

Appendix E – Supply from Rural Affordable Housing Exception Sites

The potential supply from Rural Affordable Housing Exception Sites is 148 units (net).

Of these units, 63 units are likely to be provided in the first five years.


Source	Method of Assessment	Avoiding Double Counting
<p>Rural Affordable Housing Sites</p>  <p>Sites outside the defined development boundary with potential for affordable housing (allowable as an exception to planning policy).</p>	<ul style="list-style-type: none"> ➤ These sites have been identified from landowner / developer submissions via the call for sites (where there is the clear intention to deliver solely affordable housing on-site) and from housing enabling officers working closely with external funding partners on delivery of affordable housing sites. Such sites will be dependent on a supporting housing needs survey and will still need to gain planning permission. ➤ The potential yield from the sites was assessed by landscape and urban design officers. This took into account the following factors: <ul style="list-style-type: none"> ○ The potential form of development in relation to local character ○ Potential on-site constraints that might impact on the developable area eg landscape features, topography etc ➤ It is feasible that most sites could contribute towards the housing land supply calculation, based on landowner expectations and likely need. In assessing the extent to which the sites could contribute to the five year housing land supply, known affordable housing provider interest and/or HCA funding has been taken into account (see Table E.1). The likely delivery has also been checked with past delivery rates (see Table E.2) to ensure that there is no unrealistic step-change in delivery. 	<p>Rural affordable sites have been mapped and checked against live planning permissions.</p> <p>Neighbourhood plan assumptions have been reduced where rural affordable housing sites are coming forward in neighbourhood plan areas.</p>

Table E.1: Table of Rural Affordable Housing Schemes

New ID	Location		5 year supply?	Yield
WD/BEAM/019	82 East Street	Beaminster		12
WD/BRID/048	Land north of 1+3, Duck Street	Symondsburry		2
WD/BROA/002	Land adjacent 26 Chard Road	Broadwindsor		8
WD/CHES/001	Land at Cross Lanes	Melcombe Horsey	✓ RSL interest	2
WD/HOLW/001	The Smithy Site	Holwell		6
WD/LEIG/002	Land to the west of Pump House	Leigh		10
WD/MAID/004	Land behind Bridge Cottages	Maiden Newton	✓ RSL interest	14
WD/MOST/002	Land at New Farm House	Mosterton		12
WD/OSMI/001	Chapel Lane	Osmington		10
WD/PIWL/001	Land opposite Poppybank	Piddlehinton		2
WD/POWE/001	Land at the Old Forge	Powerstock	✓ HCA funding approved	8
WD/PUNC/001	Boundary Cottage, Church Street	Swyre		4
WD/RYME/001	Land east of Hyppolytus Church	Ryme Intrinseca		11
WD/SHER/012	Land at Hunts Mead DT9 6AJ	Sherborne		15
WD/STRA/001	Field adjacent 32 Dorchester Road	Stratton		9
WD/TOLP/003	Farm buildings, Central Farm	Tolpuddle	✓ HCA funding approved	5
WD/WINT/018	Land to the south Valley Cottages	Winterbourne Abbas		6
WD/WSTM/001	Land west of Dukes Close	Winterborne St Martin	✓ RSL interest	12
WP/TOPE/019	Land off Augusta Road, Grove	Portland	✓ HCA funding approved	22
TOTAL			63	148

Table E.2: Past delivery of Rural Affordable Housing Schemes

Year	Completions
2008/09	16
2009/10	23
2010/11	0
2011/12	10
2012/13	5
2013/14	5
Average	10