.91	0
Solar thermal	81	0	0.24
Total	1,979	59.17	15.34

Source: Renewable Energy Locator and Green Alliance, 2016

Number of planning applications approved contrary to Environment Agency (EA) advice

5.7 Between April 2016 and March 2017 the Environment Agency raised 2 objections to planning applications in North Dorset. Of these, one was dismissed at appeal and the other was withdrawn. The table below lists the planning applications that the EA objected to.

Reference No	Description	EA objection	Result
2/2015/1411/FUL	Erect 2 No. dwellings and create new vehicular access.	Unsatisfactory FRA/FCA Submitted	Refused & appeal dismissed
2/2016/0716/FUL	Erect 1 No. dwelling, create new vehicular and pedestrian access and form 2 No. parking spaces. Erect first floor extension to existing dwelling.	Request for FRA/FCA	Application withdrawn

Number and percentage of dwellings built on Previously Developed Land (PDL) between April 2016 and March 2017

Gross number of dwellings built	173
Gross number of dwellings built on PDL	103
Percentage built on PDL	60%

Source: North Dorset District Council

5.8 Of the gross dwellings built in the monitoring period, 60% were on previously developed land. This is higher than the 35% target set in the Local Plan Part 1.

Objective 2 - Conserving and Enhancing the Historic and Natural Environment

5.9 The objective is to conserve and enhance the environment of North Dorset by:

- ensuring that North Dorset’s wildlife, landscape and cultural heritage are protected and well managed;
- encouraging design that maintains the quality of the district’s built and natural environment; and
- ensuring that the district’s residents are able to enjoy their homes and public places without undue disturbance or intrusion from neighbouring uses.

Change in areas recognised for their biodiversity importance

5.10 The Dorset Environmental Records Centre (DERC) provides the data for changes in areas of biodiversity importance. The table below provides a summary of the current state of various different types of designation in North Dorset, along with changes made between April 2016 and April 2017.

Designation	Number of sites	Area	Net change in 2016–17
Ramsar	0	0	No change
SPA	0	0	No change
SAC	2	325.62 ha	No change
SSSI		1060.81 ha	No change
SNCI	218	2691.76 ha	+4.09 ha
NNR	1	73.53 ha	No change
LNR	2	5.72 ha	No change
RIGS	9	184.48 ha	No change

The changes made to SNCIs between April 2016 and April 2017 are as follows:

Site name	Site number	Change in area
Blandford Camp	ST90/011	Reduction -0.20 ha
Hedge End Farm	ST70/086	New site +4.41 ha
Duncliffe Hill	ST82/039	Reduction -0.12 ha

A summary of the condition of the district’s SSSIs in 2017 is set out below:

% of SSSI in favourable condition (management units)	41.72%
% of SSSI in unfavourable condition (management units)	58.28%
% of SSSI not assessed (management units)	0.00%

A summary of the condition of the district’s SNCIs in 2017 is set out below:

% of SNCI in favourable condition (good/fair)	60.79%
% of SNCI in poor condition	1.05%
% of SNCI's condition not known	38.16%

Annual net gain of Tree Preservation Orders

5.11 Twenty new TPOs were made in the monitoring period 1 April 2016 to 31 March 2017.

Heritage Assets of Historic or Architectural Importance

5.12 There are over 2,500 entries in the List of Buildings of Special Architectural or Historical Importance in North Dorset. The conservation team produced an updated list of buildings at risk in 2013². This showed that there were 71 buildings at risk in North Dorset. The table below shows the buildings at risk broken down by type. At 56% more than half of the buildings at risk are agricultural, 24% are domestic buildings, 10% are retail buildings and the remaining 10% is made up of ecclesiastical buildings and other types of building.

Buildings at risk - North Dorset update 2013					
Number of Buildings	Type of Building				
	Agricultural	Domestic	Retail	Ecclesiastical	Other
	40	17	7	2	5

5.13 Historic England publishes a list of those sites most at risk of being lost through neglect, decay or inappropriate development. There are 53 heritage assets on the national at risk list in the district. The table below shows them listed by type.

Type of asset	Number
Scheduled monument	47
Conservation area	3
Listed building	3

Conservation Areas

5.14 North Dorset now has 48 conservation areas after the designation of Colesbrook (north of Gillingham) in September 2017. This is the first new conservation area in the District since Stubhampton and Wyke were designated in 2012. Further details of the District's conservation areas can be found at www.dorsetforyou.gov.uk/conservationareas/north

² www.dorsetforyou.com/listedbuildings/north

Objective 3 - Ensuring the Vitality of the Market Towns

5.15 The objective is to support the role and function of the market towns of Blandford Forum (and Blandford St. Mary), Gillingham, Shaftesbury and Sturminster Newton as the main service centres for the district by:

- making them the main focus in the district for housing development, including affordable housing;
- enhancing their employment and training opportunities, particularly through the provision of sufficient employment land, to meet the growing needs of the towns and their hinterlands;
- focusing an improved range of retail, cultural and leisure uses within the town centres;
- improving health, education and community services to meet the needs of the towns and their rural hinterlands;
- improving sustainable transport links and accessibility within the towns; between the towns and the villages in their rural hinterlands; and, through improved linkages with strategic transport networks;
- securing the delivery of mixed use regeneration on previously developed land in accessible locations;
- ensuring that housing development is delivered in step with employment opportunities, community facilities and infrastructure; and
- taking account of the effects of any interaction between the towns themselves and with the large towns and cities in neighbouring districts.

Employment floorspace completed – sqm and percentage on PDL

	B1(a)	B1(c)	B2	B8	Mix	% on PDL
Blandford Forum	0	0	0	0	2194	0
Gillingham	0	0	0	0	0	n/a
Shaftesbury	0	0	1830	0	0	0
Sturminster Newton	0	0	0	0	0	n/a
Total	0	0	1830	0	2194	0

5.16 The table above shows the amount of completed employment development in the district between April 2016 and March 2017. Only two schemes were completed in this period, neither of which were on previously developed land.

Amount of completed employment land by type in the market towns (hectares)

5.17 A total of 1.01 hectares of employment land was completed in the four main towns. As noted above, this was on two schemes, one at Blandford Forum and the other at Shaftesbury.

	B1(a)	B1(c)	B2	B8	Mixed	Total
Blandford Forum					0.81	0.81
Gillingham						0
Shaftesbury			0.2			0.2
Sturminster Newton						0
Total	0	0	0.2	0	0.81	1.01

Amount of available employment land

5.18 The table below shows the amount of available employment land in the district for the four main towns. This is land which has planning permission or which is allocated in the Local Plan for employment use. It excludes land that is under construction. In 2017 there is a total of 29.56 hectares of land available for employment use.

5.19 Gillingham has the largest amount of available employment land, with 14.64 hectares of land, equivalent to 50% of the total.

5.20 The other three towns have lower amounts of available employment land. Shaftesbury has 6.97 hectares (24%), Sturminster has 4.49 hectares (15%) and Blandford Forum has 3.46 hectares (12%).

