

West Dorset, Weymouth and Portland Five-year housing land supply 2015/16

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1 Introduction

- 1.1.1 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with a minimum additional buffer of 5% to ensure choice and competition in the market for land¹.
- 1.1.2 To be considered 'deliverable' these sites 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 five years and in particular that development of the site is viable.
- 1.1.3 Where the delivery of sites has been below the housing target, the shortfall will need to be made up within the five year supply period. Where there has been a record of persistent under delivery against the target, the buffer should be increased to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
- 1.1.4 If the local planning authority is unable to demonstrate a five-year supply of deliverable sites, the policies for the delivery of housing are considered 'out of date' and the tests in paragraph 14 of the NPPF need to be applied, alongside relevant policies in the development plan.
- 1.1.5 This document establishes the five-year supply requirement for the West Dorset, Weymouth and Portland Local Plan area having regard to the past rates of delivery since the start of the Local Plan period (i.e. since 2011). It then looks at the supply of housing against this requirement on the basis of the most up-to-date information, the completions and commitments data as at April 2016.
- 1.1.6 The calculation of supply of housing sites has been based on the recommendations made by the local plan inspector in his report dated 14th August 2015. The inspector highlighted which sources of supply he considered appropriate to include in the supply and the level of discount that should be applied to these sources.
- 1.1.7 In his report, the inspector concluded that the councils could demonstrate a five-year supply of deliverable sites based on the available information at that time (i.e. the 2014 completions and commitments data). A summary of this approach is also included in this report.

¹ National Planning Policy Framework paragraph 47, DCLG, March 2012

2 Housing Supply Requirement

2.1 LOCAL PLAN HOUSING TARGET

- 2.1.1 The West Dorset, Weymouth & Portland Joint Local Plan was adopted following the recommendation of the inspector in his report on the examination of the plan. It was adopted by Weymouth and Portland Borough Council on 15th October 2015 and by West Dorset District Council on 22nd October 2015. The Local Plan covers the 20 year period from 2011 to 2031.
- 2.1.2 In his report, the local plan inspector considered the available evidence and concluded that 15,500 dwellings “is a reasonable estimate of the amount of housing required during the plan period”. This strategic housing requirement figure applies across the Housing Market Area (the Plan area) and covers the period from 2011 to 2031. It forms the basis for the calculation of the five-year supply target for the plan area and equates to an annualised requirement of 775 dwellings per annum or 3,875 over the five-year period.

2.2 PERFORMANCE AGAINST TARGET

- 2.2.1 The councils monitor the supply of housing on an annual basis. The completions since the start of the plan period are set out in Figure 2.1.

Figure 2.1: Annual NET Housing completions since 2011

YEAR	WEYMOUTH & PORTLAND	WEST DORSET	TOTAL COMPLETIONS
2011/12	169	377	546
2012/13	205	364	569
2013/14	112	258	370
2014/15	148	251	399
2015/16	201	465	666
Total	835	1715	2550

- 2.2.2 The annual housing target of 775 dwellings per annum would equate to a delivery of 3,875 dwellings over the five year period. It is clear therefore that the delivery of housing has fallen behind the target rate in the Local Plan.

2.2.3 The cumulative shortfall in supply is set out in Figure 2.2 where it can be seen that an additional 1,325 dwellings should have been delivered over the five-year period 2011/12 to 2015/16.

Figure 2.2: Cumulative completions against target

YEAR	CUMULATIVE TOTAL COMPLETIONS	CUMULATIVE TARGET	CUMULATIVE SHORTFALL/(SURPLUS) ²
2011/12	546	775	229
2012/13	1,115	1,550	435
2013/14	1,485	2,325	840
2014/15	1,884	3,100	1,216
2015/16	2,550	3,875	1,325

2.2.4 The presumption generally is that any shortfall in the supply of housing should be made up within the five-year period in line with the ‘Sedgefield’ approach³. However the ‘Liverpool’ method has also been accepted in certain circumstances. The ‘Sedgefield’ approach has been used for the calculation of the councils’ five-year supply in this report, in line with the inspector’s comments.

2.3 SUPPLY BUFFER

2.3.1 In addition to the need to provide for five years worth of housing land and to make up any shortfall within the five-year period, there is a requirement to apply a buffer to this supply. National policy states that the land supply requirement should include “an additional buffer of 5% to ensure choice and competition in the market for land”.

2.3.2 Although the 5% buffer is the default position in national policy, where there has been a record of persistent under delivery, a buffer of 20% should be applied. It is reasonable to assume that persistent under delivery would be where in three out of the last five years delivery has been significantly below the target rate set in the Local Plan.

