

Appendix A - Supply from Planning Permissions

The calculated supply from planning permissions is 3,973 units (net).

Of these sites, 2,687 are anticipated to be delivered in 5 years, of which about 540 come from Poundbury phase 2, 3 and 4 permissions. The remainder of Poundbury, the Hardy Complex and the estimate for permissions that lapse (which may be re-submitted) are anticipated to come forward in the remaining plan period.


Source	Method of Assessment	Avoiding Double Counting
<p data-bbox="230 424 495 456">Planning Permissions</p>  <p data-bbox="188 568 539 707">All live planning permissions 'not implemented' and those parts 'under construction' at 1st April 2014.</p>	<ul style="list-style-type: none"> <li data-bbox="568 424 1637 528">➤ All extant planning permissions relating to housing have been included in this source, with the net outstanding housing units used to calculate the total housing supply (ie deducting any units to be demolished and any units completed in the previous years). <li data-bbox="568 552 1637 691">➤ The sites have not been through any further assessment process as the development potential has been assessed through the planning application process. All sites are included in the total housing supply, as it is likely that even where consent could lapse these sites will be delivered over the longer period. <li data-bbox="568 715 1637 1393">➤ For inclusion within the 5 year supply, a lapse rate of 5% for the non-implementation of planning permission has been deducted. This rate of non-implementation is precautionary, when checked against the average lapse rate of 2% for planning consents in recent years (see Table A.1). This also provides some flexibility on the likely delivery timescales of the larger sites which may not be fully built out within the five years. Two of the larger sites have been dealt with separately because of their slightly unique circumstances. These were: <ul style="list-style-type: none"> <li data-bbox="651 991 1637 1161">○ POUNDBURY, DORCHESTER – where there is extant permission for over 1,200 units from phases 2, 3 & 4. The highest sustained build rate over any three year period was 114dpa (2004/7). Applying the same 5% discount, a delivery rate of 108dpa has been assumed. It is clear that a significant amount of the development will be implemented outside the 5 year period. <li data-bbox="651 1185 1637 1393">○ THE FORMER HARDY ACCOMMODATION COMPLEX, PORTLAND – where the implementation of the remaining 384 units has stalled. No allowance has been included in the 5 year supply at the current time. However a section 106BA application (ref WP/14/00564/OBL) has recently been submitted which will specifically address the alleged viability issues and potentially bring the development forward within the 5 year period. 	<p data-bbox="1675 424 2020 635">All live planning permissions have been mapped in GIS. Existing SHLAA sites, newly identified sites and Minor Identified Sites have been overlaid.</p> <p data-bbox="1675 679 2020 850">Where duplicates occur, the planning permission record remains and the other sources of site are redrawn or deleted.</p>

Table A.1 - average lapse rate for planning consents in recent years

The following tables lists the total number of units (gross) permitted for open market housing and lapse rates for a 3 year sample. Lapse rate is calculated based on number of dwellings lapsed during a year as a % of number of dwellings with outstanding planning permission at the start of that year. The data has been broken down by authority and year. The overall lapse rate indicated by this evidence is 2.0%.

Year	WDDC gross commitments	WDDC gross lapsed	WDDC % lapsed	W&PBC gross commitments	W&PBC gross lapsed	W&PBC % lapsed	TOTAL gross commitments	TOTAL gross lapsed	TOTAL % lapsed
2008/09	2,198	0	0.0	1,563	26	1.7	3,761	26	0.7%
2009/10	1,741	21	1.2	1,412	27	1.9	3,153	48	1.5%
2010/11	1,540	102	6.6	1,345	21	1.6	2,885	123	4.3%
TOTAL	5,479	123	2.2	4,320	74	1.7	9,799	197	2.0%

Table A.2 - Planning Permissions with consent at 1st April 2014 (West Dorset)