	Hectares
Blandford Forum	3.46
Gillingham	14.64
Shaftesbury	6.97
Sturminster Newton	4.49
Total	29.56

Amount of housing development in Blandford, Gillingham, Shaftesbury and Sturminster

5.21 As the table below shows there were 85 net dwelling completions in the four towns. Shaftesbury had the largest amount with 42%, followed by Blandford with 39%, Sturminster Newton with 12%, and Gillingham had the smallest amount with 7. Of the total completions in the towns 20% were for affordable homes. There were 17 affordable completions in Blandford.

	Net dwelling completions	Affordable Housing Completions	Net dwelling commitments as at 1 April 2017	Affordable Commitments as at 1 April 2017
Blandford Forum	33	17	639	123
Gillingham	6	0	141	71
Shaftesbury	36	0	444	84
Sturminster Newton	10	0	42	0
Total	85	17	1268	278

5.22 There are 1268 net dwelling commitments in the four towns, more than doubling from 529 at the same time year before. The largest proportion of these is in Blandford (50%). There are 278 net affordable dwelling commitments, again doubling from 143 at the same time the year before, making up 22% of the total commitment.

Town Centre Retail Data

5.23 Health checks were undertaken during 2017 for the 4 main towns and Stalbridge as part of the North Dorset, West Dorset and Weymouth and Portland Joint Retail and Town Centres Study (to be published early 2018). The following data, supplemented where necessary as shown, in respect of total units, vacancies and charity shops has been derived from these health checks.

	Total Shops	Vacant	Vacancy Rate ¹	Charity	% Charity ²
Blandford Forum (GOAD 2017)	186	12	6.5%	10	5.4%
Gillingham (GOAD 2016)	99	9	9.1%	5	5.1%
Shaftesbury (GOAD 2016)	130	5	3.9%	5 ³	3.9%
Sturminster Newton (GOAD 2015)	61	7	11.5%	2 ⁴	3.3%
Stalbridge (Carter Jonas 2017)	28	10	35.7%	2	7.1%

1. Vacancy rate national average 11.2% (GOAD 2017)
2. % charity shops national average 2.7% (GOAD 2017)
3. NDDC (2017)
4. Sturminster Newton TC (2017)

5.24 Of the four main towns, Sturminster Newton has the highest vacancy rate at 11.5%, with 7 vacant shop premises out of 61. Gillingham has the second highest rate at 9.1%, followed by Blandford at 6.5%, and then Shaftesbury which with 5 vacant shop premises had the lowest rate at 3.9%. Stalbridge, as the District's fifth town, has the largest vacancy rate at 35.7% – however, it should be noted that the town does not have an identified primary shopping frontage.

5.25 As a proportion of the total number of shops in each town Stalbridge has the largest percentage of charity shops with 7.1%, followed by Blandford with 5.4%, Gillingham with 5.1%, Shaftesbury with 3.9%, and Sturminster with 3.3%.

Objective 4 - Supporting Sustainable Rural Communities

5.27 The objective is to enable a network of sustainable smaller rural communities where local services and employment opportunities enable day-to-day needs to be met locally by:

- adopting a general policy of restraint outside the district's four main towns, whilst also enabling essential rural needs to be met;
- focusing on meeting local (rather than strategic) needs in Stalbridge and the district's villages;
- enabling individual rural communities to plan to meet their own local needs, especially through neighbourhood planning; and
- securing the retention, enhancement and future viability of local community facilities and local services.

Amount of employment development in Stalbridge and the villages

	B1(a)	B1(c)	B2	B8	Mixed	Total
Stalbridge						0
Villages		0.09				0.09
Total	0	0.09	0	0	0	0.09

5.28 A total of 0.09 hectares of employment land was completed in the rural areas. This was one site at Melbury Abbas. It resulted in the completion of 949 square metres of B1(c) floorspace.

Amount of employment land available by type in Stalbridge and the villages

	Hectares
Stalbridge	0.70
Villages	2.68
Total	3.38

5.29 There is 3.38 hectares of land available for employment use in Stalbridge and the villages, divided between 12 sites. Only two sites do not have planning permission, but remain allocated for employment uses. These are land south of Station Road, Stalbridge (0.7ha) and land south of Lilac Cottage, Bourton (0.58ha).

Amount of housing development in Stalbridge, the villages and countryside

5.30 In the monitoring period there were 57 dwellings completions, 55 of which were in the villages and 2 in Stalbridge. There were 16 affordable dwelling completions. There are 264 net dwellings commitments at the end of the monitoring period, with 241 dwellings (91%) in the villages / countryside. There are 23 dwelling commitments in Stalbridge.

	Net dwelling completions	Affordable Housing Completions	Net dwelling commitments as at 1 April 2017	Affordable Commitments as at 1 April 2017
Stalbridge	2	1	23	0
Villages and countryside	55	15	241	20
Total	57	16	264	20

Rural Exceptions Sites and Rural Dwellings Granted Permission with Residential Occupancy Conditions

5.31 There were no rural exception sites completed in the monitoring period.

5.32 In the monitoring period there were 4 completions for dwellings with a residential occupancy condition for agricultural workers dwellings. There were also 6 dwellings created through the conversion of agricultural buildings.

5.33 Over the twelve month period planning permission was granted for 6 agricultural workers dwellings. Permission or prior approval was also granted for 21 separate schemes to convert agricultural buildings into 29 dwellings.

Objective 5 - Meeting the District's Housing Needs

5.34 The objective is to deliver more housing, including more affordable housing that better meets the diverse needs of the district by:

- meeting the vast majority of overall district housing needs by focusing provision at the district's four main towns;
- focusing provision elsewhere on meeting local housing needs, especially the need for affordable housing;
- ensuring that all new dwellings contribute to overcoming the affordable housing shortfall;
- ensuring that the type, design and mix of housing reflects housing needs in up to-date assessments;
- ensuring that housing is designed to support the changing needs of its occupants and users; and
- ensuring that sufficient, sustainably-located sites are provided to meet the needs of gypsies, travellers and travelling show people in the district.

5.35 The monitoring year for housing data covers the period from 1 April to 31 March each year. A dwelling is described as a self-contained unit of accommodation. It can be a house, bungalow or flat of any size from one bedroom to four or more bedrooms.

Housing plan period and targets

5.36 The housing target in the adopted Local Plan Part 1 is for 285 dwellings per annum, giving a housing target over the whole plan period from 2011 to 2031 of 5,700 net dwellings.

Net additional dwellings – previous, current and future

5.37 In the monitoring period from 1 April 2016 to 31 March 2017 there was a net gain of 142 dwellings in North Dorset. The following table shows how the gain of 142 was calculated.

Total new build completions	+146
Dwelling conversions (net change)	+7
Agricultural buildings to dwellings	+6
Other buildings to dwellings	+9
Dwellings to non-dwellings	0
Dwelling demolitions	-26
Net change in housing stock	+142

5.38 The table below shows the net number of housing completions over the first five years of the plan period. Since the start of the plan period in 2011 there has been 1,286 net completions.

Year	Net completions
2011/12	375
2012/13	144
2013/14	227
2014/15	178
2015/16	220
2016/17	142
Total	1286

5.39 The next table compares the total number of houses delivered over the last 6 years against the housing target in the Local Plan Part 1. There have been 281 fewer dwellings than the target of 1,425 dwellings.