² Any cumulative surplus in dwelling completions are shown in brackets ()

³ The Sedgefield approach involves adding any shortfall of housing from previous years to the five-year supply, whereas the Liverpool method spreads the shortfall over the remainder of the plan period

2.3.3 On the basis of past performance and recent appeal decisions, the councils accept that a 20% buffer should be applied to housing land supply calculations for the joint Local Plan area. This position was confirmed by the inspector in his report on the local plan examination.

2.4 FACTORING IN THE SHORTFALL AND BUFFER

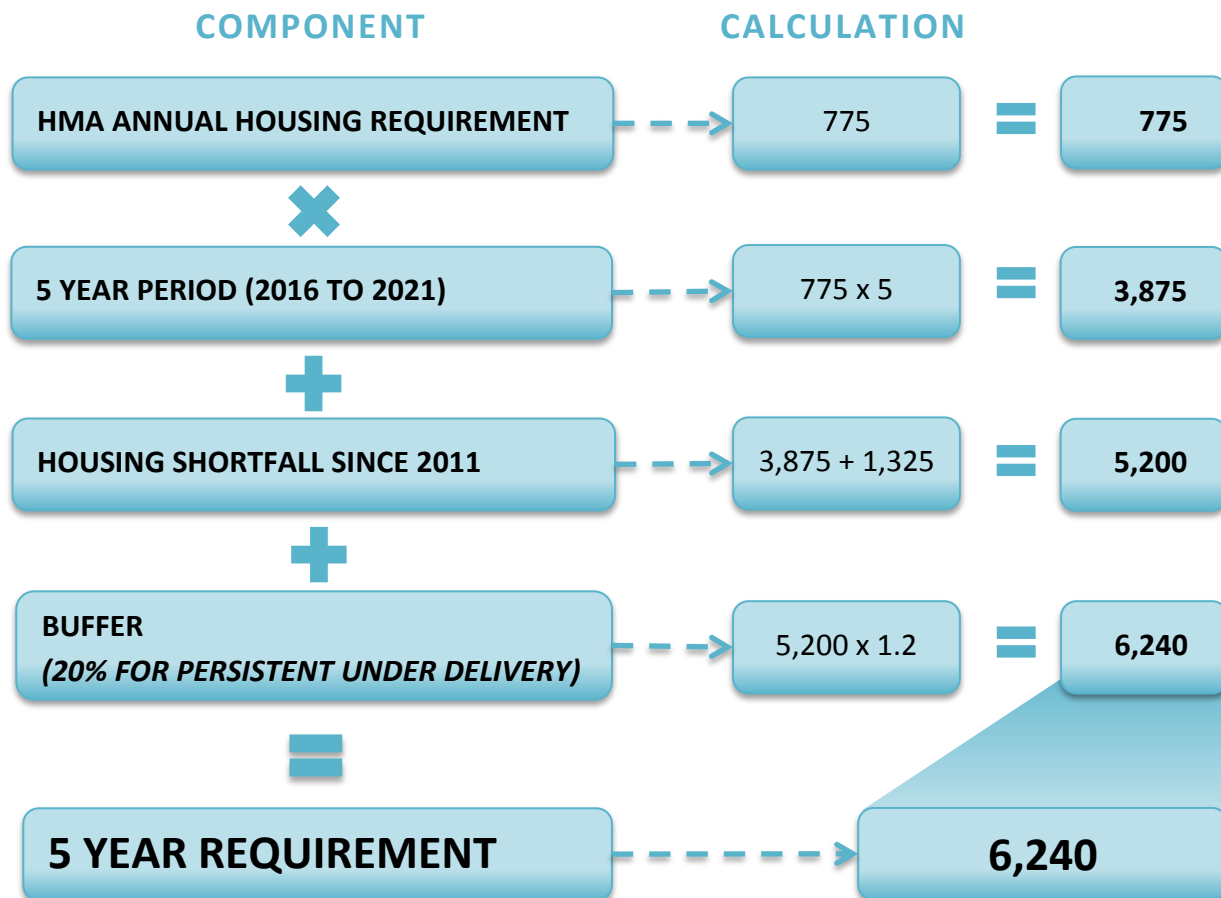
2.4.1 The calculation of the overall housing land supply requirement needs to take into account the overall plan target, any shortfall in provision from the beginning of the local plan period and the appropriate buffer based on past delivery rates.

2.4.2 Recent appeal decisions indicate that the buffer should apply to both the overall land supply requirement as well as any shortfall. This position was confirmed by the inspector in his report on the local plan examination.

2.5 THE FIVE-YEAR REQUIREMENT POSITION – APRIL 2016

2.5.1 Applying the above assumptions and using the completions data to 1st April 2016, enables the calculation of the five-year requirement for the period 2016 to 2021.

Figure 2.3: Five Year Housing Requirement 2016-2021



2.5.2 The analysis in Figure 2.3 indicates that the supply requirement for the five years from 2016 to 2021 was 6,240 dwellings. This is equivalent to 1,248 dwellings per annum over this five-year period.