Settlement	Site Address	Units (Net)
Adber	Rowbarrow Cottage, Rowbarrow Hill, Adber	0
Beaminster	7-13, Hogshill St, Beaminster	9
Beaminster	Land adj. Champions Gardens	2
Beaminster	18 and rear, The Square	1
Beaminster	2, Higher Green	1
Beaminster	9, The Square, Beaminster	1
Beaminster	Lower Chapel Marsh Farm, Axnoller Lane	1
Beaminster	R/O 23, Fleet Street	1
Beaminster	Unit C, Clay Lane	1
Beaminster	Hillside Farm, Seaborough	0
Beaminster	Wellwood Farm	0
Bishops Caundle	38, Hill View	1
Bradford Abbas	Land to rear of 7 and 8, Higher Westbury	1
Bridport	Kisem, North Mills Road	14
Bridport	Land adj to Bridport Medical Centre, West Allington	10
Bridport	Land off Higher Street, Bradpole	6
Bridport	27 to 29, West Street and 2 to 4, Victoria Grove	5
Bridport	Rear 5 - 7, North Allington	5
Bridport	5-7, North Allington	3
Bridport	6, East Street, Bridport	3
Bridport	42, East Street, Bridport	2
Bridport	50, Crock Lane	2
Bridport	Adj Hillside,(3), Crock Lane	2
Bridport	146B, West Bay Road, Bridport	1
Bridport	22, West Allington	1
Bridport	26, East Street	1
Bridport	Adj. 1 Park Road	1
Bridport	Highlands Farm, Templemans Ash	1
Bridport	Land adj. 146, West Bay Road	1
Bridport	Southcroft, 16, Park Road	1
Bridport	The Coate and Dove Cottage, Higher Street	1
Bridport	The Well, St. Andrews Well	1
Bridport	21, Elwell, Bothenhampton	0
Bridport	Cleveland, Hill Rise, West Bay	0
Bridport	Fivepenny Farm, Spence Lane	0
Bridport	Highlands Point, Highland End Farm, Eype	0
Bridport	Ridgewood, 7, Crock Lane, Bothenhampton	0
Broadmayne	Longfield House, 2, Bramble Drove	1
Buckland Newton	Land at Overdale, 4, Providence Row	1
Buckland Newton	Knoll End, Castle Lane	0
Buckland Newton	The Rectory, Buckland Newton	0
Burton Bradstock	Greenhills, Coast Road	0

Settlement	Site Address	Units (Net)
Cattistock	Post Office and stores , Mill Lane, West End	1
Cerne Abbas	4, Wills Close	2
Cerne Abbas	Land to rear of Francombe Farm, Acreman Street	1
Charminster	Land adj Village Hall	3
Charminster	17, East Hill, Charminster	2
Charminster	1, Church Lane	1
Charminster	Land at 11, Pound Close	1
Charmouth	Builders Yard and Offices, Devonedge	9
Charmouth	2, The Manor, The Street	1
Charmouth	Bramley Cottage, The Street	1
Charmouth	Downside Close	1
Charmouth	Highlands, Old Lyme Road	1
Charmouth	The Bungalow, Bellair Farm, Berne Lane	1
Cheselbourne	Waterside Farm	1
Cheselbourne	Brook Cottage, Cheselbourne	0
Chickerell	Land at Putton Lane	142
Chickerell	Ponderosa, 4A, Putton Lane	36
Chickerell	Floods Yard	16
Chickerell	adj 478 Chickerell Road	3
Chickerell	Land Adj. 421 - 423, Chickerell Road	2
Chickerell	415, Chickerell Road	1
Chickerell	457, Chickerell Road	1
Chickerell	537, Chickerell Road	1
Chickerell	Alexandra Inn, 408, Chickerell Road	1
Chickerell	461, Chickerell Road	0
Chickerell	5, Wilmslow Road	0
Chideock	Land at end of Ridwood	12
Corscombe	Corscombe Farm, Lovelands	0
Crockway	Faunbank Stables, Crockway	1
Crossways	11, Warmwell Road	1
Crossways	Land Behind 40-42, Dick `o the Banks Road	1
Crossways	2, Redbridge Road	0
Dewlish	Adj Vyne Cottage	1
Dorchester	Poundbury, North and South Action Areas	655
Dorchester	North East Quadrant, Poundbury Phases 3 and 4	528
Dorchester	Brewery Square, Phase 2B, Weymouth Avenue	168
Dorchester	Former Eldridge Pope Brewery Site, Weymouth Avenue	162
Dorchester	Land adjacent Queen Mother Square, Poundbury (Extra Care units)	62
Dorchester	Land to north of St Georges Road	54
Dorchester	Plot 4.04, Queen Mothers Square, Poundbury	40
Dorchester	Poundbury South West Quadrant	21
Dorchester	Charles Street	18
Dorchester	Hillfort House, Poundbury Road	12
Dorchester	Glyde Path House, Glyde Path Road	11
Dorchester	Kings Point House, Queen Mother Square, Poundbury	11