Annual housing target	285
Housing requirement to date (285x6)	1,710
Total completions to date (2011 to 2017)	1,286
Deficit against LP target to date (1710-1286)	424

Deliverable housing land supply

5.40 At April 2017 North Dorset had a deliverable five-year housing land supply of 1,511 net dwellings – a full list of the supply is provided in Appendix 1. This includes sites with planning permission, allocated sites and other sites assessed as part of the Strategic Housing Land Availability Assessment as being deliverable within the next five years. The table below shows that the supply of 1,511 falls below the NPPF requirement for a 5-year deliverable housing land supply. The annualised requirement of 444 dwellings takes into account the past performance against the housing target and also applies a buffer of 20% as advised by the NPPF where there has been a record of persistent under delivery.

LP housing target over 5 years (285x5)	1,425
Plus deficit to date (+424)	1,849
+20% buffer	2,219
Annualised housing requirement ($\div 5$)	444
Current supply of deliverable housing land	1,511
Number of years supply (1511/444)	3.4 years

5.41 Taking into account past completions and the latest status of the remaining housing land, the housing trajectory for the Local Plan Part 1 has been updated and shows the expected level of housing supply up to the end of the plan period in 2031. A copy of the trajectory is included in Appendix 2.

5.42 The predicted supply of dwellings contains a number of adjustments for additional sources of housing supply. These include a windfall allowance, adjustment for occupational/agricultural dwellings and an adjustment for the additional dwellings likely to come forward as a result of changes to the General Permitted Development Order (GPDO).

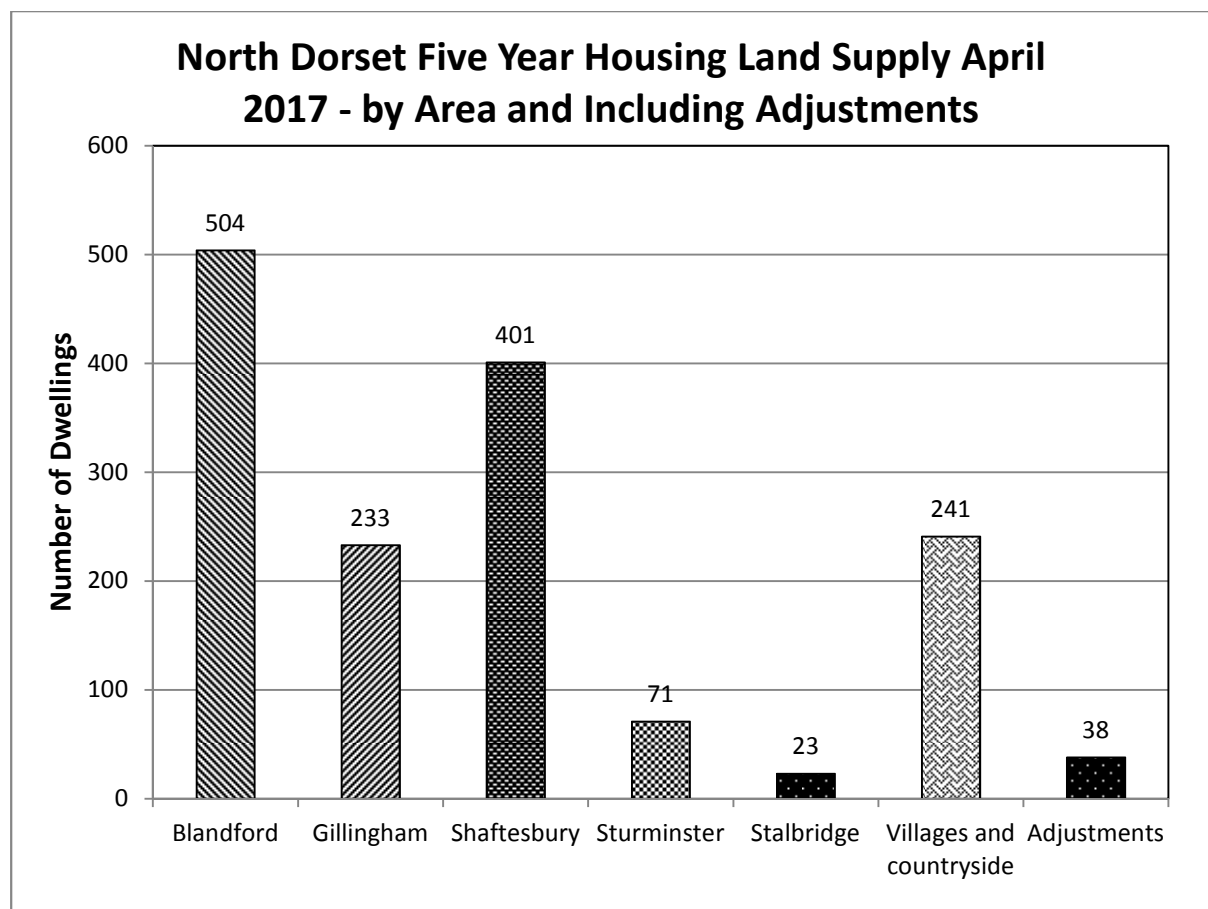
5.43 A small windfall allowance of 40 net dwellings per annum has been included in the housing supply and is based on the previous level of housing development which has been achieved on windfall sites. There is an adjustment for the likely number of occupational/agricultural dwellings which will be completed over the next five years. This is based on the number completed in previous years and takes into account the extant permissions.

5.44 Following changes to the GPDO, an allowance has also been made for the number of dwellings likely to contribute to the housing land supply from change of use office to dwellings and change of use of agricultural buildings to dwellings. This is based on the number of approved planning permissions since the changes were introduced.

5.45 The windfall allowance and other adjustments included in the housing trajectory will be updated annually based on the past performance, looking at the number of completions and number of dwellings approved through planning applications.

5.46 The graph below shows the deliverable housing land supply split by town, rural area and adjustments. Blandford with 33% and Shaftesbury with 27% have the largest proportions of housing land supply.

5.47 Gillingham has the next largest amount with 15%. 16% of the supply is distributed across the villages and wider countryside. Sturminster has 5% of the supply.



Gross affordable housing completions

5.48 The affordable completions are broken down into social rent homes, affordable rent homes and intermediate homes. Social rent homes are owned by local authorities or registered social landlords and rent levels are set nationally. Affordable rent and intermediate homes are those provided at prices or rents above the levels of social rent but below market prices or rents; this includes shared equity properties.

Affordable Homes Completions between April 2016 and March 2017

	Social rent	Affordable rent	Shared ownership	Intermediate homes	Total
Blandford Forum	9	0	0	8	17
Gillingham	0	0	0	0	0
Shaftesbury	0	0	0	0	0
Sturminster Newton	0	0	0	0	0
Stalbridge	1	0	0	0	1
Villages	0	9	6	0	15
District total	10	9	6	8	33

5.49 A total of 33 gross affordable dwellings were completed in the monitoring period April 2016 to March 2017. These are broken down into 10 social rent, 9 affordable rent, 6 shared ownership and 8 intermediate rent homes.