2.6 CONCLUSIONS

2.6.1 The five-year supply requirement for the current five-year period (2016 to 2021) is 6,240 dwellings, equivalent to 1,248 dwellings for each of these five years. This increase on the previous year's requirement reflects the cumulative shortfall in completions since 2011, the beginning of the local plan period.

3 Supply Calculations

- 3.1.1 In order to understand the supply of land available for residential development, it is necessary to look at a number of different categories. Potential sources of housing supply include extant planning permissions, allocations in the local plan and sites identified as having development potential through the Strategic Housing Land Availability Assessment (SHLAA).
- 3.1.2 In his report into the examination of the local plan, the inspector made reference to the sources of supply that he considered were appropriate for inclusion within the five-year supply. For each of these, the inspector made recommendations as to an appropriate level of discount that should be applied to each category.
- 3.1.3 The inspector also concluded that it was appropriate to undertake a combined assessment of supply across both authority areas in accordance with the joint local plan. This approach will continue when assessing the supply of land in the future.
- 3.1.4 On the basis of the recommendations of the inspector, the local plan has been adopted by both West Dorset and Weymouth and Portland Councils. The position at the time of adoption, based on the inspector's recommendations and on the available data, was that the councils had identified sufficient deliverable sites equivalent to 5.1 years worth of supply. This report updates this position based upon the most up to date information available.

3.2 RECOMMENDATIONS FROM THE INSPECTOR'S REPORT

- 3.2.1 As recommended by the inspector, the housing supply figures in this report are calculated across the whole plan area rather than for each individual local authority. The sources of supply that the inspector recognised as being appropriate for inclusion within the five-year supply are outlined here along with the appropriate discount. Each of these categories has been thoroughly checked to avoid double counting.
- Extant permissions: A 5% lapse rate has been applied to the total stock of permissions to reflect past delivery on sites. In addition, where there is a likelihood that a site will not be fully developed within the five-year period, a further discount has been applied. The total stock of extant planning permissions for new dwellings and their contribution to the five-year supply is shown in Appendix A.
 - Sites allocated within the local plan without full planning permission: The assumptions about the supply on sites allocated in the local plan have been based upon discussions with the landowners/developers. Discussions looked at the anticipated delivery rates for each site with the expected delivery within the five-

year period being discounted and included in the supply. Similar work was undertaken to inform the local plan examination. A 10% discount was recommended for this supply category. The anticipated delivery on sites allocated in the local plan is shown in Appendix B.

- Large identified sites: Sites that were surplus to requirements, underutilised, or vacant or identified in Urban Capacity Studies were included within the SHLAA. This category of large sites were those of 0.15 hectares or greater where there was considered to be some potential within the five-year period. A 20% discount was then applied to this category. Details of these sites are available in the West Dorset, Weymouth and Portland SHLAA Update February 2015.
- Minor identified sites: Similar to the above category a large number of minor sites of less than 0.15 hectares in area, were identified. Past monitoring data has identified an average annual delivery rate on smaller sites of around 156 dwellings. For this category, it is anticipated that 111 dwellings will be available on an annual basis excluding the first year of the five-year period; effectively a 20% discount. Details of these sites are available in the West Dorset, Weymouth and Portland SHLAA Update February 2015.
- Rural exception sites: In order for a rural exception site to deliver housing, a housing needs survey, grant funding and planning permission is needed. On average, around 10 dwellings per year have been delivered on such sites since 2009/10. The Inspector recommended only including those sites that benefit from HCA grant funding within the five-year supply.

3.2.2 Other sources of supply, such as pre-application discussions or pending applications, are not included in supply figures. When the inspector wrote his report, only one neighbourhood plan was 'made' within the area proposing new dwellings. However, the inspector's view was that there was little evidence that neighbourhood plans were likely to deliver significant additional housing and therefore it was "unwise to rely on the unpredictability of this source in contribution to housing supply in the short term". No allowance has been made in this review for dwellings from neighbourhood plans in line with the inspector's recommendations however in the future, it may be appropriate to do so especially as more neighbourhood plans are 'made'.

3.3 POSITION AT APRIL 2016

3.3.1 In his report, the local plan inspector set out which sources of housing supply should be included in the five-year supply and therefore should be considered deliverable. The inspector also made some recommendations about how these sources should be

discounted. The same assumptions as used by the inspector have been applied to the April 2016 data.