Settlement	Site Address	Units (Net)
Dorchester	White Hart, 53, High East Street	10
Dorchester	29 - 31, Damers Road	9
Dorchester	22, High East Street	7
Dorchester	Land Adj. Frederick Treves House, Poundbury	6
Dorchester	Corston House, Corston Street, Sector 2.22B, Poundbury	5
Dorchester	Digby Court, Edward Road	4
Dorchester	Sector 2.83B, Middle Farm Way	4
Dorchester	6, Weymouth Avenue	3
Dorchester	43, High East Street	2
Dorchester	36, Rothesay Road	1
Dorchester	6, Wessex Way	1
Dorchester	Building situated at Watercombe Farm, Watercombe	1
Dorchester	Grey`s Hall, 9, London Road	1
Halstock	Birts Hill Farm, Halstock Leigh	1
Halstock	The Old Bakery, The Square, Halstock	1
Halstock	Woodview, Hermitage Lane	0
Hermitage	Manor Farm, Hermitage Lane	0
Higher Chilfrome	Higher Drove Farm, Higher Chilfrome	1
Hilfield	Lyons Hill Farm, Hilfield	0
Holnest	South Riding	0
Holwell	Holwell Manor Farm	1
Hooke	Westcombe Farm, Hooke Road	1
Kingston Russell	Higher Kingston Russell Farm	4
Leigh	Greylands, Chetnole Road	0
Lillington	land at Lower Farm, Lillington	1
Litton Cheney	Bride Valley Nursery, Looke Mead, Cox`s Lane	0
Long Bredy	1 & 2, Corner Cottages, Long Bredy	-1
Longburton	Tall Trees Stud Farm, Street Lane	1
Lyme Regis	Woodberry Down	46
Lyme Regis	Queens Walk	37
Lyme Regis	Shire House, Sidmouth Road	6
Lyme Regis	Beau Sejour, View Road	5
Lyme Regis	Land adj Somers Road	5
Lyme Regis	22, Sherborne Lane	1
Lyme Regis	Land off Portland Lodge, Clappentail Lane	1
Lyme Regis	Little Park, Haye Lane	1
Lyme Regis	The Chalet, Cobb Road	0
Lyons Gate	Lyons Head Farm, Cosmore	0
Maiden Newton	Neil's View, Dorchester Road, Maiden Newton	14
Maiden Newton	Maiden Newton Mill, 76, Dorchester Road	2
Maiden Newton	6, Ashleigh Avenue	1
Maiden Newton	Kingsley Paddock and adjacent land	1
Melbury Osmond	Lower Holt Granary, Holt Lane	1
Melplash	Melplash Motors	2
Melplash	Mount Cross Bungalow, Melplash	0