5.50 For comparison, the following table shows delivery of affordable housing for previous years across the district.

Affordable homes built in North Dorset, April 2011 to March 2016

Year	2011/12	2012/13	2013/14	2014/15	2015/16
Blandford Forum	42	5	37	18	13
Gillingham	0	0	0	0	0
Shaftesbury	86	48	71	41	17
Sturminster Newton	0	0	0	0	0
Stalbridge	0	0	2	0	0
Villages	0	9	10	9	19
District total	128	62	120	68	49

Net additional pitches for gypsies and travellers

5.51 There were no new gypsy or traveller pitches provided in the twelve month period. Permission was granted for use of land to station 2 mobile homes for occupancy by 1 Romani Gypsy family (app. 2/2016/0937/FUL).

Self-Build and Custom Housebuilding Register

5.52 Local councils are required to set-up and maintain a register of individuals and groups who are interested in building their own home. Self-build and custom housebuilding registers provide information on demand for this type of housing. The North Dorset register began on 1 April 2016. As of 30 October 2017, 70 individuals have registered an interest and zero groups have registered an interest for North Dorset. The table below shows the number of expressions of interest that were entered during the first two 'base periods' (as specified by the Self-build and custom housebuilding Act 2015 and amended by the Housing and Planning Act 2016).

Base period	Dates of period	Number of expressions of interest
First	1 April 2016 to 30 October 2016	36
Second	31 October 2016 to 30 October 2017	34

5.53 The general locations in North Dorset that people have expressed an interest in are:

Location	Number of expressions of interest
Blandford Forum	45
Sturminster Newton & Stalbridge	41
Gillingham & Shaftesbury	36
Kington Magna	1
Iwerne Minster & Child Okeford	1
Stourton Caundle	1
Hazelbury Bryan	1

5.54 The legislation requires local planning authorities to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding. Development permission is considered suitable if it is permission in respect of "development that could include self-build and custom housebuilding". Between 1 April 2016 and 31 March 2017, planning permission was granted for 40 plots that could be suitable for such a use in the North Dorset district.

Objective 6 - Improving the Quality of Life

5.55 The objective is to improve the quality of life of North Dorset's residents, particularly the older population and the young, by:

- encouraging the provision of viable community, leisure and cultural facilities both in the main towns and rural communities;
- retaining the current range of healthcare and education services and ensuring that additional healthcare and education facilities are provided in accessible locations;
- ensuring that a network of multi-functional Green Infrastructure including sport and recreation facilities, open and natural space, is provided across the district;
- securing an integrated approach to private and public transport (including parking provision and management), which improves accessibility to services; and
- ensuring that development makes a positive contribution to enhancing existing and providing new transport infrastructure.

Percentage of open space managed to Green Flag standard

5.56 The Senior Countryside Ranger for the district is a Green Flag assessor and the Council will be managing all fourteen of its sites to this standard, under the service level agreement with the Ranger Service.

5.57 The rangers manage over 51 hectares of countryside sites. The Milldown and Stour Meadows in Blandford have achieved a Green Flag award, as has Jubilee Fields in Gillingham.

Appendix 1 – 5 Year Housing Land Supply 2017

Reference	Location	Status	5-year supply
Blandford Forum & St Mary			
2/2004/0764	Land Rear of The Stour Inn	Started	1
2/2003/0250	Telstar Garage, Bryanston Street and rear of 23 Salisbury	Started	2
2/2012/0181/PLNG	First Floor, 45 East Street, Blandford Forum, Dorset, DT11 7DX	Started	2
2/2013/0437/PLNG	8, Oakfield Street, Blandford Forum, Dorset, DT11 7EX	Started	1
2/2013/0474/PLNG	13-15 Market Place, Blandford Forum, Dorset, DT11 7AF	Started	4
2/2014/0611/FUL	Victoria House, Victoria Road, Blandford Forum, Dorset, DT11 7JP	Started	1
2/2014/1221/FUL	55 East Street Blandford Forum Dorset DT11 7DX	Planning permission	1
2/2014/1415/FUL	10 Damory Street Blandford Forum Dorset DT11 7ET	Planning permission	2
2/2014/1584/FUL	19, 21 And 23 Victoria Road Blandford Forum Dorset DT11 7JR	Started	2
2/2014/1677/FUL	Development Site At 9 And 10 Oakfield Street Blandford Forum Dorset	Planning permission	10
2/2014/1692/FUL	Lyndon Cottage Bournemouth Road Blandford St Mary Dorset DT11 9LW	Started	1
2/2015/0950/OTDWPA	First Floor Offices Bartletts Country Stores Shaftesbury Lane Blandford Forum Dorset DT11 7EG	Started	3
2/2015/0795/FUL	2 Park Place Whitecliff Mill Street Blandford Forum Dorset DT11 7BP	Planning permission	1
2/2015/1747/FUL	Nyali Shaftesbury Lane Blandford Forum Dorset DT11 7FD	Planning permission	2
2/2016/0317/FUL	Digwells Garden Shop Red Lion Yard Market Place Blandford Forum Dorset DT11 7EB	Planning permission	1
2/2016/0281/FUL	21 Elizabeth Road Blandford Forum Dorset DT11 7NJ	Planning permission	1
2/2016/1124/FUL	12 Market Place Blandford Forum Dorset DT11 7EF	Planning permission	3
2/2016/0892/OUT	Land North Of Deer Park House Whitecliff Mill Street Blandford Forum DT11 7BN	Outline p.p.	2
2/2016/0445/FUL	The Wheatsheaf Inn Albert Street Blandford Forum Dorset DT11 7HY	Planning permission	3
2/2016/0167/FUL	80 Salisbury Street Blandford Forum Dorset DT11 7PS	Planning permission	3
2/2016/1421/FUL	The Railway Hotel Oakfield Street Blandford Forum DT11 7EX	Started	1
2/2016/1591/OUT	15 Pigeon Close Blandford St Mary DT11 9LX	Outline p.p.	1
2/2015/1269/OUT	Hall And Woodhouse Bournemouth Road Blandford St Mary Dorset DT11 9LS	Outline p.p.	180
2-03-0608	Nordon Council Offices, Salisbury Road	SHLAA site	40
2/2015/0813/FUL	Dorchester Hill	Planning permission	61
2/2015/1935/OUT	Land Adj A350/A354 Junction (St Mary's Hill)	Outline p.p.	110
2-06-0541	Lower Bryanston Farm	LP1 growth area	65
Blandford total			504
Gillingham			
2/2012/1165/PLNG	Former Bakery, Hardings Lane, Gillingham, Dorset	Started	4
2/2013/1089/PLNG	Land at 9, Common Mead Lane, Gillingham, Dorset, SP8 4RE	Started	1
2/2013/1382/PLNG	Sandley House Gillingham Dorset SP8 5DU	Planning permission	1
2/2014/0448/PLNG	Springfield Gillingham Dorset SP8 4HD	Planning permission	1
2/2014/1273/FUL	Paws Claws & Jaws High Street Gillingham Dorset SP8 4AA	Planning permission	2