Figure 3.1: Supply position as at 1st March 2016

SUPPLY CATEGORY	DWELLINGS EXPECTED TO BE DELIVERED WITHIN FIVE YEARS (EXCLUDING DISCOUNT)	DWELLINGS CONTRIBUTING TO FIVE-YEAR SUPPLY (2015 TO 2020)
Extant Permissions	3,604	3,424
Local Plan Allocations	1,342	1,208
Large Identified Sites	1,249	999
Minor Identified Sites	555	444
Rural Exceptions	102	102
TOTAL	6,852	6,177

3.3.2 The updated position using the most up-to-date information (with a base date of 1st April 2016) indicates that the councils have a supply equivalent to 6,177 dwellings.

3.3.3 As the number of extant permissions is broadly similar to last year, it indicates that new permissions have been granted at a rate similar to the rate at which they are being built. The anticipated delivery of the local plan allocations has been based on discussions with land owners/developers since the adoption of the local plan. It therefore takes into account difficulties in delivery on the allocated sites giving the most up to date position from the developer's perspective.

FIVE-YEAR SUPPLY CALCULATION 2016 TO 2021

3.3.4 The overall requirement for the five-year period to 2021 is calculated as 6,240 as shown in Figure 2.3. This equates to an annualised requirement of 1,248 dwellings per year over this period.

3.3.5 The supply of deliverable sites as at 1st April 2016 was calculated to be 6,177 dwellings as indicated in Figure 3.1. The councils therefore had a supply of 4.9 years as at 1st April 2016. This is a worsening of the situation at 1st April 2015 and means that the councils are unable to demonstrate a sufficient supply of residential sites.

4 Conclusions

- 4.1.1 For the period 2016 to 2021, the councils are unable to demonstrate five years worth of housing sites as required by national policy.
- 4.1.2 The assessment of the supply of housing has been informed by the recommendations made by the Inspector in his report on the examination of the local plan. The revised position has taken into account the new monitoring information that has become available for the 2015/16 monitoring year. It also takes account of any changes in circumstance for each of the local plan allocations now that implementation has moved a step closer.

4.2 FIVE-YEAR REQUIREMENT AGAINST SUPPLY

- 4.2.1 The requirement to maintain a supply of deliverable sites to cover the five year period is derived from national policy. For the joint local plan area and for the period 2016-2021, this supply requirement has been calculated as 6,240 dwellings as shown in Figure 2.3.
- 4.2.2 The supply of deliverable sites that can be counted as being part of the five-year supply for the 2016 to 2021 period is set out in Figure 3.1. The total number of deliverable sites is equivalent to 6,177 dwellings. This includes the discounts recommended by the local plan Inspector.
- 4.2.3 The councils therefore do not have sufficient supply to meet the five-year supply requirement and can only demonstrate a supply equivalent to 4.9 as shown in Figure 4.1. The shortfall in supply is very marginal and includes discounting at levels agreed by the Local Plan Inspector. Furthermore, the councils are proactively managing delivery on sites to ensure housing is provided in accordance with the objectively assessed need with an increase in the rate of completions in the 2015/16 monitoring year.
- 4.2.4 This supply calculation is based on the most up-to-date information available as at 1st April 2016.

Figure 4.1: Five-year supply calculations 2016-2021

SUPPLY REQUIREMENT		6,109
Annual Housing Requirement	775	775
Supply over Five Year Period (2015 to 2020)	775 x 5	3,875
Plus Housing Shortfall since 2011	3,875 + 1,325	5,200
Plus 20% buffer	5,200 x 1.2	6,240
Annualised requirement	6,240 ÷ 5	1,248
DELIVERABLE SUPPLY (DISCOUNT APPLIED)		6,177
Extant Permissions (5% discount)		3,424
Local Plan Allocation (10% discount)		1,208
Large Identified Sites (20% discount)		999
Minor Identified Sites (20% discount)		444
Rural Exceptions (benefiting from committed funding)		102
CALCULATION OF FIVE YEAR SUPPLY		
Deliverable Supply ÷ Annualised requirement	6,177 ÷ 1,248	4.9 years