Settlement	Site Address	Units (Net)
Morecombelake	Arne, Sun Lane, Morecombelake	0
Mosterton	Churchill Farm, Mosterton	2
Osmington	Chavally, Main Road	1
Osmington	Pixon Barn Farm, Poxwell	1
Portesham	Land at North Mead Farm, Front Street	2
Portesham	2, Bramdon Lane	1
Portesham	Goodridge Cottage, Church Lane	1
Puddletown	Combe Barn Farm	1
Pymore	Pymore Mills	1
Ryall	Long Orchard Farm, Lower Lane, Ryall	1
Ryall	Stoneyaside, Lower Lane, Ryall	0
Salwayash	Ash Farm, Pineapple Lane	2
Salwayash	The Game Depot, Salwayash	1
Sherborne	Land at Barton Farm	279
Sherborne	Garage Compound North of McCreery Road	12
Sherborne	Land at Littlefield, Sherborne	8
Sherborne	Barton Farm, Yeovil Road	5
Sherborne	Land adj 9, Pageant Drive	2
Sherborne	1, The Gardens, Lenthay Road, Sherborne	1
Sherborne	Adj Woodview, Tinney's Lane	1
Sherborne	Green Cottage, Long Street	1
Sherborne	Hernes Oak, Bradford Road	1
Sherborne	Land to rear of 12A, Kings Road	1
Sherborne	Meerut, 6, Coldharbour	1
Sherborne	Trent Path Lane, Barton Farm	1
Sherborne	Tudor Lodge, Long Street	1
Sherborne	Primrose Cottage, Little Folke, Folke Lane	0
Shipton Gorge	St Lukes Farm, Icen Lane	0
Thorncombe	Magdalen Farm	1
Thorncombe	Herridge Farm, Holditch, Yonder Hill	0
Thorncombe	Paynes Down Bungalow, Birdsmoorgate	0
Tincton	Lower Heath Cottage, Tincton	0
Toller Porcorum	Meadowlark, School Lane	2
Trent	Little Peace, Gore Lane, Trent	1
Waytown	Hollytree Cottage, Waytown	0
West Bay	Colston, West Cliffe Road	0
West Bexington	Hillside, Swyre Road, West Bexington	0
Whitch'ch Canon'm	Land at Ryall Road and Bluntshay Lane	9
White Lackington	European Inn, White Lackington	1
Winterb'ne Steep'n	Sunny Acres, Bridport Road	0
Yetminster	Land at Thornford Road, Yetminster	15
Yetminster	Orchard House, High Street	0
TOTAL		2,613

Table A.3 - Planning Permissions with consent at 1st April 2014 (Weymouth & Portland)

Settlement	Site Address	Units (Net)
Portland	The Hardy Complex, Castle Road	384
Portland	Bottomcoombe Masonry Works, Park Road, Portland (care home)	62
Portland	Workshops, Bottomcoombe Works, Easton	40
Portland	Castle Court Site, Osprey Quay	39
Portland	Perryfield Works, Pennsylvania Road	17
Portland	Alma Terrace, Portland	11
Portland	Land at North End of Perryfield Work, Pennsylvania Road	6
Portland	Rear of 44C-62, Weston Street	5
Portland	New Star Inn, 115, Fortuneswell	3
Portland	9-11, Easton Street	2
Portland	Between 12 & 14, Woolcombe Road, Weston	2
Portland	Royal Victoria Lodge, Victoria Square	2
Portland	11, High Street, Fortuneswell	1
Portland	133-135, Chiswell	1
Portland	140, Fortuneswell	1
Portland	1A, Avalanche Road	1
Portland	50, Fortuneswell	1
Portland	67, New Street, Conifer Lodge.	1
Portland	7B, Castletown	1
Portland	88, Fortuneswell	1
Portland	Adj 44 Chiswell (site of former 34a Chiswell)	1
Portland	Adj 76, Chiswell	1
Portland	adj Westcliff House, Weston Road	1
Portland	Adjacent to 25, Hambro Road	1
Portland	Garage complex next to 14, Blacknor Road	1
Portland	Land adj 19(b), Clements Lane	1
Portland	Land adj Coombe Ridge, Avalanche Road, Southwell	1
Portland	land adjacent to 8, Moorfield Road	1
Portland	Land adjacent to North Portland Working Mens Club, East Street	1
Portland	Land adjacent Westcliffe and r/o 1 and Chelmsford, Weston Road	1
Portland	Land at Bransbarrow, Brandy Row, Chiswell	1
Portland	Land off Greenhill Terrace, Fortuneswell	1
Portland	Land rear of Vicarage, Ventnor Road, Fortuneswell	1
Portland	The Coach House, Royal Breakwater Hotel, Castletown	1
Portland	6, Fishermans Stores, Ferrybridge	0
Portland	Vindelis Court, Venre Common Road	-9
Weymouth	Curtis Field, Chickerell Road (part of Markham and Little Francis)	180
Weymouth	Destiny Fields, Louviers Road, Littlemoor	162
Weymouth	Lines Field, Land to South of Louviers Road	100
Weymouth	Weymouth and Portland Fire Station, North Quay	43
Weymouth	Radipole Court, Fernhill Avenue	34
Weymouth	Fairways Court, Bedford Road	30