Reference	Location	Status	5-year supply
2/2014/1363/FUL	Land To The Rear Of Fairey Crescent Gillingham Dorset SP8 4PE	Planning permission	2
2/2014/1619/FUL	Garage Block To The Rear Of Lodbourne Terrace Gillingham Dorset	Started	1
2/2014/1620/FUL	Garage Block Rear Of 15 Addison Close Gillingham Dorset	Started	4
2/2014/1631/FUL	Garage Block Rear Of 11 And 12 Matthews Place Gillingham Dorset	Started	2
2/2014/1632/FUL	Garage Block West Of 57 Hyde Road Gillingham Dorset	Started	2
2/2014/1628/FUL	Garage Block East Of 1 Hyde Road And Garage Block South Of 73 And 74 Hyde Road Gillingham Dorset	Started	3
2/2014/1629/FUL	Garage Block Rear Of 11 Hyde Road Gillingham Dorset	Started	2
2/2014/1630/FUL	Garage Block To The Rear Of 31 Hyde Road Gillingham Dorset	Started	3
2/2014/1383/FUL	Higher Langham Farm Moor Lane Langham Dorset	Started	3
2/2015/0682/FUL	Victoria House Cemetery Road Gillingham Dorset SP8 4AZ	Planning permission	2
2/2015/1056/FUL	Stone House High Street Gillingham Dorset SP8 4AN	Started	1
2/2015/1370/OUT	Copper Coin Shaftesbury Road Gillingham Dorset SP8 4LP	Planning permission	2
2/2015/0650/FUL	Land At E 383126 N 129045 Lawn Cross Farm Bay Road To Dorset County Boundary - Lane Gillingham Dorset	Started	1
2/2015/1746/FUL	GTS Car Sales Queen Street Gillingham Dorset SP8 4DY	Planning permission	4
2/2016/0282/OUT	Land To East Of 20 Barnaby Mead Gillingham Dorset SP8 4AL	Planning permission	2
2/2016/0822/AGDWPA	Huntingford Farm, Huntingford Road, Huntingford	Planning permission	2
2/2016/1559/ATDWPA	Lloyds Bank Plc, High Street, Gillingham, Dorset, SP8 4AQ	Planning permission	3
2/2016/1643/OUT	Land Adjacent 3 Lodden Gillingham Dorset SP8 4JY	Planning permission	1
2/2016/1545/FUL	Building In The North East Corner Of London House Station Road Gillingham Dorset	Planning permission	1
2/2017/0231/AGDWPA	Deer Leap Farm Bowridge Hill Gillingham Dorset SP8 5QR	Planning permission	2
2-20-0560 & 2-20-0221	Gillingham extra care facility, St Martins & ALC	SHLAA site	60
2/2017/1321/FUL	Churchbury House, Queen Street	Planning permission	6
2/2016/0149/OUT	Land at Bay	Outline p.p.	50
2/2014/0968/OUT	Land To The East Of Lodden Lakes, New Road, Gillingham	Outline p.p.	65
Gillingham total			233
Shaftesbury			
2/2002/0425	Land adj 101 St James	Started	2
2/2011/0330/PLNG & 2/2015/0860/FUL	The Farmhouse, Well Lane, Shaftesbury, Dorset, SP7 8LN	Started	1
2/2013/1338/PLNG	17, Bell Street, Shaftesbury, Dorset, SP7 8AR	Started	1
2/2015/0316/OUT	19 Old Boundary Road Shaftesbury SP7 8ND	Planning permission	3
2/2015/0979/FUL	Former Workshop Mustons Lane Shaftesbury Dorset	Planning permission	1
2/2015/0774/FUL	Chubbs Flats Salisbury Street Shaftesbury Dorset	Planning permission	4
2/2015/0425/FUL	Land On The North West Side Of 6 Paddock Close Shaftesbury Dorset SP7 8DD	Planning permission	4
2/2015/1001/FUL	46 Salisbury Street Shaftesbury Dorset SP7 8EJ	Planning permission	1
2/2015/1238/FUL	12-24 Coppice Street Shaftesbury Dorset SP7 8PD	Started	32
2/2016/0018/FUL	Toby's, 1 Bimport And 5 High Street	Started	5

Reference	Location	Status	5-year supply
2/2016/0622/FUL	44 Sweetmans Road	Planning permission	1
2/2016/0878/FUL	Land Between Westfields And Knapford, New Road	Started	1
2/2016/0629/FUL	A T S Euromaster Ltd New Road	Planning permission	28
2/2014/1350/FUL	Adj Wincombe Business Park	Planning permission	110
2/2016/0658/PAEIA	Land East of Shaftesbury Parcels 6 and 7	Planning permission	97
2/2015/0598/OUT	Land west of Littledown	Outline p.p.	110
Shaftesbury total			401
Sturminster Newton			
2/2006/0987	Old Market Site, Station Road, Sturminster	Planning permission	28
2/2011/0905/PLNG	Part Garden Of 9 And 10, Alder Close, Sturminster Newton, Dorset, DT10 1AJ	Started	2
2/2013/0354/PLNG	Land At Bonslea House, White Lane Close, Sturminster Newton, Dorset	Started	1
2/2013/1189/PLNG	28 Green Close Sturminster Newton Dorset DT10 1BJ	Planning permission	1
2/2015/1781/REM	Land Adjacent To Oakwood Farm Chapel Road Bagber Common Bagber Common Sturminster Newton Dorset DT10 2HB	Planning permission	1
2/2016/1093/FUL	Streeters Carpets And Beds Ltd Station Road Sturminster Newton Dorset DT10 1BD	Planning permission	9
2/2016/0788/OUT	Clarks Yard, Bath Road, STURMINSTER NEWTON	Outline p.p.	29
Sturminster Newton total			71
Stalbridge			
2/2012/0834/PLNG	Williams Nursery, Station Road, Stalbridge, Sturminster Newton, Dorset, DT10 2RQ	Started	6
2/2013/0732/PLNG	Land north of Pond Walk (Barrow Hill)	Outline	7
2/2016/0593/FUL	Land Off Station Road Stalbridge Dorset	Planning permission	1
2/2016/0932/FUL	Stalbridge Pharmacy High Street Stalbridge DT10 2LL	Planning permission	1
2/2016/1060/FUL	Hewletts Farm Lower Road Stalbridge Dorset DT10 2SW	Planning permission	3
2/2016/1586/FUL	Crown Inn High Street Stalbridge Dorset DT10 2LL	Planning permission	3
2/2017/0027/FUL	Former Natwest Bank High Street Stalbridge Dorset DT10 2LQ	Planning permission	1
2/2016/1418/FUL	Wayside High Street Stalbridge DT10 2LL	Planning permission	1
Stalbridge total			23
Villages and countryside			
2/2015/0651/FUL	River View Bridge Street Bourton Dorset SP8 5BA	Planning permission	1
2/2015/1315/OUT	Sandways Farm New Road Bourton Dorset SP8 5BQ	Planning permission	1
2/2016/1550/FUL	Kiama New Road Bourton SP8 5BJ	Planning permission	1
2/2015/1827/FUL	Rugby Cottage Church Track Bourton Dorset SP8 5BW	Started	10
2/2016/0610/REM	Bourton Mill Factory Hill Bourton SP8 5AX	Started	35
2/2016/0865/FUL	Land On The South Side Of Shutes Lane Buckhorn Weston Dorset	Planning permission	1
2/2015/0546/FUL	Land At Os7727 Templecombe Lane Buckhorn Weston Dorset	Started	1
2/2015/0953/FUL	Hawks Barn Long Lane Cann Dorset SP7 0BJ	Started	1