Appendix A: Extant Permissions at 1 April 2016

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
2 Higher Green	Beaminster	1
63 Hogshill Street	Beaminster	1
7-13, Hogshill Street	Beaminster	9
Coach House, Harts Orchard, Whitcombe Road	Beaminster	1
Harts Orchard, Whitcombe Road	Beaminster	1
Land at 30 & 32 Chantry Lane, Newtown	Beaminster	1
Land at Woodlands, Bridport Road	Beaminster	1
Lower Chapel Marsh Farm, Axnoller Lane	Beaminster	1
Rear of 23, Fleet Street	Beaminster	1
South of Hollymoor Lane	Beaminster	1
Westleaze Farm, White Sheet Hill	Beaminster	1
Land to rear of 7 and 8, Higher Westbury	Bradford Abbas	1
Ledras, Higher Westbury	Bradford Abbas	1
1, Park Road	Bridport	1
109 and 109a, South Street	Bridport	-1
146B, West Bay Road	Bridport	1
18-20 Chancery Lane	Bridport	1
2, Elwell	Bridport	1
26, East Street	Bridport	1
27 to 29, West Street and 2 to 4, Victoria Grove	Bridport	4
32, Victoria Grove	Bridport	-1
33 West Street	Bridport	1
42, East Street	Bridport	1
45, South Street	Bridport	14
5 North Allington	Bridport	2
50, Crock Lane	Bridport	2
6, East Street	Bridport	3
Chancery House, Chancery Lane	Bridport	1
Flat 3, 8A Barrack Street	Bridport	1
Hibernia Cottage, North Allington	Bridport	6
Highfield, Lee Lane	Bridport	1
Land adj. 97B North Allington	Bridport	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Land adj. Watton Park Watton	Bridport	33
Land East of 30 and 32 Lake Lane	Bridport	2
land to the rear of Quarry Cottage, Quarry Lane	Bridport	1
Public Conveniences, East Street	Bridport	3
Pymore Mills	Bridport	1
Site adjoining 17 Hardy Road	Bridport	1
The Caravan, West Cliff Farm, West Bay	Bridport	1
The Court House, Mountfield	Bridport	26
The Court, West Street	Bridport	14
The Well, St. Andrews Well	Bridport	1
Land at Knighton Lane	Broadmayne	3
Land south of Oak Apple, Axe Lane, Drimpton	Broadwindsor	1
Broadwindsor Craft Centre, Redlands Lane	Broadwindsor	7
Laymore Barn, Laymore, Winsham	Broadwindsor	1
Land at Overdale, 4, Providence Row	Buckland Newton	1
Adj. Brookfield, Cranes Meadow	Buckland Newton	4
10, Beach Road,	Burton Bradstock	1
Gages, Shadrack	Burton Bradstock	1
Post Office and stores , Mill Lane, West End	Cattistock	1
3 Mill Lane	Cerne Abbas	1
4, Wills Close	Cerne Abbas	2
26-28 Long Street	Cerne Abbas	1
Beavoir Court, Duck Street	Cerne Abbas	1
Land read of Francombe Farm (1), Acreman Street	Cerne Abbas	1
17, East Hill	Charminster	2
Land at 11, Pound Close	Charminster	1
Land at junction with Deverel Road, Charlton Down	Charminster	3
Agricultural Building, Herrison Road, Charlton Down	Charminster	1
Charm Valley Cottages, Wolfeton Eweleaze Road	Charminster	2
Hill Barn Farm, Wolfeton Eweleaze Road	Charminster	1
Land at Charminster Farm, 2 Wanchard Lane	Charminster	70
2, The Manor, The Street	Charmouth	1
Downside Close	Charmouth	1
The Boathouse, Langmoor Manor, Fernhill	Charmouth	1
Droskyn, Lower Sea Lane	Charmouth	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Knapp House, The Street	Charmouth	1
Langley House, The Street	Charmouth	1
Littlemead Farm	Cheselbourne	1
Land adj Meadow View and Blossom Hill, Stockwood Road	Chetnole	2
The Barn, Neals Lane	Chetnole	1
14, Brown's Crescent	Chickerell	1
20 Australia Road	Chickerell	1
425, Chickerell Road	Chickerell	1
496 Chickerell Road	Chickerell	2
adj 478 Chickerell Road	Chickerell	3
Adj. 427 Chickerell Road	Chickerell	1
Anvil Motors	Chickerell	4
Land adj 425 Chickerell Road	Chickerell	1
Ponderosa, 4A, Putton Lane	Chickerell	10
Putton Lane Action Area (Phase 1)	Chickerell	92
Putton Lane Area (Residual)	Chickerell	78
Land at Ruins Lane	Chideock	1
Higher Drove Farm, Higher Chilfrome	Chilfrome	1
24, Dick o' the Banks Road	Crossways	1
27, Dick o' the Banks Road	Crossways	1
Adj. Oaklands Park, Warmwell Road	Crossways	49
Junction of Warmwell Road and Dick o' the Banks Road	Crossways	5
Land adj 29 and 30, Green Lane	Crossways	1
Land adj 6 Berrylands	Crossways	1
Land behind 40-42, Dick o' the Banks Road	Crossways	1
Land r/o, 40-42, Dick o' the Banks Road	Crossways	1
Adj Vyne Cottage	Dewlish	1
Lower Dairy House, Jock's Hill, Crawthorne, Dorchester	Dewlish	4
11A St Georges Road	Dorchester	1
28 High East Street	Dorchester	1
43, High East Street	Dorchester	2
5, High East Street	Dorchester	6
6 Weymouth Avenue	Dorchester	3
7, Herringston Road	Dorchester	1
8, Queens Avenue	Dorchester	5