Weymouth	Former Methodist Chapel, Maiden Street	14
Weymouth	Melcombe House, 7, Kirtleton Avenue	8
Weymouth	104 St Mary Street	7
Weymouth	44 Preston Road	7
Weymouth	46, Preston Road	7
Weymouth	51, Commercial Road	7
Weymouth	74, Preston Road	7
Weymouth	Banbury House, 5, Market Street	7
Weymouth	18, Preston Road	6
Weymouth	19, Carlton Road South	6
Weymouth	2 and 3, Courtauld Drive	6
Weymouth	48, Preston Road	6
Weymouth	51, Bowleaze Coveaway	6
Weymouth	656 Dorchester Road	6
Weymouth	66, Preston Road	6
Weymouth	2, Highland Road	5
Weymouth	38, Preston Road	5
Weymouth	58, Preston Road	5
Weymouth	654, Dorchester Road	5
Weymouth	7, Glendinning Avenue	5
Weymouth	9, King Street	5
Weymouth	Goulds Garden Centre, Littlemoor Road	5
Weymouth	Land adj. 13 and 14, Turton Street	5
Weymouth	2, Glendinning Avenue	4
Weymouth	76, St Thomas Street	4
Weymouth	Land r/o 75-79, Knightsdale Road	4
Weymouth	105, St Mary Street	3
Weymouth	31-33, Dorchester Road	3
Weymouth	606, Dorchester Road	3
Weymouth	69, Abbotsbury Road	3
Weymouth	Land adjacent to 23, Old Castle Road	3
Weymouth	The Globe Hotel, 24, East Street	3
Weymouth	1, Coniston Crescent	2
Weymouth	13 Crescent Street	2
Weymouth	33, St Thomas Street	2
Weymouth	5, Glendinning Avenue	2
Weymouth	50, Verne Road	2
Weymouth	76, The Esplanade	2
Weymouth	83, Lodge Way	2
Weymouth	1, Budmouth Avenue	1
Weymouth	1, Dorchester Road	1
Weymouth	100, St Leonards Road (fronting Franchise St.)	1
Weymouth	114A, Lanehouse Rocks Road	1
Weymouth	12, Chickerell Road	1
Weymouth	12, Melcombe Avenue	1
Weymouth	13, Greenhill	1

Weymouth	14, Southdown Road	1
Weymouth	2, Jordan Way	1
Weymouth	2, Shirecroft Road	1
Weymouth	25, Marsh Road	1
Weymouth	26, Glendinning Avenue	1
Weymouth	345, Chickerell Road, 10b Lynch Road	1
Weymouth	36, Coombe Valley Road	1
Weymouth	41, Rodwell Road	1
Weymouth	42, Verne Road	1
Weymouth	44, Greenhill	1
Weymouth	458, Dorchester Road	1
Weymouth	49, Buxton Road, Weymouth	1
Weymouth	50, Buxton Road	1
Weymouth	590, Dorchester Road	1
Weymouth	64, Norfolk Road	1
Weymouth	7, Elwell Street	1
Weymouth	75, St Leonards Road	1
Weymouth	9, Chaple Lane, Upwey	1
Weymouth	adj 1 Jordan Way	1
Weymouth	Adj. 1, Cornwall Close	1
Weymouth	Adjacent to 192, Chartwell	1
Weymouth	Car Park between 13 and 15 East Street	1
Weymouth	Former Convent land between 76-80, Wyke Road.	1
Weymouth	Land r/o 1, Haywards Avenue	1
Weymouth	Land R/O, 57-59, Monmouth Avenue	1
Weymouth	Land to rear of 148, Wyke Road	1
Weymouth	Littlecot, Plaisters Lane	1
Weymouth	Lookout and adjacent buildings, Westhill Road	1
Weymouth	r/o 135, Littlemoor Road	1
Weymouth	r/o 227, Dorchester Road	1
Weymouth	1, Lower St Edmunds Street	0
Weymouth	10, Hillcrest Road	0
Weymouth	16, Verlands Road	0
Weymouth	18, Belle Vue Road	0
Weymouth	19, Carlton Road South	0
Weymouth	Greatfield House, Watery Lane	0
Weymouth	Land at the Old Rectory, Lorton	0
Weymouth	Monterey, 70, Buxton Road	0
Weymouth	52, Greenhill	-1
Weymouth	94, The Esplanade	-1
TOTAL		1,360