Reference	Location	Status	5-year supply
2/2015/0360/FUL	315 Bournemouth Road Charlton Marshall Dorset DT11 9NQ	Planning permission	1
2/2015/0375/FUL	2 River Lane Charlton Marshall Dorset DT11 9NZ	Planning permission	1
2/2015/1810/OTDWPA	Long Barn, Park Hill, Charlton Marshall, Dorset, DT11 9AJ	Planning permission	1
2/2016/1408/AGDWPA	Ashe Farm, Thornicombe Hill, Thornicombe	Planning permission	1
2/2012/1292/PLNG	Land At E 389964 N 103863, Church Lane, Charlton Marshall, Dorset	Started	1
2/2016/1611/FUL	Former Stables Chettle Village To Salisbury Road (a354) - Lane Chettle Dorset	Planning permission	1
2/2016/0937/FUL	Dovecote Farm Common Drove Child Okeford Dorset DT11 8QY	Planning permission	1
2/2015/0868/AGDWPA	Prystock Farm Hawkecombe Lane To Brach Farm - Road Twyford Dorset SP7 0JJ	Started	1
2/2016/0202/AGDWPA	Henbury Farm, Village Road To Trapdoor And Henbury Farm - Access Road, East Orchard	Planning permission	2
2/2015/0011/FUL	Field View Farm Fishey Lane East Orchard Dorset SP7 0LQ	Started	1
2/2015/1114/AGDWPA	Summerleaze Farm Front Street East Stour Dorset SP8 5LQ	Planning permission	1
2/2010/0963/PLNG	Part garden of Hillside, Hunger Hill, East Stour, Gillingham, Dorset, SP8 5JS	Started	1
2/2014/0593/FUL	Lintern Farm Lintern Lane East Stour Dorset	Started	1
2/2014/0464/PLNG	Home Mead Cottage 8 North Street Fontmell Magna Shaftesbury Dorset SP7 0NS	Planning permission	1
2/2015/1626/AGDWPA	St Andrews Farm Barn, Woodbridge Lane, Bedchester	Planning permission	1
2/2012/1049/PLNG	Green Farm, Marnhull Road, Margaret Marsh, Shaftesbury, Dorset, SP7 0AZ	Started	1
2/2014/1599/P3IAPA	The Old Cow Shed Star Farm Pleck Hil I Wonston Hazelbury Bryan Dorset DT10 2EG	Planning permission	1
2/2016/0473/AGDWPA	Dutch Barn, West Lane, Hazelbury Bryan	Planning permission	1
2/2016/1852/OTDWPA	Malthouse Business Units Ansty Lane Ansty Dorchester Dorset DT2 7PN	Planning permission	2
2/2016/0017/FUL	Deer Farm Gallows Corner To Farrington - Lane Farrington Dorset DT11 8RA	Planning permission	2
2/2008/0791 & 2/2012/0361/PLNG & 2/2016/0240/COU	Church Farm, Main Street, IWERNE COURTNEY	Started	2
2/2016/1512/FUL	Barn East Of Orchard House Blandford Road Iwerne Minster Dorset	Planning permission	1
2/2015/0976/FUL	Orchard House Post Office Road Iwerne Minster Dorset DT11 8LW	Started	3
2/2014/1197/FUL	Land At E 386803 N 114222 Watery Lane Iwerne Minster	Planning permission	1
2/2015/0224/PMBPA	Agricultural Building East Of Elm View Chapel Hill Kington Magna Dorset	Planning permission	1
2/2011/0123/PLNG	Chapel Cottage Nyland	Started	1
2/2014/1388/PMBPA	Plumber Farm Haydon Downs Farm To Salkeld Bridge - Road Plumber Dorset DT10 2AG	Planning permission	1
2/2009/0825/PLNG	Kings Stag Copse, Hazelbury Bryan, Dorset	Started	2
2/2015/0794/FUL	Former Hagsplay Ltd Office Site Holwell Road Kings Stag Dorset DT10 2BA	Started	2
2/2016/1677/FUL	Fir Tree Farm Hazelbury Road Mappowder DT10 2EQ	Planning permission	2
2/2014/1135/FUL & 2/2015/1316/FUL	New Street Dairy New Street Marnhull Dorset DT10 1PX	Planning permission	4
2/2014/0247/PLNG	Land On The South Side Of Burton Street Marnhull Dorset	Planning permission	13
2/2014/0243/PLNG	Land Corner Close Corner Close Marnhull Dorset	Planning permission	1
2/2014/1681/FUL	Buildings South Of Popes Farm Bungalow New Street To Common Lane - Lane Marnhull Dorset	Planning permission	1
2/2015/0522/REM	Land Adjacent Joyces New Street Marnhull Dorset	Planning permission	2
2/2015/1382/FUL	Land At St (e) 378920 (n) 119092 Salisbury Street Marnhull Dorset	Planning permission	1
2/2016/0518/FUL	Strangways Farm Hains Lane Marnhull Dorset DT10 1JU	Planning permission	3