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Bennetts Court Car Park, Colliton Street	Dorchester	2
Brewery Square, Phase 2B, Weymouth Avenue	Dorchester	169
Former Eldridge Pope Brewery Site, Weymouth Avenue	Dorchester	152
Land adj 61 Olga Road	Dorchester	2
Land adj. to 74 Prince of Wales Road	Dorchester	1
Land adj 52 Bridport Road	Dorchester	1
Land to north of St Georges Road	Dorchester	10
North East Quadrant, Poundbury Phases 3 and 4	Dorchester	414
Old Shire Hall, High West Street	Dorchester	2
Plot 4.04, Queen Mothers Square, Poundbury	Dorchester	32
Poundbury, North and South Action Areas	Dorchester	229
rear 50 High West Street	Dorchester	1
Sector 2.83B, Middle Farm Way	Dorchester	6
Site 2.63 Peverell Avenue East, Poundbury	Dorchester	63
Stratton House Complex, High West Street	Dorchester	19
The Barracks, Barrack Road	Dorchester	5
The Old Rectory, Somerleigh Road	Dorchester	8
White Hart, 53, High East Street	Dorchester	6
Goalan Caravans Site, Fleet Road	Fleet	1
The Granary, Folke Manor Farm	Folke	1
Barnhayes Farm, Chantmarle Lane, Frome St Quentin	Frome St. Quintin	1
Greenhill Farm, Greenford Lane	Frome Vauchurch	1
Longmeadow, Main Road	Godmanstone	1
Tall Trees Stud Farm, Street Lane	Holnest	1
Barn At Lower Elsworth, Crouch Lane	Holwell	1
Sandhills Farm, Stock Hill Lane	Holwell	3
Westcombe Farm, Hooke Road	Hooke	1
Barn at Daughters Farm, Three Gates	Leigh	1
Higher Totnell Farm, Totnell	Leigh	1
land at Lower Farm	Lillington	1
Moxoms Yard, Chalk Pit Lane	Litton Cheney	2
Silver Mead, Walditch	Loders	2
1, High Cliff House, Sidmouth Road	Lyme Regis	1
21A & 21C Broad Street	Lyme Regis	1
30, Broad Street	Lyme Regis	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
60A Kings Way	Lyme Regis	1
8 Bayview Road	Lyme Regis	1
Beau Sejour, View Road	Lyme Regis	5
Braeside, Uplyme Road	Lyme Regis	1
Heselwood, West Hill Road	Lyme Regis	2
Holmcroft, 24 Broad Street	Lyme Regis	10
Land adj to Somers Road	Lyme Regis	5
Land off Portland Court	Lyme Regis	1
Land to the West of Timber Hill	Lyme Regis	15
Woodberry Down (Phase 1)	Lyme Regis	9
Woodberry Down (Phase 2)	Lyme Regis	56
Queens Walk	Lyme Regis	45
Shire House, Sidmouth Road	Lyme Regis	4
Three Cups Hotel 17 Broad Street	Lyme Regis	9
Woodbury Down, Phase 1 (appeal site)	Lyme Regis	6
Faubank Stables, Crockway	Maiden Newton	1
Kingsley Paddock and adjacent land	Maiden Newton	1
73 Dorchester Road	Maiden Newton	2
Old Chapel Yard, Marshwood, Bridport	Marshwood	2
Lyons Hill Farm, Hilfield	Minterne Magna	1
Churchill Farm, Mosterton	Mosterton	2
Land adj. to Windsor Close	Mosterton	20
Ash Farm, Pineapple Lane	Netherbury	2
The Game Depot, Salwayash	Netherbury	1
Lower Kershay Farm, Whithay Lane, Salwayash	Netherbury	1
Eweleaze Farm, Main Road	Osmington	1
Osmington Hill Farm, Main Road	Osmington	1
Building situated at Watercombe Farm, Watercombe	Owermoigne	1
8 Wareham Road	Owermoigne	1
Manor Farm Barns, Galton Road	Owermoigne	3
The Creek, Fishers Place, Ringstead	Owermoigne	1
Watercombe Farm (2), Watercombe	Owermoigne	2
Goodridge Cottage, Church Lane	Portesham	1
Land at North Mead Farm, Front Street	Portesham	1
Plot 3, North Mead Farm, Front Street	Portesham	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Land adj Malthouse Meadow, Goose Hill	Portesham	22
Lower Shilvinghampton Farm, Cheese Lane	Portesham	1
Possam House, 1 Bramdon Lane	Portesham	2
The Old Dairy, Tatton Farm, Tatton	Portesham	1
2, Butt Close	Puddletown	2
Old Dairy, Ridge Farm, Slyers Lane, Waterston	Puddletown	1
Barn at Mannor Farm, Waterston Lane, Lower Waterston	Puddletown	1
Northbrook Farm, Northbrook	Puddletown	1
Waterston Springs, Waterston Lane, Druce	Puddletown	1
Barn, Lakegate Lane	Ryme Intrinseca	1
Barn, Netherton Lane	Ryme Intrinseca	2
1, The Gardens, Lenthay Road	Sherborne	1
Adj Woodview, Tinney`s Lane	Sherborne	1
Barton Farm, Phase 1	Sherborne	20
Barton Farm, Yeovil Road	Sherborne	5
Green Cottage, Long Street	Sherborne	1
Land adj 9, Pageant Drive	Sherborne	2
Land adj Aldhelmsted East, Sherbone Girls School	Sherborne	9
Land at Bradford Road, Sherborne School for Girls	Sherborne	1
Land North of Bradford Road	Sherborne	35
Barton Farm, Phase 2	Sherborne	167
Tudor Lodge, Long Street	Sherborne	1
1, Peas Hill	Shipton Gorge	1
Adj. Cairnhill, Shipton Lane	Shipton Gorge	1
Damson Tree Cottage, Stonebarrow Lane, Charmouth	Stanton St. Gabriel	1
St Gabriels, Shedbush Lane, Morcombelake	Stanton St. Gabriel	1
Barn, Frome Whitfield Farm, Frome Whitfield	Stinsford	2
Farm office, Yellowham Farm, Yellowham Wood	Stinsford	1
20 Dorchester Road, Grimstone	Stratton	1
Land adj. to 7 and 8, Furbers Paddock	Stratton	1
Sherrins Farm (1), High Street	Sydling St. Nicholas	1
3B Dorchester Road	Sydling St. Nicholas	1
Sherrins Farm (2), High Street	Sydling St. Nicholas	15
Dairy Cottage, Lower Eype Farm, Barton Lane, Eype	Symondsbury	1
Lower Eype Farm, Eype	Symondsbury	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
The Rectory, Church Road	Thornford	1
Land adj Central Farm, Main Road	Tolpuddle	8
Hammer Hill Cottage, White Hill	Tolpuddle	1
Long Orchard Farm, Lower Lane	Whitchurch Canonicorum	1
Seaward, Verriotts Lane, Morcombelake	Whitchurch Canonicorum	1
Ashton Farm, Lower Ashton Farm	Winterborne St. Martin	1
Adj. Boxenhedge Farm, Coombe Road	Winterbourne Steepleton	1
Mill Cottage, Downs Lane	Yetminster	1
1A, Avalanche Road	Portland	1
2 East Street	Portland	1
28 Fortuneswell	Portland	2
52, Park Estate Road	Portland	1
72, Easton Street	Portland	3
8 Rufus Way, Grove	Portland	1
9, Rufus Way	Portland	1
Adj 44 Chiswell (site of former 34a Chiswell)	Portland	1
Adj. 88 Avalanche Road	Portland	10
Adj. Westcliff House, Weston Rd	Portland	1
Alma Terrace	Portland	11
Between 12 & 14 Woolcombe Road, Weston	Portland	3
Bumpers Lane	Portland	64
Castle Court Site, Osprey Quay	Portland	39
The Hardy Complex, Castle Road	Portland	285
Land adj 19(b), Clements Lane	Portland	1
Land adjacent to 33, Park Road	Portland	1
land adjacent to 8, Moorfield Road	Portland	1
Land at Bransbarrow, Brandy Row, Chiswell	Portland	1
Land at North End of Perryfield Work, Pennsylvania Road	Portland	6
Land r/o, 95 to 127, Reforne	Portland	4
Land to east of 35, Park Road	Portland	1
Land to rear of 6, Southwell	Portland	1
Land to south of 62 to 72, Weston Street	Portland	8
Osprey Quay	Portland	31
Perryfield Works, Pennsylvannia Road, Easton	Portland	9
Rear of 20 East Street	Portland	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Rear of 44C-62, Weston Street	Portland	1
Royal Victoria Lodge, Victoria Square	Portland	4
Workshops, Bottomcoombe Works, Easton (Windmills)	Portland	15
1 Wooperton Street	Weymouth	3
1, Budmouth Avenue	Weymouth	1
1, Coniston Crescent	Weymouth	2
100 St Leonards Road (fronting Franchise St.)	Weymouth	1
105, St Mary Street	Weymouth	3
12, The Esplanade, Weymouth	Weymouth	1
136, Wyke Road, Weymouth	Weymouth	1
14, Southdown Road	Weymouth	1
18, Preston Road	Weymouth	6
19, Carlton Road South	Weymouth	6
1A Lower St Edmund Street	Weymouth	2
2 and 3, Courtauld Drive	Weymouth	6
2 Glendinning Avenue	Weymouth	4
2 Stavordale Road	Weymouth	7
20 Belle Vue Road	Weymouth	1
20 Derwent Road	Weymouth	1
225 Dorchester Road	Weymouth	1
23 Carlton Road South (facing Cassiobury Road)	Weymouth	1
24C, Southlands Road	Weymouth	1
25 Great George Street	Weymouth	1
29 Grafton Avenue	Weymouth	1
30 Lynmoor Road	Weymouth	1
36 Abbotsbury Road	Weymouth	2
36, Coombe Valley Road	Weymouth	1
40, Coombe Valley Road	Weymouth	1
50 Williams Avenue	Weymouth	2
51, Bowleaze Coveway	Weymouth	6
51, Commercial Road	Weymouth	8
52, Williams Avenue	Weymouth	1
6 Branscombe Close	Weymouth	1
606, Dorchester Road	Weymouth	3
62, Abbotsbury Road	Weymouth	5

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
62-64 Littlemoor Road	Weymouth	2
654 Dorchester Road	Weymouth	5
66, Preston Road	Weymouth	6
666 Dorchester Road	Weymouth	3
69, Abbotsbury Road	Weymouth	4
7 Lennox Street	Weymouth	1
7, Elwell Street	Weymouth	1
7, Glendinning Avenue	Weymouth	6
708, Dorchester Road	Weymouth	1
73-75, Portland Road	Weymouth	1
74, Preston Road	Weymouth	7
76-80 Wyke Road	Weymouth	1
8 Custom House Quay	Weymouth	2
80 The Esplanade	Weymouth	3
85 Abbotsbury Road	Weymouth	1
87 St Thomas Street	Weymouth	2
879 Dorchester Road	Weymouth	1
89 Dorchester Road	Weymouth	5
9, Chapel Lane, Upwey	Weymouth	1
91, Dorchester Road	Weymouth	2
93 Chickerell Road	Weymouth	3
94, Church Street	Weymouth	1
99 Bowleaze Coveaway	Weymouth	5
9a Coburg Place	Weymouth	2
Adj 23 Old Castle Road	Weymouth	3
Banbury House, 5, Market Street	Weymouth	7
Between 16 & 17 Lansdowne Sq (previously rear 11 Wyke Rd)	Weymouth	2
Brookwood 42 Church Street	Weymouth	1
Colwell Centre, School Street	Weymouth	23
Corradee Stud, Nottingham Lane	Weymouth	1
Curtis Field, Chickerell Road	Weymouth	83
Curtis Fields, Phase 1B	Weymouth	91
Ferrybridge Inn, Portland Road	Weymouth	30
Former QinetiQ Site, Bincleaves	Weymouth	195
L/A 168, Chickerell Road	Weymouth	1