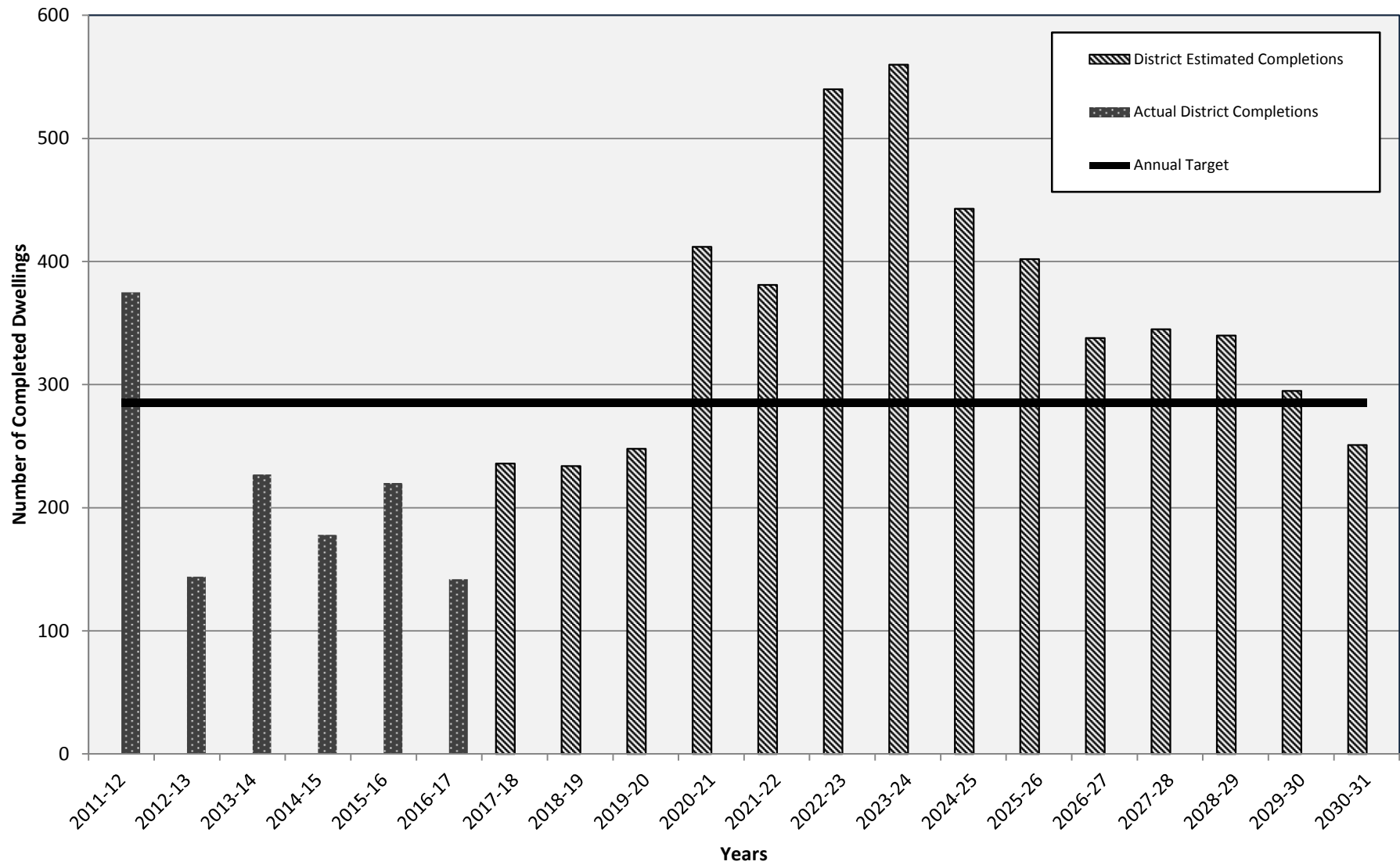
Reference	Location	Status	5-year supply
2/2011/1238/PLNG	Joanna-clare, Burton Street, Marnhull, Sturminster Newton, Dorset, DT10 1JJ	Started	1
2/2012/0771/PLNG	Longonot, Crown Road, Marnhull, Sturminster Newton, Dorset, DT10 1LN	Started	1
2/2015/1067/FUL	Peters Finger New Street Marnhull Dorset DT10 1PX	Started	1
2/2015/1182/FUL	Wyngate Pilwell Marnhull Dorset DT10 1LE	Started	1
2/2015/1420/FUL	Land At E 378916 N 119142 Corner Close Marnhull Dorset	Started	3
2/2016/0463/FUL	Popes Farm New Street To Common Lane - Lane Marnhull Dorset DT10 1NU	Started	1
2/2016/1015/FUL	Clock House Burton Street Marnhull DT10 1PH	Started	2
2/2016/1213/AGDWPA	Agricultural Building, Whittings Farm, St James Common To Higher Green Farm, Cann	Planning permission	1
2/2012/0621/PLNG	Bramble Cottage Chapel Street Milborne St Andrew Blandford Forum Dorset DT11 0JP	Planning permission	2
2/2015/1073/FUL	Land At E 380375 N 97264 Manor Farm Lane Milborne St Andrew Dorset	Planning permission	1
2/2009/0206/PLNG	Goulds Farm, Little England, MILBORNE ST ANDREW	Started	5
2/2014/1437/FUL	Building Between Hambro Arms And The Old Chapel Pond Head To Whitechurch Road Milton Abbas Dorset	Started	1
2/2014/1029/OUT	Le Chanterelle Sherborne Causeway Shaftesbury Dorset SP7 9PX	Planning permission	1
2/2015/1195/AGDWPA	Barn At, Hawkers Hill Farm, Gillingham Road To Hawkers Hill Farm - Track, Shaftesbury	Planning permission	1
2/2015/1502/OUT	Former Case And Sons Site, The Street, Motcombe	Planning permission	9
2/2016/1012/AGDWPA	Barn At Martlets Farm, Knapp Hill To Sedge Hill Corner - Lane, Motcombe	Planning permission	1
2/2011/0195/PLNG	Dar Es Salaam, Shorts Green Lane, Motcombe, Shaftesbury, Dorset, SP7 9PA	Started	1
2/2014/0499/PLNG	Paddock Way The Street Motcombe Shaftesbury Dorset SP7 9PD	Started	1
2/2016/0407/AGDWPA	Lowbrook Farm, Lowbrook Farm Lane, Belchalwell	Planning permission	2
2/2016/1001/AGDWPA	Langston Farm, Shillingstone Lane, Okeford Fitzpaine	Planning permission	1
2/2016/1470/AGDWPA	Etheridge Farm, Darknoll Lane, Okeford Fitzpaine	Planning permission	1
2/2009/0521/PLNG	Pennys Place, Angers Lane, Fiddleford, OKEFORD FITZPAINE	Started	1
2/2012/1359/PLNG	Land At E 380587 N 111109, Castle Avenue, Okeford Fitzpaine, Dorset	Started	1
2/2012/1498/PLNG	Former Faccenda Factory, Higher Street, Okeford Fitzpaine, Blandford Forum, Dorset, DT11 0RQ	Started	5
2/2016/0285/FUL	Okehill Higher Street Okeford Fitzpaine Dorset DT11 0RQ	Started	1
2/2016/1261/FUL	Shepherds Way Portman Road Pimperne Dorset DT11 8UJ	Planning permission	2
2/2011/0969/PLNG	Woodbury, 10, Chapel Lane, Pimperne, Blandford Forum, Dorset, DT11 8TZ	Started	1
2/2014/0064/PLNG	10 St Peters Close Pimperne Blandford Forum Dorset DT11 8UZ	Started	1
2/2016/0594/FUL	Pimperne C Of E Vc First School School Lane Pimperne DT11 8UG	Planning permission	5
2/2013/1325/PLNG	Westleigh Blandford Road Shillingstone Blandford Forum Dorset DT11 0SF	Planning permission	3
2/2015/1745/FUL	2 Wessex Avenue Shillingstone Dorset DT11 0TG	Planning permission	1
2/2017/0138/OTDWPA	Former Weigh Bridge Office Lanchards Lane Shillingstone Dorset	Planning permission	1
2/2015/0671/FUL	Townsend Farm Blandford Road Shillingstone Dorset DT11 0SG	Started	1
2/2015/1494/FUL	Old Ox Inn Blandford Road Shillingstone Dorset DT11 0SF	Started	3
2/2016/0740/FUL	D J Motor Sales Cookswell Shillingstone DT11 0QZ	Started	2
2/2015/0393/FUL	Stour House Blandford Road Shillingstone Dorset DT11 0SF	Planning permission	1
2/2015/1693/FUL	Barn At E 378705 N 129436 Waterloo Lane Silton Dorset	Planning permission	1
2/2004/0329	Part garden of Suvla Bay, High Street, SPETISBURY	Started	1