SITE ADDRESS	LOCATION	UNITS ON SITE (NET)
Land adjacent to 13 and 14 Turton Street	Weymouth	5
Land at 16 - 17a Crescent Street	Weymouth	1
Land at White Horse Cottage, White Horse Lane	Weymouth	1
Land North East of Osprey Road	Weymouth	4
Land to rear of 148, Wyke Road	Weymouth	1
Land West of Miles Gardens	Weymouth	8
Lines Field, Land to South of Louviers Road	Weymouth	100
Louviers Road, Littlemoor (Destiny Fields)	Weymouth	95
Markham and Little Francis (residual)	Weymouth	16
Melcombe House, 7, Kirtleton Avenue	Weymouth	7
The Cart Shed, Sutton Road, Sutton Poyntz	Weymouth	1
The Guildhall Annexe, 51, St Marys Street, Weymouth	Weymouth	1
The Old Rectory, Lorton Lane	Weymouth	39
The Old Rectory, Lorton Lane	Weymouth	3
The Weymouth Bars 44 The Esplanade	Weymouth	5
Waverley Arms, 121 Abbotsbury Road	Weymouth	3

Appendix B: Local Plan allocations

SITE	TOTAL EXPECTED ON SITE	DELIVERY WITHIN 5 YEARS
BEAM1 Land north of Broadwindsor Rd	120	120
BRID1 Vearse Farm	760	155
BRID1 Vearse Farm (South East)	80	0
BRID1 Vearse Farm (Residual)	30	0
BRID2 Land off Skilling Hill Road	40	0
BRID3 Land east of Bredy Vets Centre	40	40
BRID5 St Michael's Trading Estate	93	93
CHIC2 Chickerell Urban Extension North	350	130
CHIC2 Chickerell Urban Extension East	470	250
CHIC3 Land off Rashley Rd	50	0
CRS1 Land at Crossways	500	200
DOR8 Land off Allington Avenue	50	50
DOR9 Land South of St Georges Rd	50	50
LITT1 Littlemoor Urban Extension	500	90
SHER4 Former Gasworks	30	16
WEY12 Land at Wey Valley	320	80
Weymouth Town Centre (Masterplan area)	699	68
Total	4,182	1,342
10% Discount		1,208