Reference	Location	Status	5-year supply
2/2015/0415/FUL	The Outlook High Street Spetisbury Dorset DT11 9DT	Started	6
2/2015/1087/OUT	Norton View Shaston Road Stourpaine Dorset DT11 8TA	Planning permission	4
2/2002/0034	Land at 'Churchills', Manor Road, STOURPAINE	Started	1
2/2013/1261/PLNG	Village Hall Orchard Close Stourpaine Blandford Forum Dorset	Started	6
2/2014/0876/FUL	Land At E386023 N109671, Havelins, Stourpaine	Planning permission	5
2/2016/0553/AGDWPA	Summerfield Farm, Butts Lane, Stour Provost	Planning permission	1
2/2015/1399/FUL	Manor Farm Church Lane Stour Provost Dorset SP8 5SA	Planning permission	1
2/2016/1690/FUL	Agricultural Buildings Cockhill Farm Lane From Woodrow Farm To Walnut Cottage Stourton Caundle DT10 2LB	Planning permission	1
2/2016/1407/FUL	West Farm Mower Lane To Farrington Bridge - Lane Farrington Dorset DT11 8RA	Planning permission	1
2/2014/0230/PLNG	Tarrant Crawford Farm Tarrant Crawford Blandford Forum Dorset DT11 9HY	Planning permission	1
2/2015/0626/PMBPA	Red Lane Farm, Red Lane, Todber, Dorset, DT10 1HJ	Planning permission	1
2/2016/0123/OUT	J & S Car Sales Red Lane Todber Dorset DT10 1HT	Planning permission	1
2/2016/0656/REM	Redlands Garage Red Lane Todber Sturminster Newton Dorset DT10 1HT	Planning permission	2
2/2016/1195/FUL	Turnworth Farm Turnworth Village Road Turnworth Dorset DT11 0EE	Planning permission	1
2/2016/1039/FUL	Land South West Of Manor Farm Cottage Sherborne Road West Stour Dorset	Planning permission	1
2/2015/0791/FUL	Scats Country Stores North Street Winterborne Kingston Dorset DT11 9AZ	Started	18
2/2015/0136/OUT	Land South Of The Old Malt House Clenston Road Winterborne Stickland	Planning permission	2
2/2015/0719/FUL	The Old Farmhouse Chalky Path Winterborne Stickland Dorset DT11 0NS	Planning permission	1
2/2015/0657/FUL	Land Opposite The Old Farmhouse Chalky Path Winterborne Stickland Dorset	Started	1
2/2013/0857/PLNG	The Clock House Winterborne Whitechurch Blandford Forum Dorset DT11 0PB	Started	1
2/2013/1370/PLNG	Whitcombe Drove Farm Hazelbury Bryan Blandford Forum Dorset DT11 0HE	Planning permission	1
Villages and countryside total			241
Adjustments			
	Occupational dwellings		5
	Identified in neighbourhood plans		33
Adjustments total			38
Total five year supply of housing, April 2017			1511

Appendix 2 – Housing Trajectory Updated 2017

Settlement	Source	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total Plan period	
		Completed						5-year supply															
Blandford	Permissions	103	35	71	22	45	33	33	15	60	60	60	0	0	0	0	0	0	0	0	0	537	
	Infill sites							0	0	0	20	20	28	0	0	0	0	0	0	0	0	68	
	Greenfield sites:																						
	Dorchester Hill							0	0	20	41	0	20	45	0	0	0	0	0	0	0	126	
	Land Adj A350/A354 Junction							0	0	20	45	45	45	45	45	45	45	45	40	40	40	500	
	Lower Bryanston Farm							0	0	0	20	45	15	0	0	0	0	0	0	0	0	80	
	Total	103	35	71	22	45	33	33	15	100	186	170	108	90	45	45	45	45	40	40	40	1311	
Gillingham	Permissions	15	9	7	6	9	6	37	15	0	0	0	0	0	0	0	0	0	0	0	0	104	
	Infill sites							0	0	36	30	0	0	0	20	45	45	45	45	0	0	266	
	Greenfield sites:																						
	Lockwood Farm							0	0	0	0	0	18	18	0	0	0	0	0	0	0	36	
	Land at Bay							0	0	0	25	25	0	0	0	0	0	0	0	0	0	50	
	Land at Park Farm							0	0	0	0	0	50	80	80	80	80	80	80	80	77	687	
	Land East Of Lodden Lakes							0	0	0	20	45	25	0	0	0	0	0	0	0	0	90	
	Land adjacent Lodden Lakes							0	0	0	0	0	20	45	45	18	0	0	0	0	0	128	
	Land at Ham Farm							0	0	0	0	0	70	70	70	70	70	70	70	70	67	627	
	Land at Newhouse Farm							0	0	0	0	0	0	0	0	27	45	45	45	45	45	268	
	Total	15	9	7	6	9	6	37	15	36	75	70	183	213	242	258	240	240	240	195	160	2256	
Shaftesbury	Permissions	220	62	119	122	85	36	54	28	2	0	0	0	0	0	0	0	0	0	0	0	728	
	Infill sites							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Greenfield sites:																						
	Land SE of Wincombe Lane (Hopkins Land)							0	0	0	0	0	20	20	0	0	0	0	0	0	0	40	
	Adjacent Wincombe Business Park							0	0	20	45	45	45	36	0	0	0	0	0	0	0	191	
	Land East of Shaftesbury Parcels 6 & 7							10	25	45	17	0	0	0	0	0	0	0	0	0	0	97	
	Land off Littledown							0	0	20	45	45	45	15	0	0	0	0	0	0	0	170	
	Total	220	62	119	122	85	36	64	53	87	107	90	110	71	0	0	0	0	0	0	0	1226	
Sturminster Newton	Permissions	11	5	1	1	1	10	4	10	0	0	28	0	0	0	0	0	0	0	0	0	71	
	Infill sites							0	0	0	15	14	20	20	20	20	0	0	0	0	0	109	
	Greenfield sites:																						
	North of the Livestock Market							0	0	0	0	0	20	40	40	0	0	0	0	0	0	100	
	Land north of Northfields							0	0	0	0	0	20	40	40	40	0	0	0	0	0	100	
	Land off Elm Close							0	0	0	0	0	20	25	0	0	0	0	0	0	0	45	
	Total	11	5	1	1	1	10	4	10	0	15	42	80	125	100	20	0	0	0	0	0	425	
Stalbridge + villages	Permissions	26	33	29	27	80	57	98	141	25	0	0	0	0	0	13	0	0	0	0	0	529	
	Infill sites							0	0	0	0	0	5	10	5	5	2	9	9	9	0	54	
	Greenfield sites:																						
	none							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Total	26	33	29	27	80	57	98	141	25	0	0	5	10	5	18	2	9	9	9	0	583	
District Total no adjustments		375	144	227	178	220	142	236	234	248	383	372	486	509	392	341	287	294	289	244	200	5801	
Adjustments																							
Occupational dwellings	Adjust per year							0	0	0	1	4	4	4	4	4	4	4	4	4	4	41	
Office to residential	4							0	0	0	0	0	2	2	2	2	2	2	2	2	2	18	
Agricultural to residential	10							0	0	0	0	0	5	5	5	5	5	5	5	5	5	45	
Identified in Neighbourhood Plans	40							0	0	0	28	5	3	0	0	10	0	0	0	0	0	46	
Windfall Allowance	40							0	0	0	0	0	40	40	40	40	40	40	40	40	40	360	
District Total including adjustments		375	144	227	178	220	142	236	234	248	412	381	540	560	443	402	338	345	340	295	251	6311	

Graph Showing the Housing Trajectory for North Dorset Updated in 2017





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Planning Policy (North Dorset)
South Walks House
South Walks Road
Dorchester
DT1 1UZ

www.dorsetforyou.com